

Gosport Borough Local Plan 2011-2029

Statement on Issues and Questions

Issue 2.4

Is there evidence to demonstrate that the existing infrastructure can accommodate the proposed level of housing and business development?

Date: 6th February 2015



GOSPORT
Borough Council

1 Introduction

- 1.1 The Gosport Borough Local Plan 2011-2029 (GBLP) (Submission Library LP/A1/1) recognises that new development including housing and business development will normally need additional infrastructure requirements to support it.
- 1.2 Policy LP2 of the GBLP states that planning permission will be granted for development provided that adequate infrastructure is available; or that arrangements have been made by the developer to provide new or improved infrastructure which are made necessary by the development.
- 1.3 The GBLP proposes that growth in the Borough is located within existing urban areas and therefore is not reliant on major new greenfield sites that are dependent on the provision of completely new infrastructure. Growth within Gosport is therefore more dependent on the general provision of infrastructure keeping pace with development. This is therefore the aim of Policy LP2 and other policies relating to specific site allocations and particular infrastructure.

2.0 Infrastructure requirements

- 2.1 The GBLP is supported by various evidence studies which relate to infrastructure provision and the need for further infrastructure associated with new development. The Infrastructure Assessment Report (LP/E8/1) provides an analysis of the current infrastructure in the Borough and identifies future requirements where known as a result of proposed growth over the Plan period. Section 4 of the document identifies the key infrastructure requirements for each of the main allocations in the GBLP.
- 2.2 The Infrastructure Delivery Plan (IDP) (LP/E8/2) provides a more focussed assessment of proposed infrastructure and what infrastructure has been delivered during the Plan period. Infrastructure is included in the IDP if it forms part of a published delivery programme by an infrastructure provider and/or it is infrastructure that is required as part of a particular development. The IDP sets out details of how, when and where the necessary infrastructure is to be provided and by who. It will be updated on an annual basis as part of the Council's Annual Monitoring Report.
- 2.3 The Planning Obligations and Developer Contributions Strategy (LP/E8/6) also sets out requirements for specific sites and potential mechanisms for securing them.
- 2.4 In order to alleviate concerns by the public and other stakeholders it is important to note that if development is not supported by the appropriate infrastructure required for that development it will be refused and that Policy LP2, the relevant site specific policies (LP4-LP9) and the infrastructure specific policies make such provision for this (see Table 4.1 (p9) of the Planning Obligations and Developer Contributions Strategy).
- 2.5 Importantly there will be certain development which cannot proceed unless the necessary infrastructure is in place; this includes for example the provision of flood management measures as part of the Gosport Waterfront development. Indeed concern has been raised by a local resident (REP 1) that development at the Waterfront does not take account of the impact on the existing infrastructure

particularly transport. The Council contends that given its position adjacent the Gosport Ferry terminal and bus station (with links to Portsmouth Harbour railway station) the site is the most accessible area in the Borough in terms of public transport and with the provision of the Bus Rapid Transit system, transport choices to Fareham (and railway destinations beyond) have considerably improved.

- 2.6 Whilst the issues of congestion on the A32 and other routes on and off the Peninsula are widely acknowledged it is considered that the proposed level of development identified in the GBLP as a whole and the Waterfront in particular can be accommodated. Consultations have taken place with the Highways Agency and Hampshire County Council, as the highway authority, which have indicated no particular concerns regarding the proposed growth identified in the GBLP. It is acknowledged that the highway capacity issues, which lead to peak time spreading, would not be alleviated until the significant road proposals at Newgate Lane and the Stubbington By-pass are completed (see pages 10-12 of the IDP).
- 2.7 The Waterfront proposals due to its position adjacent Gosport Town Centre will support the commercial and community facilities in the Town Centre and any particular issues arising from the increased population, such as education provision (where applicable), can be mitigated through the use of developer contributions in liaison with Hampshire County Council as the local education authority.

3.0 Conclusion

- 3.1 The Council therefore concludes that existing infrastructure will need to be improved in association with new development in order to support the proposed level of housing and business development. Appropriate provisions for this infrastructure are set out in the GBLP through a number of policies including LP2 and supported by various evidence studies including the Infrastructure Assessment Report and the Infrastructure Delivery Plan.