



GOSPORT
Borough Council



Gosport Borough Local Plan 2011-2029 (Submission Version) National Planning Policy Framework Compatibility Checklist

November 2014

1A: A checklist covering the key elements of the NPPF

Achieving Sustainable Development

The presumption in favour of sustainable development and Core Planning principles (paras 6-17)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Policies in local plans should follow the approach of the presumption in favour of sustainable development and guide how it should be applied locally (15).</p>	<p>Does the plan positively seek opportunities to meet the development needs of the area?</p> <p>Does the plan meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, (subject to the caveats set out in para 14)?</p> <p>Do you have a policy or policies which reflect the principles of the presumption in favour of sustainable development? A <u>model policy</u> is provided on the Planning Portal in the Local Plans section, as a suggestion (but this isn't prescriptive).</p>	<p>The Local Plan sets a Vision and a series of objectives to meet the development needs in Chapter 4. The development needs have been assessed on a sub regional basis and have been informed by the PUSH South Hampshire Strategy October 2012. The spatial strategy chapter in particular policy LP3 sets out the quantum of development that is required to meet these needs</p> <p>The Local Plan has identified sites that are capable of meeting these development needs. These are shown in the chapter on regenerating Gosport through the delivery of high quality sites (Chapter 7). The development scenarios for these sites are sufficiently flexible to allow for change.</p> <p>The Plan supports the principles of sustainable development and this evidenced by the first policy in the</p>	<p>There are no significant differences between the NPPF and the Local Plan.</p>

		local plan, LP1, which is based on the model policy.	
<p>The NPPF sets out a set of 12 core land-use principles which should underpin plan-making (and decision-making) (17).</p>	<p>Does the plan meet up-to-date, objectively assessed development needs based on evidence?</p> <p>Does it make effective use of land and specifically promote mixed use development?</p> <p>Does it take account of wider geographic areas e.g. cross boundary and strategic issues?</p>	<p>See questions 1-13 below</p> <p>The Spatial Strategy policy seeks to promote mixed development and has been drafted to take account of cross boundary issues. In particular the PUSH South Hampshire Strategy (October 2012) identifies a number of cross boundary issues which have been taken into account in the preparation of the Gosport Local Plan.</p>	

1B: Delivering sustainable development

1. Building a strong, competitive economy (paras 18-22)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Set out a clear economic vision for the area which positively and proactively encourages sustainable economic growth (21).	How far does the plan articulate a clear economic vision for the area? Are the policies flexible enough to accommodate requirements not anticipated in the plan and allow a rapid response to changes in economic circumstances? (21)	<p>A clear and positive economic vision is set out in the spatial strategy (LP3) reflecting the economic growth strategy for PUSH South Hampshire Strategy October 2012, with positive topic policies on employment land (LP16) and skills (LP17). This is further supported by provision for employment within regeneration allocations LP4, LP5, LP6 and LP7.</p> <p>The spatial policy background paper provides further evidence for the strategy.</p> <p>Needs assessments are part of the evidence base, including Employment Land Review 2010 and updates 2012. The employment background provides further justification. Progress on site allocations is monitored annually as part of the Annual Monitoring Report.</p> <p>Flexibility is built into the local plan with only the key employment sites being safeguarded for employment</p>	No significant differences, no effect on the Council's planning strategy.

		use on the proposals map. These sites are considered essential to achievement of the economic led strategy in the local plan. Policy LP16 will allow loss of existing services / employment land where justified, including allocated sites.	
Recognise and seek to address potential barriers to investment, including poor environment or any lack of infrastructure, services or housing (21).	<p>In supporting economic development to what extent does it take into account the matters raised in paragraph 21 of the NPPF?</p> <p><i>This includes local and inward investment; supporting existing business sectors and new / emerging sectors; clusters and networks of knowledge / creative/high technology industries; economic regeneration, infrastructure provision and environmental enhancement; new working practices.</i></p>	<p>The particular economic issues affecting the Gosport peninsula are summarised in Box 9.2. in the Local Plan. The PUSH Economic Development Strategy is a key piece of evidence that has been used in developing the policies. The importance of clusters is acknowledged in the Employment Land policy LP16 and the Skills policy LP17. In particular it is recognised in the Daedalus regeneration area policy where it is acknowledged that Daedalus has been designated as the Solent Enterprise Zone concentrating on the marine and aviation sectors.</p>	
	<p>Is there an up to date assessment of the deliverability of allocated employment sites, to meet local needs, to justify their long-term protection (taking into account that LPAs should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of an allocated site being used for that purpose) para (22).</p>	<p>Needs assessments are part of the evidence base, including Employment Land Review 2010 and updates 2012. The employment background paper provides further justification. Progress on site allocations is monitored annually as part of the Annual Monitoring Report.</p>	

2. Ensuring the vitality of town centres (paras 23-27)

<p>What NPPF expects local plans to include to deliver its objectives</p>	<p>Questions to help understand whether your local plan includes what NPPF expects</p>	<p>Does your local plan address this issue and meet the NPPF's expectations?</p>	<p>How significant are any differences? Do they affect your overall strategy?</p>
<p>Policies should be positive, promote competitive town centre environments, and set out policies for the management and growth of centres over the plan period (23).</p>	<p>To what extent does the plan and its policies have regard to the criteria set out in paragraph 23 of the NPPF for the management and growth of town centres over the plan period?</p> <p><i>This includes such matters as definition of networks and hierarchies; defining town centres; encouragement of residential development on appropriate sites; allocation of appropriate edge of centre sites where suitable and viable town centre sites are not available; consideration of retail and leisure proposals which cannot be accommodated in or adjacent to town centres.</i></p>	<p>The Vision and Spatial Strategy set out the direction for the future of the centres.</p> <p>The role and hierarchy of centres is set out in LP27. Gosport is main centre and is supported by district centres at Lee-the-on-Solent and Stoke Road. In addition there a number of local centres that provides support for the local neighbourhoods.</p> <p>Policies LP28, LP29 and LP30 deal with retail proposals in out of centre locations.</p>	<p>No significant differences no effect on the Council's planning strategy.</p>
<p>Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community services and</p>	<p><i>Have you undertaken an assessment of the need to expand your town centre, considering the needs of town centre uses?</i></p>	<p>Needs assessments are part of the evidence base, including the Gosport Retail Capacity Study 2014. The Retail background</p>	

<p>residential development needed in town centres (23).</p>	<p><i>Have you identified primary and secondary shopping frontages?</i></p>	<p>paper, together with the Annual Monitoring Reports, provides further evidence.</p> <p>Following an assessment of the centres by the Borough Council, it was considered that a distinction between primary and secondary frontages was only required in the Stoke Road district centre. This assessment reviewed the boundaries of all the retail centres and amended them where appropriate.</p>	
<p>Assess the impact of retail and leisure and office proposals (26).</p>	<p>Has it assessed the impact of the policy on existing, committed and planned public and private investment in a centre or centres in the catchment area?</p> <p><i>This is an assessment for planning applications</i></p>	<p>The Gosport Retail Capacity Study 2014 looked the impact of existing and committed public and private investment.</p>	

3. Supporting a prosperous rural economy (para 28)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Support sustainable economic growth in rural areas by taking a positive approach to new development. Planning strategies should maintain a prosperous rural economy by taking a positive approach to new development (28).	<p>Do your policies align with the objectives of para 28?</p> <p><i>These include policies to support sustainable growth of rural businesses; promote the development and diversification of agricultural businesses; support sustainable rural tourism and leisure developments.</i></p>	There are no rural areas in Gosport Borough.	No significant differences, no effect on the Council's strategy.

4. Promoting sustainable transport (paras 29-41)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Facilitate sustainable development whilst contributing to wider sustainability and health objectives (29).</p> <p>Balance the transport system in favour of sustainable transport modes and give people a real choice about how they travel whilst recognising that different policies will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas (29).</p> <p>Encourage solutions which support reductions in greenhouse gas emissions and congestion (29).</p> <p>Encourage solutions which support reductions in greenhouse gas emissions and reduce congestion by supporting a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport (30).</p>	<p>Have you worked with adjoining authorities and transport providers on the provision of viable infrastructure?</p> <p>This is necessary to support sustainable economic growth with particular regard to the facilities referred to in paragraph 31 of the NPPF.</p> <p>To what extent do the policies consider the matters set out in paragraph 32 of the NPPF. <i>These include opportunities for sustainable transport modes; safe and suitable access; cost-effective improvements to the transport network.</i></p> <p>Does it have any policies which plan for ports, airports or airfields which are not subject to a separate national policy statement in accordance with the considerations set out in paragraph 33 of the NPPF?</p>	<p>Policies LP21 set out the Council's approach to achieving sustainable development by linking it to a sustainable transport network.</p> <p>The Local Plan has been developed in conjunction / consultation with key stakeholders including Hampshire County Council (Highway Authority), the Highways Agency (statutory consultee), Solent Transport Partnership for Transport for South Hampshire and the Isle of Wight) and neighbouring Districts.</p>	<p>No significant differences no effect on the Council's overall strategy.</p>
<p>Ensure that developments which</p>	<p>To what extent do policies ensure</p>	<p>Gosport is an urban borough but</p>	

<p>generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised (34).</p>	<p>that developments are located where the need to travel will be minimised and use of sustainable transport modes maximised - taking into account policies set out elsewhere in the NPPF, <i>particularly in rural areas</i> (34).</p> <p>To what extent does the strategy protect and exploit opportunities for the use of sustainable transport modes for the movement of goods and people? To what extent are developments located taking into account the criteria set out in paragraph 35 of the NPPF?</p> <p><i>These include the efficient delivery of goods and supplies; priority to pedestrian and cycle movements and access to high quality public transport; safe and secure layouts; facilities for ultra-low emission vehicles; consider the needs of disabled people.</i></p> <p>To what extent do the policies aim for a balance of land uses so that people can be encouraged to minimize journey lengths for employment, shopping, leisure, education and other activities? (37)</p> <p>In relation to larger scale residential developments in particular, to what extent do the policies promote a mix of uses to provide opportunities to undertake day-to-day activities</p>	<p>the policies recognise it is important to secure transport options to locations outside of the Borough.</p> <p>Policy LP21 recognises the importance of public transport, cycling and walking as alternative means of transport. Policy LP21 recognizes the need to accommodate low emission vehicles particularly through the provision of charging points.</p> <p>The plan refers to Transport Statement for Gosport which identifies key strategic transport initiatives. Many of these lie outside of the Borough in Fareham but they will make an important contribution to ease the transport congestion issues on the Gosport peninsula.</p> <p>The Council have been produced a Car Parking SPD that sets parking standards for the Borough that will have regard to the NPPF and the policies in the local plan</p>	
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	<p>including work on site? (38)</p> <p><i>If local (car parking) standards have been prepared, are they justified and necessary? (39) (The cancellation of PPG13 removes the maximum standards for major non-residential development set out in Annex D. PPS4 allowed for non-residential standards to be set locally with Annex D being the default position. There is no longer a requirement to set non-residential parking standards as a maximum but that does not preclude LPAs from doing so if justified by local circumstances).</i></p> <p>Does the plan identify and protect sites and routes which could be critical in developing infrastructure to widen transport choice? (41)</p>	<p>The Local Plan safeguards land for the extension of the Bus Rapid Transport scheme. Phase 1 was opened in 2012 using a disused railway line.</p>	
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5. Supporting high quality communications infrastructure (paras 42-46)

<p>What NPPF expects local plans to include to deliver its objectives</p>	<p>Questions to help understand whether your local plan includes what NPPF expects</p>	<p>Does your local plan address this issue and meet the NPPF's expectations?</p>	<p>How significant are any differences? Do they affect your overall strategy?</p>
<p>Support the expansion of the electronic communications networks, including telecommunications' masts and high speed broadband (43).</p>	<p>To what extent has a ban been imposed on new telecommunications' development in certain areas or restrictions place? (44)</p>	<p>Policy LP20 positively promotes the development of ICT embedded sites and premises.</p>	<p>No significant differences and no effects on the Council's strategy.</p>
<p>Aim to keep the numbers of radio and telecommunications masts and the sites to a minimum consistent with the efficient operation of the network.</p> <p>Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where possible (43).</p>	<p>Do policies identify the need for communications infrastructure not to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest? (44)</p> <p>Does it have policies to ensure that the construction of new buildings or other structures do not cause interference with broadcast and telecommunications services? (44)</p>	<p>Policy LP20 will granted planning permission for infrastructure proposals provided they have been considered against number of criteria such as design, impact on nature conservation and character of the area and mast sharing, interference.</p>	

6. Delivering a wide choice of high quality housing (paras 47-55)

What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; this should include an additional buffer of <i>5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land (47)</i>.</p>	<p><i>What is your record of housing delivery?</i></p> <p><i>Have you identified:</i> a) five years or more supply of specific deliverable sites; <i>b) an additional buffer of 5% (moved forward from later in the plan period), or</i> c) <i>If there has been a record of persistent under delivery have you identified a buffer of 20% (moved forward from later in the plan period)? [Para 47].</i></p> <p><i>Does this element of housing supply include windfall sites; if so, to what extent is there 'compelling evidence' to justify their inclusion (48)?</i></p>	<p>Policy LP3 addresses the issue of the rolling 5 year land supply. This is supported through the SHLAA (2014) and the AMRs. The AMRs for the past 5 years show that Gosport has had a good record of housing delivery.</p>	<p>No significant differences and no effects on the Council's planning strategy.</p>
<p>Identify a supply of developable sites or broad locations for years 6-10 and, where possible, years 11-15 (47).</p>	<p>Does the plan identify a supply of developable sites or broad locations for: (a) years 6-10; (b) years 11-15 (47)?</p> <p><i>Does supply for years 6-10 include windfall sites; if so, to what extent is there "compelling evidence" to</i></p>	<p>Policy LP3 sets out the spatial strategy for the plan period up to 2029. Policies LP4-LP7 identifies the major opportunities for development and policies LP9A and LP9D identifies allocations for residential sites outside of the regeneration areas. These policies</p>	

	justify their inclusion (48)?	identify supply for years 6-10 and the housing trajectory identifies housing supply until the end of the plan period.	
Illustrate the expected rate of housing delivery through a trajectory; and set out a housing implementation strategy describing how a five year supply will be maintained (47).	<p>Is there an up-to-date housing trajectory that illustrates progress with delivering the strategy in the plan (47)?</p> <p>Is there a housing implementation strategy describing how delivery of a five year supply of housing will be maintained to meet the housing target (47)?</p> <p><i>To what extent does the removal of national and regional brownfield targets have an impact on housing land supply?</i></p>	<p>The Local Plan includes a housing Trajectory which will be updated each year in the annual monitoring report. The Policies allocate sufficient land to allow for flexibility to ensure that a 5 year supply is maintained.</p> <p>The removal of the national brownfield target will have little impact in that Gosport always exceeded the national target by virtue of its highly urbanised area.</p>	
Set out the authority's approach to housing density to reflect local circumstances (47).	<p>Does the plan include policies on density of development</p> <p>To what extent do these reflect local circumstances?</p>	Policy LP24 addresses the issue of housing density and the reasoned justification provides a matrix of indicative densities that related to local circumstances.	
Plan for a mix of housing based on current and future demographic and market trends, and needs of different groups (50) and caters for housing demand and the scale of housing supply to meet this demand (para 159).	<p>To what extent have you planned for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as families with children, the elderly and people with disabilities?)</p> <p>To what extent have you identified the size, type, tenure and range of housing required in particular locations, reflecting local demand (50)?</p>	Policy LP24 plans for mix of housing types based on current demographic trends and in particular the PUSH SHMA.	

	<p><i>Does the plan include policies requiring affordable housing? Do these need to be reviewed in the light of removal of the national minimum threshold? Is your evidence for housing provision based on up to date, objectively assessed needs (50)?</i></p> <p>Do these require on-site provision or if off-site provision or financial contributions are sought, to what extent can these be robustly justified and to what extent do they contribute to the objective of creating mixed and balanced communities (50)?</p>	<p>Policy LP24 seeks to achieve 40% affordable housing on site unless it can be demonstrated that it is not economically viable. This policy is supported by the PUSH SHMA, the Gosport Housing Needs Study and the Gosport Housing Viability Assessment Report.</p>	
<p>In rural areas be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (54).</p>	<p><i>Have you considered whether your plan needs a policy which allows some market housing to facilitate the provision of significant additional affordable housing to meet local needs?</i></p>	<p>There are no rural areas in Gosport Borough.</p>	
	<p><i>Have you considered the case for setting out policies to resist inappropriate development of residential gardens? (This is discretionary)(para. 53).</i></p>	<p>Policy LP10 on design considers the issues of inappropriate development in residential gardens.</p>	
<p>In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.</p>	<p><i>Examples of special circumstances to allow new isolated homes listed at para 55 (note, previous requirement about requiring economic use first has gone).</i></p>	<p>There are no rural areas in Gosport Borough.</p>	

7. Requiring good design (paras 56-68)

What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Develop robust and comprehensive policies that set out the quality of development that will be expected for the area (58).	Does the plan include a policy or policies that reflect this objective? To what extent do design policies encompass the principles at paragraph 58 of the NPPF?	Policy LP10 deal with design issues and is supported by a design SPD which addresses the issues in paragraph 58.	There are no significant differences and no effects on the Council's overall planning strategy.

8. Promoting healthy communities (paras 69-77)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Policies should aim to design places which: promote community interaction, including through mixed-use development; are safe and accessible environments; and are accessible developments (69).</p>	<p>Does the plan include a policy or policies on inclusive communities? To what extent do these promote opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments which bring together those who work, live and play in the vicinity; safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas (69)?</p>	<p>The Spatial Strategy policy LP3 promotes mixed use development as do the policies in the <i>Regenerating Gosport through the delivery of High Quality Sites</i> chapter through policies LP4 –LP9.</p> <p>The Local Plan is supportive of community interaction through the provision and protection of community facilities through LP32, the promotion of open space through the Green Infrastructure policy, LP41 and LP34 which supports the provision of new open space, and the creation of the Alver Valley Country Park under policy LP8. The Local Plan supports the promotion and retention of local centres though policies LP27-LP28.</p> <p>The quality of life and the reduction in the fear of crime is embedded in the Design policy, LP10.</p>	<p>No significant differences and no effects on the Council's planning strategy.</p>

<p>Policies should plan positively for the provision and use of shared space, community facilities and other local services (70).</p>	<p>Does the plan include a policy or policies addressing community facilities and local services?</p> <p>To what extent do policies plan positively for the provision and integration of community facilities and other local services to enhance the sustainability of communities and residential environments; safeguard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernize; and ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services and infrastructure?</p>	<p>See above.</p>	
<p>Identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities; and set locally derived standards to provide these (73).</p>	<p>To what extent do policies identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area (74)?</p> <p>Does the plan include locally derived standards for provision of open space, sports and recreational facilities?</p> <p>To what extent do policies protect and enhance rights of way and access (75)?</p>	<p>Policy LP34 addresses the issue of open space needs and refers to local standards. These are supported by the Open Space Monitoring Report 2014 and the Open Space Standards Report which is set out as an appendix in the Planning Obligations and Developer Contributions Strategy (2014).</p> <p>Policy LP34 considers the issues of protecting and improving pedestrian and cycling access particularly along the coast and to</p>	

		<p>the countryside.</p> <p>LP37 specifically promotes access to the coast and countryside. The policy aims to extend public access to the coastline where opportunities arise to do this. When considering planning applications for appropriate new development having regard to other policies in the plan the Borough Council will aim to ensure that no coastal access is lost and that opportunities to increase access along the coast are incorporated within the proposed development.</p>	
<p><i>Enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them – ‘Local Green Space’ (76-78).</i></p>	<p><i>Do you have a policy which would enable the protection of Local Green Spaces and manage any development within it in a manner consistent with policy for Green Belts? (Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The designation should only be used when it accords with the criteria in para 77).</i></p>	<p>No. There are no areas that meet the criteria in paragraph 77. Policy LP35 protects existing open space. Policy LP3 protects the Gap between Lee-on-The-Solent and Gosport through the creation of the Alver Valley Country Park.</p>	

9. Protecting Green Belt land(paras 79-92)

<p>What NPPF expects local plans to include to deliver its objectives</p>	<p>Questions to help understand whether your local plan includes what NPPF expects</p>	<p>Does your local plan address this issue and meet the NPPF's expectations?</p>	<p>How significant are any differences? Do they affect your overall strategy?</p>
<p>The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances (82).</p> <p>Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy (83).</p> <p>Boundaries should be set using 'physical features likely to be permanent' amongst other things (85).</p>	<p>If you are including Green Belt policies in your plan, do they accurately reflect the NPPF policy? For example:</p> <p>LPA's should plan positively to enhance the beneficial use of the Green Belt. <i>Beneficial uses are listed in para 81.</i> PPG2 sets out that 'Green Belts have a positive role to play in fulfilling objectives. Para 1.6 of PPG2 set out the objectives – some of these have been rephrased/ amended and 'to retain land in agricultural, forestry and related uses' has been omitted.</p> <p>Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development (85).</p> <p>Does it allow for the extension or alteration of a <i>building</i>, provided that it does not result in disproportionate additions over and above the size of the original building? (89). <i>PPG2 previously referred to dwelling. Original</i></p>	<p>There are no Green Belts in Gosport Borough.</p>	<p>N/A.</p>

building is defined in the Glossary.

Does it allow for the replacement of a *building, provided the new building is in the same use and not materially larger than the one it replaces? (89)* PPG2 did not have a separate bullet point – replacement related to dwellings rather than buildings.

Does it allow for limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development? (89) (PPG2 referred to ‘major existing developed sites’).

Change from ‘Park and Ride’ in PPG2 to *local transport infrastructure* and the inclusion of ‘*development brought forward under a Community Right to Build Order*’ in relation to other forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt (90).

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10. Meeting the challenge of climate change, flooding and coastal change (paras 93-108)

<p>What NPPF expects local plans to include to deliver its objectives</p>	<p>Questions to help understand whether your local plan includes what NPPF expects</p>	<p>Does your local plan address this issue and meet the NPPF's expectations?</p>	<p>How significant are any differences? Do they affect your overall strategy?</p>
<p><i>Adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations (94).</i></p>	<p><i>Have you planned new development in locations and ways which reduce greenhouse gas emissions?</i></p> <p><i>Does your plan actively support energy efficiency improvements to existing buildings?</i></p> <p><i>When setting any local requirement for a building's sustainability, have you done so in a way that is consistent with the Government's zero carbon buildings policy and adopt nationally described standards? (95)</i></p>	<p>SFRA has been undertaken (2007), since then we have worked with the EA to do more detailed work on developing flood risk management options (2014). Policies LP39 and LP45 deal with these issues.</p>	<p>No significant differences and no effects on the Council's planning strategy.</p>
<p>Help increase the use and supply of renewable and low carbon energy (97).</p>	<p><i>Do you have a positive strategy to promote energy from renewable and low carbon sources?</i></p> <p><i>Have you considered identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources (see also NPPF footnote 17).</i></p> <p>Does it identify where development</p>	<p>Policy LP38 requires new development to meet national standards for energy use and CO2 reduction. It encourages proposals for renewable energy, low carbon and combined heat and power installations.</p>	

	<p>can draw its energy supply from decentralised, renewable or low carbon supply systems and for co-locating potential heat customers and suppliers (97)?</p>		
<p>Minimise vulnerability to climate change and manage the risk of flooding (99).</p>	<p>Does the plan allocate, and where necessary re-locate, development away from flood risk areas (100)?</p> <p>Was the location of development informed by flood risk assessment and sequential test?</p>	<p>In policy LP45, 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.</p> <p>Choice of development location was informed by the SFRA. Further information can be found in supporting background papers.</p>	
<p>Manage risk from coastal change (106).</p>	<p>Does the plan identify where the coast is likely to experience physical changes and identify Coastal Change Management Areas?</p> <p>Is it clear what development will be allowed in such areas? Does it make provision for development and infrastructure that needs to be re-located from such areas? (106)</p>	<p>The Local Plan does not identify a Coastal Change Management Area. This is based on the findings of North Solent Shoreline Management Plan 2010. However, policy LP45 only allows certain types of development within areas of coastal change should this be identified over the plan period.</p>	

11. Conserving and enhancing the natural environment (paras 109-125)

<p>What NPPF expects local plans to include to deliver its objectives</p>	<p>Questions to help understand whether your local plan includes what NPPF expects</p>	<p>Does your local plan address this issue and meet the NPPF's expectations?</p>	<p>How significant are any differences? Do they affect your overall strategy?</p>
<p>Protect valued landscapes (109).</p>	<p>Does the plan contain a strategy to create, protect, enhance and manage networks of biodiversity and green infrastructure?</p> <p>Does it minimize the loss of higher quality agricultural land?</p> <p>Does it give great weight to protecting the landscape and scenic beauty of National Parks, the Broads and AONBs?</p>	<p>Policy LP41 seeks to maintain and enhance the Borough's green infrastructure network and secure a net gain of on-site biodiversity in planning proposals. It also seeks to support the integrity of internationally important sites and other habitats supporting important species.</p> <p>There are no National Parks or AONB designations within the Borough boundary. There is also no agricultural land.</p>	<p>No significant differences and no effects on the Council's planning strategy.</p>
<p>Prevent unacceptable risks from pollution and land instability (109).</p>	<p>Does it ensure development is appropriate for its location having regard to the effects of pollution on health, the natural environment or general amenity, taking account of the potential sensitivity of the area or proposed development to adverse effects from pollution?</p> <p>Are sites suitable for the proposed use taking account of ground conditions, pollution from previous uses and any proposals for land remediation?</p> <p>Does it identify areas of tranquility</p>	<p>Policy LP46 deals with pollution control and seeks to prevent development that would be likely to have adverse environmental impacts (air, noise and light pollution).</p> <p>Policy LP47 deals with contaminated and unstable land, it seeks to ensure development is safe for future use.</p>	

	and protect them from noise? (109)		
<p>Planning policies should minimise impacts on biodiversity and geodiversity (117).</p> <p>Planning policies should plan for biodiversity at a landscape-scale across local authority boundaries (117).</p>	<p><i>If you have identified Nature Improvement Areas, have you considered specifying the types of development that may be appropriate in these areas (para 117)?</i></p> <p>Does the plan identify and map local ecological networks?</p> <p>Does it include policies to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the recovery of priority species?</p> <p>Does it prevent harm to geological conservation interests? (117)</p>	<p>Policies LP42-44 deals with protected habitats and species, supporting the integrity of such habitats at international, national and local levels. The policies map identifies the location of protected habitats.</p>	

12. Conserving and enhancing the historic environment (paras 126-141)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Include a positive strategy the conservation and enjoyment of the historic environment, including heritage assets most at risk (126).</p>	<p>Does the plan identify heritage assets (buildings, monuments, sites, places, areas, landscapes)?</p> <p>Does it identify heritage assets most at risk?</p> <p>Does it promote new development in ways that will make a positive contribution to character and distinctiveness? (126)</p>	<p>Policies LP11-13 seek to ensure that development proposals conserve or enhance heritage assets including those that are locally listed thereby helping to secure the distinctive character of the local area whilst meeting its development requirements.</p>	<p>No significant differences and no effects on the Council's planning strategy.</p>

13. Facilitating the sustainable use of minerals (paras 142-149)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>It is important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation (142).</p> <p>Minerals Planning Authorities should plan for a steady and</p>	<p><i>Does the plan have policies for the selection of sites for future peat extraction? (143) (NPPF removes the requirement to have a criteria based policy as peat extraction is not supported nationally over the longer term).</i></p> <p>To what extent does the plan take into account the matters raised in relation to paragraphs 143 and 145 of the NPPF. <i>This includes matters in relation to land in national / international designations; landbanks; the defining of Minerals Safeguarding Areas; wider matters relating to safeguarding; approaches if non-mineral development is necessary within Minerals Safeguarding Areas; the setting of environmental criteria; development of noise limits; reclamation of land; plan for a steady and adequate supply of aggregates.</i></p> <p>To what extent have you co-operated with neighbouring and more distant authorities to co-ordinate the planning of industrial</p>	<p>The Borough Council will have regard to the latest Hampshire Minerals and Waste Plan and associated material resource strategies when considering new development the Borough Council's approach towards waste and material resources is set out in Policy LP40.</p>	<p>No significant differences and no effects on the Council's planning strategy.</p>

adequate supply of industrial materials (146).	minerals to ensure adequate provision is made to support their likely use in industrial and manufacturing processes? (146) In order to facilitate the sustainable use of energy minerals to what extent do your policies take into account the matters raised in paragraph 147 of the NPPF?		
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Planning policy for traveller sites

The CLG 'Planning policy for traveller sites' was published in 23 March 2012 and came into effect on 27 March 2012. Circular 01/06: Planning for Gypsy and Traveller Caravan Sites and Circular 04/07: Planning for Travelling Showpeople have been cancelled. 'Planning policy for travellers sites' should be read in conjunction with the National Planning Policy Framework, including the implementation policies of that document.

The government's aim in relation to planning for traveller sites is:

'To ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic life of travellers which respecting the interests of the settled community'.

Government's aims in respect of traveller sites are:

- That local planning authorities (lpas) make their own assessment of need for the purposes of planning
- That lpas work collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
- Plan for sites over a reasonable timescale
- Plan-making should protect green Belt land from inappropriate development
- Promote more private traveller site provision whilst recognising that there will always be those travellers who cannot provide their own sites

- Aim to reduce the number of unauthorised developments and encampments and make enforcement more effective.

In addition local planning authorities should:

- Include fair, realistic and inclusive policies
- Increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- Reduce tensions between settled and traveller communities in plan-making and decision-taking
- Enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- Have due regard to protection of local amenity and local environment

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Policy A: Using evidence to plan positively and manage development (para 6)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
Early and effective community engagement with both settled and traveller communities.	Has your evidence been developed having undertaken early and effective engagement including discussing travellers accommodation needs with travellers themselves, their representative bodies and local support groups?	The Borough Council along with the other Hampshire Local Authorities jointly commissioned Forest Bus to carry out a Traveler Accommodation Assessment. Forest Bus has been working closely with the Gypsy and Traveller Communities on a number of projects and its members include travelers. Forest bus carried out interviews with Gypsies and Travellers over the summer of 2012 in order to identify their needs.	No significant differences and no effects on the Council's planning strategy.
Co-operate with travellers, their representative bodies and local support groups, other local authorities and relevant interest groups to prepare and maintain an up-to-date understanding of likely permanent and transit accommodation needs of their areas.	Can you demonstrate that you have a clear understanding of the needs of the traveller community over the lifespan of your development plan? Have you worked collaboratively with neighbouring local planning authorities? Have you used a robust evidence base to establish accommodation needs to inform the preparation of your local plan and make	The Forest Bus study was jointly commissioned with the other Hampshire Local Authorities, this evidence base sets out the future need for pitches in the Borough up until 2027.	No significant differences and no effects on the Council's planning strategy.

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	planning decisions?		
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Policy B: Planning for traveller sites (paras 7-11)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
Set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in your area, working collaboratively with neighbouring Lpas (8)	Have you identified, and do you update annually, a supply of specific, deliverable sites sufficient to provide 5 years worth of sites against locally set targets? Have you identified a supply of specific, developable sites or broad locations for growth for years 6-10, and, where possible, for years 11-15. (9)	The Borough Council has identified a site which will meet its locally identified target for the plan period. This is set out in policy LP26, the allocated site is also shown on the Proposals map.	No significant differences and no effects on the Council's planning strategy.
Consider the production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites.	Have you identified constraints within your local area which prevent you from allocating sufficient sites to meet likely future need? If so have you prepared a joint development plan or do you intend to do so? Is the reason for this clearly explained?	The Borough Council has identified a site which will meet its locally identified target for the plan period. This is set out in policy LP26, the allocated site is also shown on the Proposals map.	No significant differences and no effects on the Council's planning strategy.

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<p>Relate the number of pitches and plots to the circumstances of the specific size and location of the site and the surrounding population size and density.</p>		<p>The site chosen is an expansion to an existing Traveler site to provide for the future needs of the traveler family already occupying the site.</p>	<p>No significant differences and no effects on the Council's planning strategy.</p>
<p>Protect local amenity and environment.</p>		<p>The site chosen is an expansion to an existing Traveler site, the expansion should not have an additional affect upon local amenity or environment.</p>	<p>No significant differences and no effects on the Council's planning strategy.</p>
<p>Set criteria to guide land supply allocations where there is identified need.</p>	<p>Has an up-to-date assessment of the need for traveller sites been carried out? If an unmet need has been demonstrated has a supply of specific, deliverable sites been identified based on the criteria you have set? Where there is no identified need, have criteria been included in case applications nevertheless come forward?</p>	<p>The Borough Council has identified sufficient sites to meet its locally set target until 2027. This is set out in policy LP26, the allocated site is also shown on the Proposals map.</p> <p>Policy LP26 provides criteria against which to assess future planning application for Gypsy and Traveler accommodation in the case of an application coming forward.</p>	<p>The Borough Council has allocated sufficient Gypsy and Traveler sites.</p>
<p>Ensure that traveller sites are sustainable economically, socially and environmentally.</p>	<p>Have your policies been developed taking into account criteria a-h of para 11 of the policy</p>	<p>The site chosen is an expansion to an existing Traveler site to provide for the future needs of the traveler family already occupying the site. The site meets the economic, social and environmental needs of the family occupying it.</p>	<p>No significant differences and no effects on the Council's planning strategy.</p>

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Policy C: Sites in rural areas and the countryside (para 12)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
When assessing the suitability of sites in rural or semi-rural settings lpas should ensure that the scale of such sites do not dominate the nearest settled community?		There are no sites in rural or semi-rural locations in Gosport Borough.	N/A

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Policy D: Rural exception sites (para 13)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
If there is a lack of affordable land to meet local traveller needs, lpas in rural areas, where viable and practical, should consider allocating and releasing sites solely for affordable travellers sites.	If you have a lack of affordable land to meet local traveller needs in your rural area have you used a rural exception site policy, and if so, does it make it clear that such sites shall be used for affordable traveller sites in perpetuity?	Gosport is an Urban Borough The Borough Council has identified sufficient sites to meet its locally set target until 2027. This is set out in policy LP26, the allocated site is also shown on the Proposals map.	N/A

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Policy E: Traveller sites in Green Belt (paras 14-15)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
Traveller sites (both permanent and temporary) in the Green Belt are inappropriate development.	Have you made an exceptional limited alteration to the defined Green Belt boundary to meet a specific, identified need for a traveller site? Has this alteration been done through the plan-making process and is it specifically allocated in the development plan as a traveller site only	Gosport Borough has no Green Belt land.	N/A

Policy F: Mixed planning use traveller sites (paras 16-18)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
	<p>Have you considered including travellers sites suitable for mixed residential and business use (having regard to safety and amenity of the occupants and neighbouring residents)?</p> <p>If mixed sites are not practicable have you considered the scope for identifying separate sites for residential and for business purposes in close proximity to one another?</p> <p>Have you had regard to the need that travelling showpeople have for mixed-use yards to allow residential accommodation and space for storage of equipment?</p> <p>NB Mixed use should not be permitted on rural exception sites</p>	<p>The Forest Bus report has not identified any need for mixed use travelers sites or accommodation for travelling show people in Gosport Borough.</p>	<p>No significant differences and no effects on the Council's planning strategy.</p>
Policy G: Major development projects (para 19)			

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What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
	Do you have a major development proposal which requires the permanent or temporary relocation of a traveller site? If so has a site or sites suitable for the relocation of the community been identified (if the original site is authorised)?	The Borough Council does not have any major development proposals which require the relocation of a traveler site.	N/A

Plan-making

Local Plans (paras 150-157)			
What NPPF identifies in relation to the development of local plans	Questions to help understand whether your local plan includes what NPPF expects	Which parts of your local plan address this issue (reference and brief summary of content, plus any other relevant evidence)	Does your local plan meet the NPPF's expectations? How significant are any differences?
Each local planning authority should produce a Local Plan for its area. Any additional DPDs should only be used where clearly justified. SPDs should be used where they help applicants make successful applications/aid infrastructure delivery/not be used to add unnecessarily to financial burdens on development (153)	<i>Are you able to clearly justify the use of additional DPDs if this is the approach that you are pursuing?</i>	Gosport Borough is preparing a single Local Plan. There are to be no additional DPD's. The Borough Council is looking to provide a number of additional SPD's to deal with specific issues.	No significant differences and no effects on the Council's planning strategy.
Local Plans should: <ul style="list-style-type: none"> Plan positively (para 157) 	<i>Have you objectively assessed development needs and planned for them? If you can't meet them in your area, have you co-operated with others on meeting them elsewhere? (para 182)</i>	The Borough Council has working with the authorities in the Partnership for Urban South Hampshire (PUSH) area to agree levels of development of each Authority. All the PUSH Authorities are working together with the South Hampshire Strategy 2012. PUSH has committed to review this strategy and has prepared a SHMA (2014). The objectively assessed needs will be met through the revised South Hampshire Strategy.	No significant differences and no effects on the Council's planning strategy.

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Using a proportionate evidence base (paras 158-177)			
What NPPF identifies in relation to the development of local plans	Questions to help understand whether your local plan includes what NPPF expects	Which parts of your local plan address this issue (reference and brief summary of content, plus any other relevant evidence)	Does your local plan meet the NPPF's expectations? How significant are any differences?
Defence, national security, counter-terrorism and resilience	Does the Local Authority: work with the Ministry of Defence's Strategic Planning Team to ensure that they have and take into account the most up-to-date information about defence and security needs in their area; and work with local advisors and others to ensure that they have and take into account the most up-to-date information about higher risk sites in their area for malicious threats and natural hazards, including steps that can be taken to reduce Vulnerability and increase resilience.	The Borough Council has worked closely with the MOD and the DOI to take account of their changing needs in informing the Local Plan. The Borough Council has policies for a number of ex MOD sites including LP5: Daedalus and LP6: Haslar Peninsula.	No significant differences and no effects on the Council's planning strategy.
Ensuring viability and deliverability The sites and scale of development identified in the plan should not be subject to	<i>To what extent has your plan been assessed to ensure viability, taking into account the costs of any requirements likely to be applied to development, such as requirements for</i>	A number of studies were undertaken to ensure that the policies in the Local Plan were viable and deliverable. These are: Affordable Housing Viability	No significant differences and no effects on the Council's planning strategy.

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<p>such a scale of obligations and policy burdens that their ability to be developed viably is threatened (173)</p>	<p><i>affordable housing, standards, infrastructure contributions or other requirements?</i></p> <p><i>In so doing to what extent has it taken into account the normal cost of development and on-site mitigation and provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable (173)?</i></p>	<p>Assessment 2010 CIL Viability Report 2013 CIL Viability Report Addendum 2014.</p> <p>These reports take account of the costs of the development and developer profit.</p> <p>The Local Plan polices have been written in such a way as to allow flexibility if a development is unviable.</p>	
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	<p><i>To what extent have the likely cumulative impacts on development in your area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards been assessed to ensure that the cumulative impact of these standards and policies do not put implementation of the development plan at serious risk, and facilitate development throughout the economic cycle (174)?</i></p>		
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Examining Local Plans (para 182)			
What NPPF identifies in relation to the development of local plans	Questions to help understand whether your local plan includes what NPPF expects	Which parts of your local plan address this issue (reference and brief summary of content, plus any other relevant evidence)	Does your local plan meet the NPPF's expectations? How significant are any differences?
<p>Authorities should submit a plan for examination which it considers is sound, including being</p>	<p><i>Positively prepared</i></p>	<p>The Borough Council has working with the authorities in the Partnership for Urban South Hampshire (PUSH) area to agree levels of development of each Authority. All the PUSH Authorities are working together with the South Hampshire Strategy 2012. PUSH has committed to review this strategy and has prepared a SHMA (2014). The objectively assessed needs will be met through the revised South Hampshire Strategy.</p> <p>The Borough Council has planned positively for the future growth of Gosport aiming to rebalance employment, reduce out commuting and provide new homes, jobs, and community and environmental facilities for the Borough's residents.</p>	<p>No significant differences and no effects on the Council's planning strategy.</p>