

Gosport Borough Council

Local Development Framework

Annual Monitoring Report

August 2013



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GOSPORT
Borough Council

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Local Development Framework
Annual Monitoring Report
August 2013

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EXECUTIVE SUMMARY

This is the ninth Annual Monitoring Report (AMR) produced by Gosport Borough Council and covers the period from April 2012 to March 2013. However, more up-to-date information has been provided in certain instances, notably progress on the implementation of the Local Development Scheme (LDS) and some contextual indicators. Information on more recent completed developments is also included where necessary.

The AMR reviews actual progress in terms of Local Development Document (LDD) preparation against the timetables and milestones in the LDS.

Following the publication of the NPPF the decision was made to publish a single Local Plan rather than the Core Strategy and Site Allocations and Delivery Plan as two separate DPDs. Consultation with community stakeholders took place between 19th December 2012 and 13th February 2013.

Further to the publication of the draft Local Plan in December 2012, there were no further milestones set out in the Local Development Scheme (LDS) (February 2012) to take into account for the 2012/13 monitoring period. The Car Parking and Design SPDs were published in June 2013. An SPD for the Gosport Waterfront and Town Centre will be progressed following the publication of the Local Plan 2011-2029. The Gosport Waterfront and Town Centre area is identified as a Regeneration Area in the draft Local Plan and therefore work being carried out for the SPD will provide evidence for the Local Plan. There are no milestones to take into account for SPDs in the LDS.

The AMR considers the policy performance of both the Local Plan Review (LPR) and emerging policies of the draft Local Plan 2011-2029. Indicators and set targets for relevant policies are set out where these are available. Chapters 4 to 9 incorporate an overview of the key theme which sets out key contextual characteristics.

The key performance indicators in the 2013 AMR highlight the following key points:

Housing

A total of 75 dwellings were built in terms of net completions. The housing delivery rate has dropped significantly compared to last year and this can be attributed to a large number of demolitions as part of the Rowner Regeneration project known as Alver Village. However, taking into account completions since the start of the plan period (2011), the 2013 Housing trajectory shows that housing delivery is currently above target.

Employment

There was no new office floorspace completed during the 2012/13 monitoring period.

Retail

There was no new retail floorspace completed during the 2012/13 monitoring period. However, the Alver Village Tesco site and new neighbourhood centre has since been completed and will be classed as a significant completion for the 2013/14 monitoring period.

Community and Leisure

There were no new community facilities completed during the 2012/13 monitoring period. However, a number of schemes are currently being developed at local Primary and Junior Schools which will be classed as completions in future publications of the AMR.

A total of 3,844 m² of leisure floorspace was completed during the 2012/13 monitoring period. The majority of this is attributed to the completion of Gosport Leisure Centre which accounts for 3,641 m² of this floorspace. A new hotel is also under construction at Gosport Leisure Park which will also count as a significant future completion.

Open Space

Developer Contributions continue to fund open space schemes across the Borough, such as play area improvements at Elson Recreation Ground, new facilities at Rowner Copse and drainage improvements at Brookers Field.

1.0 INTRODUCTION

- 1.1 This is the ninth Annual Monitoring Report (AMR) to be produced by Gosport Borough Council. It has been prepared in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012. Under the 2012 Regulations, local authorities have more scope to decide what they wish to include in their monitoring reports while ensuring they are prepared in accordance with relevant national legislation. They are also required to publish a monitoring report at least once annually.
- 1.2 This report follows a new structure and format to those published previously. This has been undertaken through the re-ordering of Chapters that have been published as part of previous publications. This latest AMR also takes account of and monitors policies that have been published as part of the emerging Draft Local Plan 2011-2029 alongside the policies of the 'Saved' Local Plan Review.
- 1.3 The 2013 Gosport AMR covers the monitoring period 1 April 2012 to 31 March 2013, and data included in it generally applies to that timescale. More up-to-date information on major developments is also included where relevant.
- 1.4 Chapter 2 'Local Development Framework' sets out the existing planning framework and supporting documents, progress made under the Local Development Scheme and the legal obligations of the Council's duty to co-operate. No further updates are provided in relation to progress against the Local Development Scheme to those included in the 2012 AMR. Chapter 3 sets out the Regeneration Areas which are identified in the Draft Local Plan and other key development sites.
- 1.5 Chapters 4 to 9 consider the policy performance of both the 'Saved' Local Plan Review and the Draft Local Plan. Indicators and set targets for relevant policies are included in each Chapter where these are available. Each Chapter incorporates an overview of its key theme which sets out key contextual characteristics which is largely based on information contained in the Sustainability Profile (<http://www.gosport.gov.uk/sustainability-profile/>). A number of tables, graphs and photographs have been included where appropriate.
- 1.6 Chapter 5 deals with housing and includes an update of the Strategic Housing Land Availability Assessment (SHLAA) using data from the 2012/13 monitoring period. The latest figures show that there is a 5 year supply of deliverable housing sites. Tables to show a 10 and 16 year (until the end of the plan period) housing supply have also been included and these demonstrate that there are sufficient housing sites to meet our housing targets within the plan period.
- 1.7 Non-residential completions are included in Chapters 6, 7 and 8. With regard to these, there is a monitoring threshold of 200 square metres of gross external floorspace. Combined completion figures for different use classes in respect of employment completions are given when the final end use is not known.
- 1.8 Chapter 9 provides information relating to environmental indicators and targets. This includes indicators relating to flood defence and water quality, nature conservation, renewable energy, open space, the built heritage and the coast.
- 1.9 Finally, a glossary explains key technical terms used in this report.

2.0 LOCAL DEVELOPMENT FRAMEWORK

EXISTING PLANNING FRAMEWORK AND SUPPORTING DOCUMENTS

- 2.1 This section of the Annual Monitoring Report (AMR) provides a summary of the current planning framework covering Gosport Borough.

Local Plan Review

- 2.2 The Local Plan Review (LPR) was adopted in May 2006 but the policies would only remain in place for three years unless authorisation was obtained from the Secretary of State to save them. In 2009 the Borough sought authorisation to save those policies it considered to still be relevant. The Secretary of State issued a Direction letter in May 2009 detailing those policies that have been saved. A copy of the direction is included as Appendix 1.

Adopted SPDs

Marine Parade Area of Special Character SPD

- 2.3 The Marine Parade Area of Special Character SPD was adopted in May 2007.

Daedalus

- 2.4 The Daedalus SPD was adopted by the Council in September 2011.

Revocation of the South East Plan

- 2.5 It is important to note that the Government that the South East Plan was partially revoked by the Government on 25th March 2013 with the remaining policy NRM6: Thames Basin Heaths Special Protection Area not being relevant to planning issues in Gosport. These changes mean that Gosport is no longer covered by a tier of regional level planning.

PROGRESS MADE UNDER THE LOCAL DEVELOPMENT SCHEME

- 2.6 This section of the Annual Monitoring Report (AMR) deals with the timetable and milestones in the Local Development Scheme (LDS) for the Gosport Borough Local Plan 2011-2029 indicating whether they are being achieved. It also looks at progress on Supplementary Planning Documents (SPDs) within the LDF that are not referred to in the LDS. The current Gosport LDS was published in February 2012.

- 2.7 The 2012 LDS charts key dates when milestones should be achieved. The key milestone for 2012/13 was for consultation with community stakeholders on the draft Local Plan. Further details on this are included below.

Gosport Borough Local Plan 2011-2029

- 2.8 Following the publication of the National Planning Policy Framework (NPPF) the Council took the decision to publish a single Local Plan rather than proceed with the Core Strategy and Site Allocations and Delivery Plan as two separate DPDs. Consultation with stakeholders on the draft Local Plan was scheduled for November-December 2012 in the LDS but this timetable was revised with consultation taking place between 19th December 2012 and 13th February 2013.

- 2.9 Following the consideration of representations the Plan will be amended accordingly although there has been some slippage in the LDS timetable. Consequently further consultation will take place at the end of 2013 with the final Plan being submitted to the

Secretary of State in spring 2014 for an anticipated adoption date of autumn 2014, although these dates are subject to review.

- 2.10 Further details on targets relating to housing, employment and retail floorspace provision that are included in the Draft Local Plan are set out in the remaining chapters of this Report.

Statement of Community Involvement

- 2.11 The Statement of Community Involvement (SCI) has been revised to take account of new legislations and was adopted in September 2012.

Forthcoming SPDs

Design SPD

- 2.12 Work is currently underway on a design SPD and was published for consultation in June 2013.

Parking SPD

- 2.13 Work is currently underway on a parking SPD and was published for consultation in June 2013.

Gosport Waterfront and Town Centre SPD

- 2.14 This SPD will be linked to the draft Local Plan 2011-2029 so it will not be adopted until the Local Plan is adopted. The Waterfront site is identified as a Regeneration Area in the draft Local Plan and therefore work being carried out for the SPD will provide evidence for the Local Plan.

DUTY TO COOPERATE

- 2.15 The legal obligations in respect of the Council's duty to co-operate in its planning derive from:

- The National Planning Policy Framework (NPPF)
- Town and Country (Local Planning) (England) Regulations 2012

- 2.16 Section 110 of the Localism Act mandates a 'duty to co-operate' for local planning authorities. In addition, the National Planning Policy Framework identifies a number of strategic priorities which it expects joint working on for the mutual benefit of neighbouring authorities in respect of their town planning responsibilities and powers.

- 2.17 Gosport Borough is located in South Hampshire and is a member of the Partnership for Urban South Hampshire known as 'PUSH'. PUSH is a partnership of ten local authorities that facilitate cross-boundary joint working. Gosport participates in officer and member PUSH meetings and also participates in several of PUSH's topic-specific groups. One of the main recent planning outputs of PUSH has been the publication of the South Hampshire Strategy in October 2012.

- 2.18 Gosport has extensive relationships with adjoining local authorities, with county and unitary councils as well as the Solent Local Enterprise Partnership and private sector utility companies. Through these relationships a co-ordinated approach can be taken to the planning of land use, infrastructure provision and environmental issues.

- 2.19 The relationships which Gosport has developed are permanent and on-going, and will continue to inform Gosport's strategic planning in all facets, resulting in a more sustainable planning system and pattern of development and land use activity patterns.

3.0 REGENERATION AREAS AND OTHER KEY DEVELOPMENT SITES

- 3.1 There are a number of Regeneration Areas and other major development sites in the Borough, which are identified in Figure 3.1. The relevant policies from the 'Saved' Local Plan Review (May 2006) prefix (R/) and Draft Local Plan (December 2012) prefix (LP) are shown below along with a consideration of development progress on each of these sites.

Gosport Waterfront and Town Centre (Policies R/DP4 and LP4)

- 3.2 Coldharbour is identified in Policy R/DP4 of the 'Saved' Gosport Borough Local Plan Review for mixed use development. The area of Gosport Waterfront identified under Policy LP4 of the 'Draft' Local Plan Review incorporates the area known as Coldharbour and the retained area at Royal Clarence Yard as part of the Gosport Waterfront and Town Centre Regeneration Area. The wider area of Gosport Town Centre is also included within this Regeneration Area. Development allocations included within the Regeneration Area include Gosport Waterfront and Barclay House. However, it is expected that other sites will come forward within the Town Centre. Policy LP4 shows that planning permission will be granted for a mixture of uses including 700-900 dwellings. Further details about specific dwelling numbers and the mix of dwellings expected to be developed in Gosport Waterfront will be published in a Supplementary Planning Document at a later date. A number of key issues will also need to be considered in developing Gosport Waterfront such as land ownership/acquisition and flood risk.

Daedalus Regeneration Area (Policies R/DP4 and LP5)

- 3.3 The Daedalus site lies within both the Gosport and Fareham administrative boundaries. The site was released by the MoD in March 2006. The Homes and Communities Agency (HCA) have since acquired ownership of the land.
- 3.4 The Council published a Supplementary Planning Document for Daedalus in November 2011 with the intention of guiding future development on this site. An outline application was submitted by HCA (formerly SEEDA). This has been granted planning permission in principle pending the signing of a Section 106 agreement. The proposal is for an employment-led mixed-use scheme which will be expected to bring a large number of jobs to the area, mostly in marine and aerospace fields. There will also be 200 new homes, small scale retail and community facilities.
- 3.5 Daedalus was granted Enterprise Zone status in August 2011. This will allow the site to benefit from business rate discounts, simplified planning rules and investment in the site's infrastructure which is aimed at encouraging businesses to move onto the site with a resultant increase in local jobs. The Government also announced in October 2011 that money from the Regional Growth Fund will be allocated to supporting the expansion of small and medium enterprise (SMEs) at The Solent Enterprise Zone.
- 3.6 Adjoining the Gosport part of the site, Fareham Borough Council in May 2013 approved plans submitted by Fareham College for a new Centre of Excellence for Engineering, Manufacturing and Advanced Skills Training to be based at the Fareham entrance to the Enterprise Zone. It is considered that this would be a major catalyst for facilitating further development within both the Fareham and Gosport administrative parts of the site.

- 3.7 In June 2013 and further to previous funding announcements, the Government announced that it was to increase its infrastructure investment in Enterprise Zones. The Solent Enterprise Zone is one of the Enterprise Zones shortlisted to receive funding.

Haslar Peninsula (R/CF2 and LP6)

- 3.8 The Draft Local Plan 2011-2029 identifies Haslar Peninsula as a Regeneration Area which consists of three large sites. This includes Royal Hospital Haslar and Blockhouse which are identified as development allocations and Haslar Marine Technology Park.
- 3.9 Royal Hospital Haslar closed in July 2009 and has since been acquired by 'Our Enterprise'. It is stated in Policy LP6 of the Draft Local Plan that planning permission will be granted for a number of uses which would include medical, health and care facilities including the re-use of existing facilities and buildings. An outline planning application regarding the comprehensive redevelopment of the site was registered in July 2013. The proposed scheme includes a wide range of uses and would incorporate medical and care facilities.
- 3.10 Blockhouse is currently owned and in use by the MoD. Although there are no current plans for the MoD to release the site, Policy LP6 does take account of any potential release onto the open market with planning permission likely to be granted for a number of uses which could include employment and training uses including marine and associated sectors, leisure and tourism and residential uses.

Rowner (LP7)

- 3.11 The Rowner Renewal project seeks to regenerate a run down part of the Rowner estate. It aims to demolish approximately 500 existing units and develop up to 700 new homes, providing a range of types, sizes and tenures. So far, planning permission has been granted for Phase 1 which will consist of 219 dwellings, Phase 2 which will consist of 101 dwellings and Phase 3 which will consist of 175 dwellings together with parking and open space (including a LEAP). A partial revision of the parking layout for Phase 2 was also approved by the Council in December 2012.
- 3.12 Further to the works already underway on the site, a total of 70 residential units were completed with 112 demolished during the 2012/13 monitoring period. The Alver Village Tesco's store and 3 new retail units were completed in May 2013 with each of these being occupied apart from one of the new retail units.

Alver Valley (LP8)

- 3.13 The Alver Valley has been designated as a Regeneration Area for Green Infrastructure under Policy LP8 of the Draft Local Plan. It is proposed to designate the Alver Valley as a Country Park so that it serves as a major area of green infrastructure within the Borough offering community, education, health and nature conservation benefits. In order to establish links with Lee-on-the-Solent, a planning application was approved in April 2012 for a new car park adjacent to Cherque Way and opposite the junction of Fitzroy Drive. This has been permitted in support of the recreational use of the Alver Valley. Works on the approved car park are yet to commence.

Priddy's Hard Heritage Area (R/DP4 and LP9A)

- 3.14 Phase 1 of this development was completed by the end of the 2007/08 monitoring period with 198 dwellings built. The remaining part of the site was acquired in October 2009 by Portsmouth Naval Base Property Trust who will seek to develop the site for a mix of uses whilst retaining the Explosion Museum. The Heritage Area has been identified as a mixed

use allocation with the Ramparts identified as an open space allocation within the Draft Gosport Local Plan. There are no further updates to the development status of the site to take into account for the 2012/13 monitoring period or up to June 2013.

Royal Clarence Yard (R/DP4)

- 3.15 The development of this prominent waterfront site continued during the 2012/13 monitoring period. A further planning application to revise the type and mix of dwellings was granted planning permission in October 2007. There were a total of 81 residential completions on this site during the 2012/13 monitoring period.

Figure 3.1: Regeneration Areas and Other Major Development Sites in Gosport



4.0 TRANSPORT

OVERVIEW

- 4.1 Improving accessibility to and from the Peninsula is a key objective of the Local Plan. The Borough needs an efficient multi-mode transport system that will meet everyone's travel requirements, support new development and promote economic growth. Reducing car use and promoting alternative modes will play an important part in alleviating congestion and enabling more sustainable travel including minimising emissions.
- 4.2 The Local Plan aims to ensure residential areas have good access to employment, health, education, recreation, and retail opportunities. Development should be located on sites where they are, or will be, well connected by public transport, walking and cycling in order to provide travel choices and reduce the reliance on the car. The provision of more employment in the Borough is critical to reducing out-commuting and congestion.

POLICY CONTEXT

- 4.3 The following policies are relevant in terms of the monitoring information included in this Chapter;

'Saved' Local Plan Review May 2006

R/DP3 – Provision of Infrastructure, Services and Facilities

R/T4 – Off-Site Transport Infrastructure

R/T5 – South Hampshire Rapid Transit

Indicators

- None – however, where an otherwise acceptable development is likely to impose additional burdens on existing transport infrastructure, the developer will be required to contribute to improvements off-site that will enable travel needs generated by the development to be accommodated. This will normally be achieved by means of a legal agreement with Hampshire County Council as the Local Highway Authority.

Targets

None

Draft Local Plan December 2012

LP2 – Infrastructure

LP21 – Improving Transport Infrastructure

Indicators

- None – however, there are a number of proposed transport and accessibility improvements for the Borough. These are outlined in Box 10.2: Proposed transport and highway improvements for the Borough on page 124 of the Draft Local Plan.

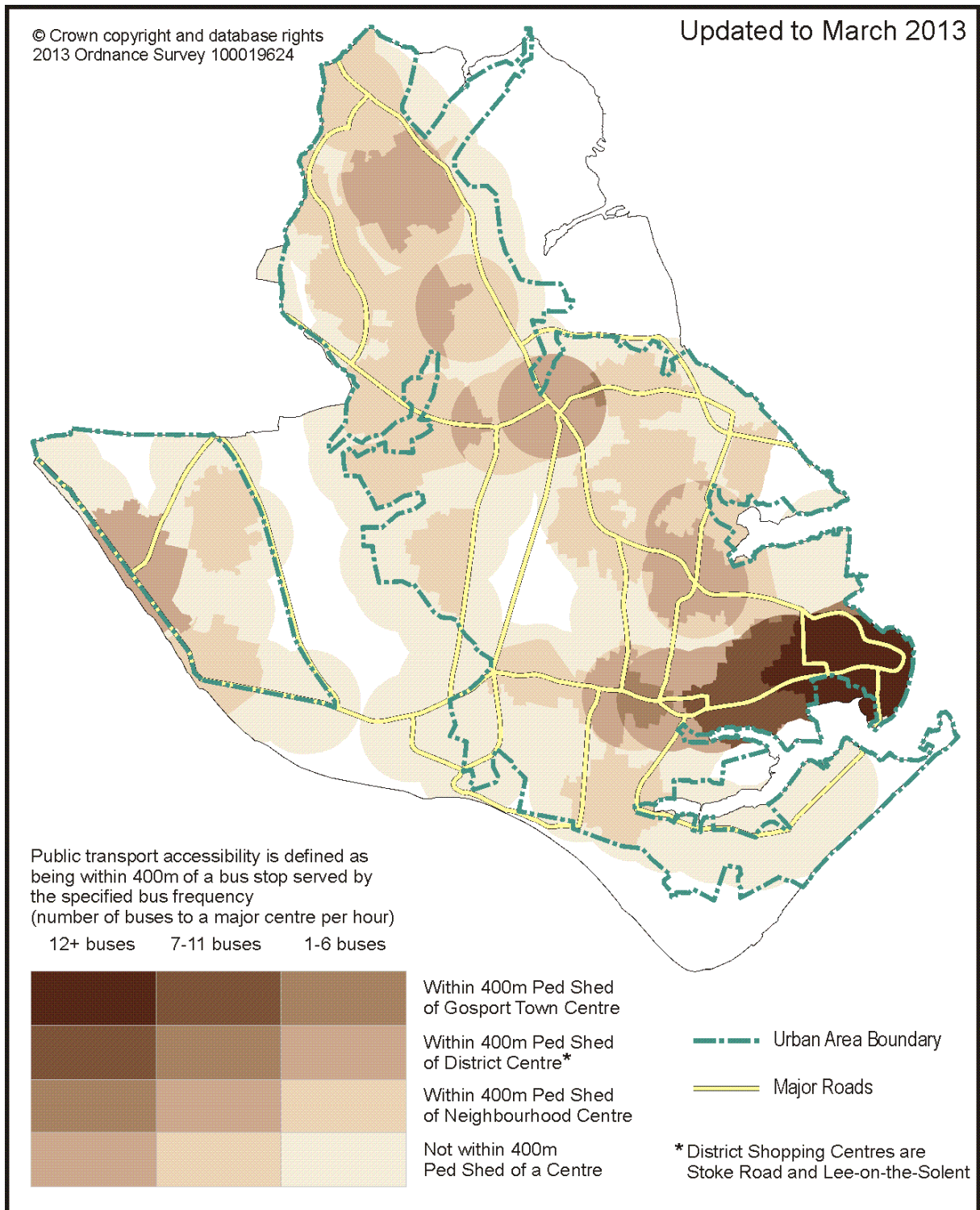
Targets

None

ANALYSIS OF PERFORMANCE AGAINST THE SAVED LOCAL PLAN REVIEW AND DRAFT LOCAL PLAN

- 4.4 Whilst there are no specific indicators or targets in the ‘Saved’ Local Plan Review, the need to promote development in sustainable locations with regard to transport infrastructure is a key element of these plans.
- 4.5 The Borough Council has produced an accessibility residential density matrix map which shows accessible areas within the Borough. The most accessible areas within the Borough are areas within a 400 metre ped shed of Gosport Town Centre and served by at least 12 buses an hour to a major centre. The least accessible areas within the Borough are areas not within a 400 metre ped shed of any defined shopping centre within the Borough and served by 1 to 6 buses an hour to a major centre.
- 4.6 Figure 4.1 updated at April 2013 shows the most accessible locations in the Borough. Developers are encouraged to submit proposals that are in accessible locations.

Figure 4.1: Accessibility Residential Density Matrix



Schemes Completed 2012/13

- 4.7 An important element of delivery of the Local Plan is the provision of transport infrastructure. In some cases, this is provided as a result of developers making a financial contribution in a package of transport schemes that will improve the overall efficiency of the road network.

Main Programme Schemes Completed 2012/13

1. Bus Rapid Transit - £24,521,647.44

(Developer Contribution Value - £543,056.45)

Phase 1A of the Bus Rapid Transit (BRT) was officially opened on the 22nd April 2012. The scheme was largely financed by the Government's Community Infrastructure Fund and Hampshire County Council funding. It utilises the former railway corridor between Tichborne Way in Gosport and Redlands Lane in Fareham to provide a dedicated busway for a fleet of new high specification buses branded the 'Eclipse' service. The scheme has been successful in reducing journey times and improving reliability to the benefit of existing communities and provides an alternative mode of travel for car drivers avoiding the peak hour congestion of the A32. In addition, the busway is open to cyclists and significantly improves the off-road links between Gosport and Fareham and accessibility to Fareham Station.

The busway is the second phase of a wider quality bus network for South Hampshire (following the A3 corridor improvements to Portsmouth) and further phases are proposed to extend the network towards Gosport Town Centre, to Fareham Railway Station and Town Centre; the proposed major development of Welborne in Fareham; Queen Alexandra Hospital and other parts of Portsmouth. Further progression of the BRT will depend upon satisfactory detailed design, to identify viable bus priority measures, and the future availability of funding – particularly from Government.

The County Council has recently reviewed future stages of the BRT network¹ and the priority for Gosport is the extension of the busway southwards from Tichborne Way to Rowner Road. Design work for this phase is currently being undertaken to enable the County Council to take advantage of any funding opportunities arising. The County Council is of the view that the business case for further extensions of the busway towards the town centre is weaker as services need to disperse away from the former rail corridor to serve the diverse residential areas of southern Gosport.

However, improvements are being made through awards from the Better Bus Fund and the Local Sustainable Transport Fund to improve bus stop infrastructure, provide bus priority measures and address significant bottlenecks in street running services. Notably bus priority lanes are to be provided on the Fareham Road approach to, and southbound between, the Brockhurst Roundabouts and on a short section of Lees Lane within Forton.

2. Tichborne Way to Holbrook Leisure Centre Cycle Track - £72,213.13

(Developer Contribution Value – £72,213.13)

¹ Information is contained within the Report to the Transport for South Hampshire Joint Committee, 29th May 2012, Agenda Item 8 "South East Hampshire Bus Rapid Transit Progress Update" and the "South East Hampshire BRT Future Phases Study" which was appended to the report. Documents available at: http://www3.hants.gov.uk/councilmeetings/meetingssummary.htm?sta=0¤tpage=1&tab=1&date_ID=1026

This cycle route was completed on the 10th August 2012. It improves the cycle network within Gosport by joining the new busway to the existing cycle track on and adjacent to the old railway line to the south, and provides a link direct to the new Holbrook Leisure Park.

3. Transport for South Hampshire, Local Sustainable Transport Fund Bus Stop Infrastructure Improvements, Lee on Solent and Stubbington - £89,756.13

(Developer Contribution Value – £0.00)

Funded by the Local Sustainable Transport Fund (LSTF) this scheme was for the provision of bus stop infrastructure improvements to existing stops in Lee on the Solent and Stubbington and to serve the Daedalus Enterprise Zone.

Minor Programme Schemes Completed 2012/13

1. Anglesey Road, Gosport. Minor Works Scheme - £6,233.18

(Developer Contribution Value - £2,450.25, spent in 2011/12)

This minor scheme involved the installation of bollards and tactile paving and was completed on the 30th April 2012

2. Elmore Road, Lee-on-the-Solent. Minor Works Scheme - £4,220.00

(Developer Contribution Value - £4,220.00)

A wholly developer funded scheme for the provision of a new bus shelter outside the Rogers House development on Elmore Road, Lee-on-the-Solent. The project was completed on the 5th July 2012.

3. David Newberry Drive, Lee-on-the-Solent - £27,790.23

(Developer Contribution Value £0.00)

This scheme comprises the extension of two laybys, the provision of two new laybys, the removal of a central island, and the re-location of 2 lamp columns, 2 speed cushions and 6 gullies. The scheme was completed on the 24th August 2012.

4. Beauchamp Avenue, Gosport - £10,416.33

(Developer Contribution Value £0.00)

The provision of a number of footway crossing points in Beauchamp Avenue between Tait Place and Nichol Place. The scheme was completed on the 26th October 2012

5. Privett Road / The Avenue - £12,024.60

(Developer Contribution Value £12,024.60)

Note: At time of publication final costs are yet to be confirmed

The provision of a new pedestrian refuge at the junction of The Avenue with Privett Road. The scheme was completed on the 19th March 2013.

Safer Routes to School Programme Schemes Completed 2012/13

1. Grange Junior School, Gosport - £5,248.92

(Developer Contribution Value £5,248.92)

Note: At time of publication final costs are yet to be confirmed

This scheme provides improved access points signing and road markings together with improvements to the crossing point. The scheme was completed on the 19th March 2013

2. Bedenham Primary School, Gosport - £6,040.48

(Developer Contribution Value £0.00)

Note: At time of publication final costs are yet to be confirmed

This scheme provides crossing improvements in the vicinity of the school, and was completed on the 19th March 2013

Future Schemes Identified

- 4.8 The following Transport schemes are currently programmed / identified for future programming by Hampshire County Council / TfSH:-

Main Programme Schemes Identified by HCC Strategic Transport

Newgate Lane Improvement

- This scheme aims to address traffic congestion on access routes into the Gosport peninsula in the short to medium term and to support the redevelopment of the former Daedalus airfield as an enterprise zone. As part of a wider, longer term strategy for improving access to the peninsula, it aims to improve journey times and journey reliability in the most congested sections of Newgate Lane. The Scheme is in the design stage and will be the subject of public consultation during summer 2013. Delivery is expected to start in 2014. Funding will be from the Growing Places Fund supported by Hampshire County Council capital funds and developer contributions.

Bus Rapid Transit (BRT) Related Schemes

BRT Wider Bus Stops (Gosport)

- Design, procurement and installation of BRT bus stop infrastructure on the existing routes between Fareham Bus Station, via Fareham Railway Station to Gosport Bus Station that use the BRT Phase 1a busway. Works are currently on-site.

BRT Studies – Tichborne Way to Rowner Road (off-road)

- Detailed design study to complete work on the dedicated busway between Tichborne Way and Rowner Road. The scheme is currently at the detailed design stage

BRT Phase 1 Bus Passenger Information

- Scheme to provide new broadcast units and Eclipse Branding at the terminus points at Gosport and Fareham Bus Stations. The scheme will also provide improved bus stop poles at 64 locations on other bus service routes that make use of the busway for part of the journey. Works are currently on-site

BRT A32 Brockhurst Roundabouts Improvements (Better Bus Area Funding)

- This scheme is to provide bus priority measures at the Brockhurst Roundabouts and on the A32. The scheme includes the provision of a bus lane southbound on the A32 through the northern roundabout together with a widened footway to provide a shared use cycleway between the Medical Centre on Rowner Road and the A32. Additionally Selective Vehicle Detection (SVD) will be provided to enable management of the toucan crossing lights to facilitate buses through the roundabouts. A toucan crossing will also be constructed on Rowner Road. Works are due to be on site during summer 2013.

BRT A32 The Crossways Junction Improvements (Better Bus Area Funding)

- A package of bus measures and infrastructure improvements to improve the reliability of bus journey times on the A32 Forton Road, at the junction with The Crossways / Lees Lane North and Lees Lane. The scheme is currently at the Detailed Design stage.

BRT Rowner to Gosport Ferry (on-road)

- Design work currently underway for two preferred options for Bus Priority on current Eclipse Routes. The scheme is currently at the Preliminary Design stage.

BRT to The Gillies Cycle Link

- No scheme details at present. The scheme is currently at the Pre-Gateway Assessment stage.

BRT Studies – Redlands Lane to the A27 (off-road)

- Future BRT scheme in respect of the continuation of the busway from Redlands Lane to A27 along the disused railway line. The project brief is to undertake a feasibility design to enable a reasonably accurate cost estimate to be undertaken and to establish land boundaries with Network Rail. Feasibility Studies are currently underway.

Local Sustainable Transport Finding Schemes

Gosport Town Centre Pedestrian and Cycle Measures

- Pedestrian crossing improvements at five locations are to be investigated: (Forton Road/Garland Court, Forton Road/Parham Road, Mumby Road/Castle Tavern, South Street/South Cross Street, South Street/Dock Road). Possible measures include uncontrolled crossings, pedestrian refuges and build-outs, removal/relocation of on-street parking and bus stops and the provision of cycle facilities.

Rowner to Daedalus Cycle Route

- The scheme is for the provision of improved cycle and pedestrian links between Rowner and Daedalus. A cycle track across the Alver Valley and improvements to Shoot Lane are being considered as options. The scheme is currently at the Pre-Gateway Assessment stage.

Cycle Infrastructure Schemes

Marine Parade East Cycle Track

- The scheme will deliver a 2.5metre wide shared use cycle track from the Marine Parade East / Portsmouth Road junction to the Marine Parade East / Beach Road junction. The scheme will connect with the existing National Cycle Network Route 2 (NCN2) from Gosport, and link to the proposed Marine Parade West / Salterns Promenade Cycle Track (see below). This scheme will also convert the existing pelican crossing by Beach Road to a toucan crossing,

together with the necessary dropped kerbs, tactile paving and footway conversion to link with the new shared use facility. Delivery of the scheme is proposed for late 2013.

Marine Parade West/Salterns Promenade Cycle Track

- This scheme will comprise a further stage of the NCN2 between Portsmouth and Southampton through the provision of an off-road cycle route along Marine Parade West and the Salterns Promenade. The existing footway along Marine Parade West will be converted to shared pedestrian / cycle use and a link provided to the Salterns Lane foreshore car park.

Quality of Place Improvements

Forton Road – Phase 2

- The scheme provides Quality of Place improvements comprising:
 - Footway widening adjacent to the shops
 - Improved access facilities for bus passengers
 - Reduction in the amount of guard railing
 - Reduced junction widths to enable pedestrians to cross more easily
 - Realignment of the footway adjacent to St. John's Church together with improved boundary treatments, a separate layby and planting beds to improve the setting of the church

Works are currently in progress on-site.

Minor Programme Schemes Identified by HCC Strategic Transport

- A range of pedestrian and cycle facilities are also proposed within the County Council's Minor Works and Traffic Management programme for 2013/14 to improve general accessibility, pedestrian safety and access to bus services. The locations identified at present include:
 - Forest Way – Pedestrian refuge and build outs
 - South Street / Shaftesbury Road – Pedestrian refuge
 - Carisbrooke Road / Long Drive – New footway and dropped kerbs
 - Carisbrooke Road Shops – Build outs at crossing point
 - Bury Road / The Avenue – Pedestrian refuge
 - Privett Road to Gomer Lane – Cycle improvements and completion of off-road route on southern side of Privett Road
 - Daisy Lane – Cycle Route
 - Elmore Avenue / Wooton Road – Provision of new footway
 - Cycle Routes – Borough wide signs, markings and Ramps

Transport Contributions

- 4.9 The Borough Council, through Policy R/T4, collects developer contributions on behalf of Hampshire County Council (HCC) to secure the provision of transport infrastructure. Figure 4.2 shows contributions received between 1st April 2008 and 31st March 2012 with Figure 4.3 detailing contributions specifically collected in the 2012/13 monitoring period under the Hampshire County Council Transport Contributions Policy (TCP), which was adopted by the Borough Council in 2007. Figure 4.4 details transport contributions received by Hampshire County Council in the 2012/13 monitoring period.

Figure 4.2: Historic Transport Contributions Received 01.04.2008 – 31.03.2012¹

Period:	Totals
Developments between 01.04.2008 - 31.03.2012	£495,813.41 ²

¹ Includes a mix of payments transferred to HCC (up to 25.02.2011 including TRO monies), those received and retained by GBC from 25.02.2011 onwards, and those received directly by HCC - it does not necessarily translate into monies that can be spent. Individual s106 agreements must be looked at to ascertain the availability of the money. It will also be the case that monies within this total have already been spent on transport schemes.

² Adjustments made:-

- Payment of £3745 for K.7469/1 (1. Palmyra Road) refunded as development did not commence. Monies refunded on 11.05.2011 and deleted from total.
- Payments of £2415 for K.7154/3 (172a Ann's Hill Road) and £3960 for K.17729 (56 Military Road) omitted from AMR 2010 have been added.
- Payment of £11,425 for K.3113/1 (Land at 66 and 68a Brewers Lane) refunded as development did not commence. Monies refunded on 24.05.2012 and deleted from total.
- Payment of £3745 for K.8258/3 (118 Elson Road) omitted from AMR 2012 has been added.

Figure 4.3: Transport Contributions Received by GBC 01.04.2012 - 31.03.2013⁴

Site	Amount
2-8 Tredray House	£5778.00
192 Anns Hill Road	£1980.00
Oliver Court, 5 Spring Garden Lane	£3745.00
Asda Stores, Dock Road	£42,550.00
16 Bury Road	£3745.00
Berkeley Court, 25 Elmore Road	£3745.00
Fort Cottages, Crescent Road	£5457.00
91 Oval Gardens (TRO)	£3,500
Total	£70,500.00 (inclusive of TRO payments)

⁴ This table refers to money collected and retained by GBC during the 2012/13 monitoring period. Application of the funds must accord with the provisions of the specific S106 agreements. Generally funding cannot be applied at least until commencement of the development.

Figure 4.4: Transport Contributions Received By HCC 01.04.2012 - 31.03.2013

Site	Amount
Holbrook Leisure Centre	£35,146.00 ⁵

⁵ Allocated to and spent on the Tichborne Way to Holbrook Leisure Centre Cycle Track (remaining balance of contribution £0.00)

HOUSING

OVERVIEW

Population and households

- 5.1 The population of the Borough is fairly stable and has been recorded in the 2011 Census at 82,622 persons. In the 2001 Census the population was recorded as 76,415 persons, which represents an increase of 8.1% from the 2001 figure.
- 5.2 There were a total of 35,430 households recorded by the 2011 Census. This represents an increase of 13.1% from the 31,337 households recorded in the 2001 Census. The 2011 Census recorded an urban density in Gosport of 32.6 people per hectare and is one of the most densely populated areas in the South East Region. This represents an increase from 30.2 people per hectare which was recorded in the 2001 Census.
- 5.3 According to the latest long term population projections the Borough's population will increase by about 1.2% over the period to 2029 (the period for the Draft Local Plan) with the number of households projected to increase by 7.5%². The average household size is 2.33 persons and is projected to decrease to 2.24 persons by 2029.
- 5.4 The Borough's population is ageing due largely to a longer life expectancy and a low birth rate, this is in line with the national trend. The proportion of over 65's will increase from 17.6% in 2011 to 24.6% in 2029 with the number of residents over 65 increasing by 41.4% over the same period which represents approximately 6,000 people. As part of this trend there is a marked increase in those living beyond 85 with an 85% increase over the period 2011-2029.
- 5.5 At the same time the number aged under-16 is falling in both proportion and absolute terms. In 2011 18.7% of the population was under 16, by 2029 this is projected to fall to 17.7%. It is projected that there will be a 4% fall in the number of people aged under 16. It is however important to acknowledge that some areas of the Borough such as Grange ward have experienced a population increase amongst the younger age groups and has one of the most youthful age profiles in England.
- 5.6 In relation to the traditional working age population (16-64), it is projected that these age groups will decrease by 8.4% in absolute terms over the 2011-2029 period with the proportion falling from 63.7% in 2011 to 57.7% in 2029. According to the latest available forecasts the economically active population (i.e. those employed, self-employed or actively seeking employment), will fall by 5%³. This forecast takes into account the predicted increases in retirement age. This represents approximately 1,800 less people in the workforce which may have positive and negative implications for the Borough. For example a reduced workforce will lead to less commuting and therefore less pressure on the local road system at peak time however a smaller workforce will have implications for wealth generation and spending power in the local economy.

² Hampshire County Council Long-term population forecasts (March 2012)

³ Hampshire County Council Long-term population forecasts (March 2012)

Housing

- 5.7 The need to provide sufficient housing for local residents is an important matter in terms of affordability and the type of accommodation available at a satisfactory standard.
- 5.8 The Borough is characterised by smaller properties with 60.4% comprising terraced housing or flats compared to the national average of 46.6%. There is also a much lower proportion of detached housing in Gosport comprising just 13.2% of the housing stock compared to the national average of 22.3%⁴. In terms of bedroom size, 45.0% of the stock was three bedroom units, 29.2% two bedroom units, 12.2% one bedroom units and 13.4% with four or more bedrooms.⁴
- 5.9 Over the last decade the Borough has experienced a high rate of housing completions which have been well ahead of meeting the target set in the former South East Plan of 2,500 new homes between 2006 and 2026. However, the economic downturn has resulted in a decline in the number of completions over recent years. The Borough Council has also achieved the provision of 40% affordable housing for residential development on most sites of at least 0.5 hectare or 15 dwellings or more in total. The provision of affordable housing has dropped off over recent years due to the current economic downturn. However, the proportion of affordable housing completions in the Borough as a percentage of all housing completions in 2010/11 was the highest out of all the PUSH authorities with 57.6% of all completions being classed as affordable housing⁵. This can be attributed to the regeneration of the Rowner estate.
- 5.10 House prices have been broadly flat over the past five years although there has been some evidence (HM Land Registry) that prices have started to rise during 2012.

POLICY CONTEXT

- 5.11 The following policies are applicable for monitoring in terms of the monitoring information included in this Chapter;

'Saved' Local Plan Review May 2006

Policies

R/H2 – Major Housing Proposals
R/H3 – Major Housing Proposals as Part of a Mixed-Use Development
R/H4 – Housing Densities Type and Size
R/H5 – Affordable Housing
R/H6 – Change of Use of Existing Dwellings
R/H11 – Sites for Gypsies and Travellers

Indicators

- Monitor the number of dwelling completions and outstanding commitments on an annual basis in order to assess current supply within the Borough and whether this is likely to meet the requirement
- Monitor the proportion of dwellings built on previously developed land.

⁴ Census 2011

⁵ South Hampshire Housing Market – Annual Market Monitoring Report 2012

- Monitor the density of new residential development, house types (detached etc.) and number of bedrooms
- Monitor the number of affordable houses built on sites of 15 or more units/0.5 hectare or greater

Targets

- 90% of dwellings to be built on previously developed land (**not linked to a policy**)
- 40% affordable housing on suitable sites where proposals for residential development are either 0.5 hectare or more in area or 15 dwellings or more in total (**R/H5**)

Draft Local Plan 2011-2029 December 2012

Policies

LP3 – Spatial Strategy

LP24 – Housing

LP26 – Gypsies, Travellers and Travelling Showpeople

Indicators

- The number of net additional dwellings set out in Policy LP3
- Housing supply and trajectory
- Affordable housing completions
- Density of housing completions
- Number of completions by dwelling size
- Net additional pitches for gypsies, travellers and travelling showpeople

Targets

- Target of 2,700 net additional dwellings (**LP3**)

- 40% affordable housing target (**LP24**)

ANALYSIS OF PERFORMANCE AGAINST THE SAVED LOCAL PLAN REVIEW AND DRAFT LOCAL PLAN

Housing supply

- 5.12 The Local Plan Review policy which set out a housing allocation for Gosport was not 'saved' by the Secretary of State for Communities and Local Government in 2009 as the statutory South East Plan set a new housing allocation for Gosport. However, the South East Plan has now been revoked and as such the Gosport Borough Local Plan 2011-2029 Consultation Draft (December 2012) sets out the quantum of housing development required. Housing

supply can be evaluated by the use of a housing trajectory. The Gosport Housing Trajectory 2013 forms Figure 5.2 of this report, with its detailed figures set out in Appendix 2. The outputs of the indicators have been derived from the trajectory. The housing target is based on the Gosport Borough Local Plan 2011-2029 Consultation Draft (December 2012) allocation.

Plan Period and Housing Targets

- 5.13 The Gosport Borough Local Plan 2011-2029 Consultation Draft (December 2012) sets a target of 2,700 dwellings to be built between 2011 and 2029. In order to meet the housing target up to 2013, 300 net additional dwellings (150 per year) were required between April 2011 and March 2013. The net additional number of dwellings since the beginning of the plan period between April 2011 and March 2013 was 414. The annual completion rate is shown below.

Figure 5.1: Total net housing completions in Gosport from 2011 to 2013

Monitoring Period	Net Completions
2011/2012	339
2012/2013	75
Total	414

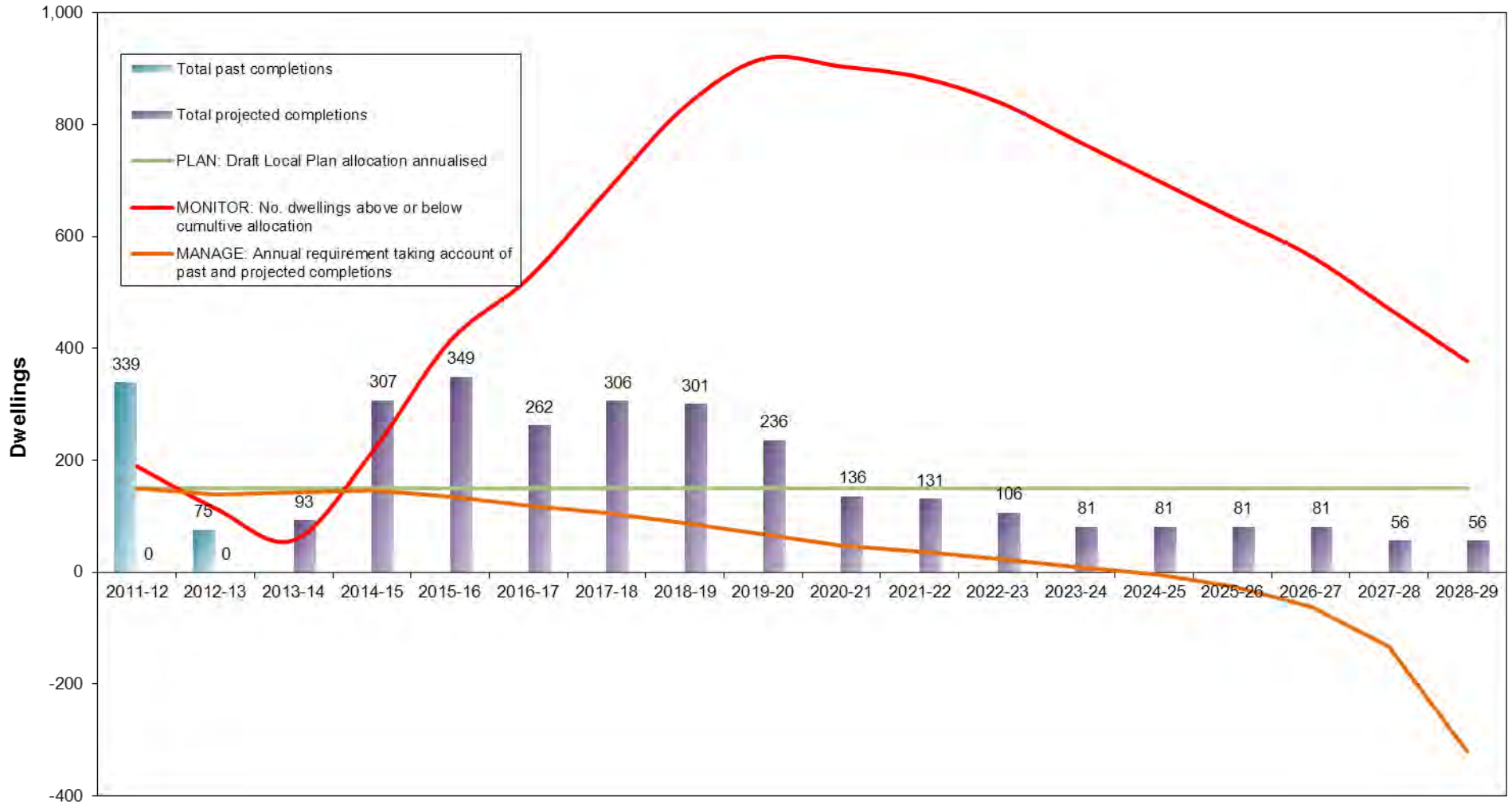
- 5.14 It can be seen that the housing supply has greatly exceeded the Gosport Borough Local Plan 2011-2029 Consultation Draft (December 2012) target.

Projected Net Additional Dwellings from 2013/14 to 2028/29

- 5.15 The target for 2013/14 to 2028/29 is calculated having regard to the 414 dwellings built between 2011 and 2013. The residual allocation is 2,286 or 142.9 dwellings per year and therefore this will form the target for the next 16 years until the end of the plan period. The projected net total of additional dwellings from 2013/14 to 2028/29 is 2,663 which takes into account sites with planning permission, SHLAA sites as well as projected windfalls.
- 5.16 The Gosport Housing Trajectory 2013 which is based on the Gosport Borough Local Plan 2011-2029 Consultation Draft (December 2012) provides details of the managed delivery target.

Figure 5.2

Gosport Housing Trajectory 2013



Strategic Housing Land Availability Assessment (SHLAA)

- 5.17 Local planning authorities are required by national planning policy, set out in the National Planning Policy Framework (NPPF), to prepare Strategic Housing Land Availability Assessments (SHLAA). An update of the Gosport SHLAA 2009 was published in December 2012 and demonstrates that there is a sufficient supply of housing sites to meet the housing requirement set out in the forthcoming Local Plan. The Annual Monitoring Report will be used to regularly update the SHLAA. It should be noted that the inclusion of a site in the SHLAA does not automatically mean it will be granted planning permission.
- 5.18 The NPPF defines a deliverable housing site as available now, in a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development of the site is viable. The NPPF defines a developable housing site as being in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. The Practice Guidance on SHLAAs states that if it is unknown when a site could be developed then it should be regarded as not currently developable and discarded from the assessment.
- 5.19 The SHLAA used a base date of April 2012 and a threshold of 10 units or 0.2 hectares. Table 3 in the SHLAA listed deliverable and developable sites. This table has been updated to reflect changes over the monitoring period 2012/13 and is reproduced in Figure 5.3.

Figure 5.3 SHLAA Sites as at April 2013

Gosport SHLAA Sites (as at 1st April 2013)				
Ref	Address	Housing Potential (Net)	Deliverable or Developable	Likely Timetable
Source 1: Planning permissions for housing that are under construction				
H/CC/01	Royal Clarence Yard	105	Deliverable	0-5 Years
H/GR/01	Rowner Renewal	235 ⁶	Deliverable	0-10 Years
	Total	340		
Source 2: Unimplemented and outstanding planning permissions for housing				
H/AG/06	Fort Gilkicker	26	Deliverable	0-5 Years
H/GR/02	Site of Former Recreation Centre, Davenport Close	14	Deliverable	0-5 Years
H/HD/06	Shell Filling Rooms	9	Deliverable	0-5 Years
	Total	49		
Source 3: Housing allocations in the emerging Local Plan and Site Development Briefs				
H/AG/05	Royal Hospital Haslar, Halsar Road	300	Deliverable	0-10 Years
H/BN/02	Stoners Close	17	Deliverable	0-5 Years
H/BN/03	Garages north of Laphorn Close	14	Deliverable	0-5 Years
H/FT/03	Wheeler Close	16	Deliverable	0-5 Years
H/HD/05	Priddy's Hard Heritage Area	100	Deliverable	0-5 Years
H/LE/02	Land between Magister Drive and Westland Drive	13	Deliverable	0-5 Years
H/LW/07	Daedalus	350	Deliverable	0-10 Years
H/TN/02	Gosport Waterfront	700	Deliverable	0-15 Years
H/TN/10	Small Town Centre Sites	200	Deliverable	0-15 Years
	Total	1,710		
Source 5: Vacant and derelict land and buildings				
	Total	0		
Source 6: Surplus public sector land				
	Total	0		
Source 7: Land in non-residential use which may be suitable for redevelopment for housing				
	Total	0		
Source 8: Additional housing opportunities in existing residential areas				
	Total	0		
Source 9: Large scale redevelopment and re-design of existing residential areas				
	Total	0		

⁶ This figure takes into account a subsequent application for the demolition of 15 dwellings at Lindbergh Close

- 5.20 Local Authorities are required to prepare a housing trajectory. The 2013 Gosport Housing Trajectory has been informed by the updated SHLAA and assists in monitoring supply against the draft Local Plan housing requirement. It shows a number of bars and lines, which represent different elements of the housing supply. The key components forming the bar chart element of the Housing Trajectory are completions and projections. A detailed breakdown of the figures is shown in Appendix 2.
- 5.21 The past net completion figure for the first two years is shown and housing projections are annualised from April 2013 to March 2029. This complies with paragraph 47 of the NPPF which requires local planning authorities to identify a fifteen year supply of specific, developable sites. The projections are broken down into three categories: SHLAA sites which include large sites with planning permission as at 1st April 2013, small sites with extant planning permission as at 1st April 2013 and windfall sites from 2014/15.
- 5.22 The three lines in the Housing Trajectory were generated in the following ways:
- The 'plan' line annualises the draft Local Plan housing allocation;
 - The 'monitor' line shows the number of dwellings above or below the cumulative allocation at a given time; and
 - The 'manage' line shows the annual number of completions needed to meet the draft Local Plan housing allocation, taking into account shortfalls and surpluses from both previous and future years.
- 5.23 The Gosport Borough Local Plan 2011-2029 Consultation Draft (December 2012) sets out the housing provision for Gosport for the 2011 to 2029 period. The total requirement is 2,700 dwellings, in order to meet this level of provision a target of 150 dwellings a year would need to be built; this is shown by the 'plan' line.
- 5.24 As at April 2013 some 414 dwellings had been built exceeding the target of 300. The remaining draft Local Plan allocation for 2013-2029 would therefore be 2,286 which is an annual requirement of 142.9 for the remaining 16 years.
- 5.25 Planning policy set out in the NPPF requires local planning authorities to identify and update annually a supply of specific, deliverable housing sites sufficient to provide five year worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Figure 5.4 demonstrates that there are sufficient deliverable sites in order to deliver the additional 5% buffer.
- 5.26 Advice published by DCLG sets out the three main stages for assessing the supply of deliverable sites:
1. Identify the level of housing provision to be delivered over the next five years.
 2. Identify potential sites for housing provision.
 3. Consider the deliverability of the identified potential sites.

Figure 5.4: 5 Year Supply of Deliverable Sites based on the Draft Local Plan 2011-2029
Five Year Housing Requirement for Gosport

	Dwellings	Annual Average
Housing Requirement 2011-2029 (Draft Local Plan)	2,700	150
Total Completions 2011 - 2013	414	
Housing Requirement 2013/14 – 2028/29	2,286	142.9 ¹
5 Year Requirement 2013/14 – 2017/18	715	142.9 ¹
5% Buffer Requirement	36	
	751	
¹ The annual average has taken into account the past level of completions		
Five Year Supply of Deliverable Housing Sites – 13/14 – 17/18		
Large sites with planning permission (1 st 5 Years)	289	
Small sites with planning permission	99	
Other deliverable sites	805	
Total Deliverable Sites	1,193	
Windfall	124	31
Total	1,317	

- 5.27 Figure 5.4 clearly demonstrates that there is a five year supply of deliverable sites. There are sufficient deliverable sites to deliver 1,317 dwellings which exceed the housing requirement for this period.
- 5.28 The NPPF also requires Local Authorities to identify a supply of specific developable sites, for years 5-10 and, where possible, for years 10-15. Figure 5.5 shows that for a 10 year period there are sufficient deliverable sites to provide 2,227 dwellings which is considerably higher than the requirement of 1,429.

Figure 5.5: 10 Year Supply of Deliverable Sites based on the Draft Local Plan 2011-2029

Ten Year Housing Requirement for Gosport		
	Dwellings	Annual Average
Housing Requirement 2011-2029 (Draft Local Plan)	2,700	150
Completions 2011 - 2013	414	
Housing Requirement 2013/14 – 2028/29	2,286	142.9 ¹
10 Year Housing Requirement 2013/14 - 2022/23	1,429	142.9 ¹
¹ The annual average has taken into account the past level of completions		
Ten Year Supply of Housing Sites – 13/14 – 22/23		
Deliverable Sites		
Large sites with planning permission	389	
Small sites with planning permission	99	
Other deliverable sites	1,460	
Total Deliverable Sites	1,948	
Windfall	279	
Total	2,227	

- 5.29 Figure 5.6 demonstrates that there is a 16 year supply of sites (until the end of the plan period) to accommodate 2,663 dwellings. This exceeds the 16 year housing requirement for the period 2013 to 2029. This supply together with the completions totals 3,077 which demonstrates that the draft Local Plan allocation of 2,700 can be met within the plan period.

Figure 5.6: 16 Year Supply of Deliverable Sites based on the Draft Local Plan 2011-2029

Sixteen Year Housing Requirement for Gosport (End of Plan Period)		
	Dwellings	Annual Average
Housing Requirement 2011-2029 (Draft Local Plan)	2,700	150
Completions 2011 - 2013	414	
Housing Requirement 2013/14 – 2028/29	2,286	142.9 ¹
16 Year Housing Requirement 2013/14 - 2025/26	2,286	142.9 ¹
¹ The annual average has taken into account the past level of completions		
Thirteen Year Supply of Housing Sites - 13/14 - 25/26		
Deliverable Sites		
Large sites with planning permission	389	
Small sites with planning permission	99	
Other deliverable sites	1,710	
Total deliverable sites	2,198	
Windfall	465	
Total	2,663	

Affordability

- 5.30 Saved Policy R/H5 deals with affordable housing and sets a target for 40% provision on suitable sites. The Borough Council defines affordable housing as housing intended to meet the needs of people whose incomes are insufficient to enable them to buy or rent suitable housing, without subsidy, on the open market.
- 5.31 During the monitoring period a gross total of 133 affordable dwellings were completed, 78 units at Royal Clarence Yard and 55 units as part of the redevelopment of the Rowner Regeneration Area.
- 5.32 The NPPF requires that plans should proactively drive and support sustainable economic development and take account of market signals such as land prices and housing affordability.
- 5.33 Three data sets have been included in order to understand the housing market in Gosport. These are:
- Ratio of lower quartile house prices to lower quartile earnings
 - Median quartile house prices to median quartile earnings
 - Median house prices
- 5.34 Up to date data for these indicators is not available so the latest available figures have been used.
- 5.35 The lower quartile affordability ratio compares lower quartile earnings to lower quartile house prices. This assesses affordability for those on lower incomes including young households and first-time buyers. The ratio of lower and median quartile house prices to lower and median quartile earnings are set out in Figures 5.7 and 5.8 respectively for Gosport, Hampshire and England from 2005 to 2012.

Figure 5.7: Ratio of lower quartile house prices to lower quartile earnings in Gosport, Hampshire and England

	2005	2006	2007	2008	2009	2010	2011	2012
Gosport	6.58	7.10	7.00	7.59	6.02	7.46	6.39	7.45
Hampshire	8.92	8.98	9.03	9.11	8.13	8.80	8.54	8.35
England	6.82	7.15	7.25	6.97	6.28	6.69	6.57	6.59

(Source: Table 576 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices>)

Figure 5.8: Ratio of median quartile house prices to median quartile earnings in Gosport, the South East and England

	2005	2006	2007	2008	2009	2010	2011	2012
Gosport	6.52	6.31	6.43	6.72	5.78	6.29	5.07	6.36
Hampshire	8.09	8.13	8.63	8.48	7.50	8.26	8.06	7.91
England	6.81	6.97	7.23	6.93	6.27	7.01	6.69	6.74

(Source: Table 577 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-price>)

- 5.36 Figure 5.7 shows that the lower quartile affordability ratio in Gosport has returned to 2010 levels following an improvement in 2011. It has increased to 7.45 in 2012 after dropping to 6.39 in 2011. However, the affordability ratio for those on lower incomes in Gosport is remains lower than the Hampshire average. The lower quartile affordability ratio set out in Figure 5.7 is higher than the median quartile affordability ratios set out in Figure 5.8. This highlights affordability issues and problems for first-time buyers getting on the property ladder in Gosport.
- 5.37 The growth in median house prices from 2008 to 2012 in Gosport, Hampshire and England is set out in Figure 5.9.

Figure 5.9: Median house prices in Gosport, the South East and England (thousands)*

	2008	2009	2010	2011	2012	2008-2012
Gosport	145.0	127.3	140.0	132.5	140.0	-3%
Hampshire	215.0	190.0	224.0	220.0	215.0	+0%
England	175.0	159.0	185.0	175.0	178.0	+2%

* The figures shown relate to the first quarter of each year

(Source: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices>)

- 5.38 House prices are an expression of the relationship between housing supply and demand. The Government indicator uses median rather than average house prices to measure overall housing market activity. Figure 5.9 shows that median house prices in Gosport generally stayed about the same between 2008 and 2012 but experienced big dips in 2009 and 2011. This is a trend that is reflected both nationally and at a county level.
- 5.39 The Borough Council commissioned David Couttie Associates to prepare a Housing Needs Assessment. This report was published in 2007 and identified a large and growing need for affordable housing in Gosport. This significant need for affordable housing both in Gosport and the sub-region as a whole was also re-iterated in the 2006 South Hampshire Housing Market Assessment. This evidence will be refreshed by PUSH Strategic Housing Market Assessment 2013. Figure 5.10 shows that the number of households on the Borough Council's Joint Housing Register has increased significantly over the last ten years although numbers have dropped in the last two years.

Figure 5.10: Number of households on Gosport's Joint Housing Register

Year	Number of Households
2003-2004	2,405
2004-2005	2,674
2005-2006	2,968
2006-2007	3,167
2007-2008	3,422
2008-2009	3,486
2009-2010	3,684
2010-2011	3,791
2011-2012	3,751
2012-2013	3,601

Housing distribution and type

- 5.40 The LPR has set a local target of 90% of new housing to be located on PDL. Only 1 dwelling out of 194 was built on non-PDL. This represents 0.5% of all completions during the monitoring period.

Figure 5.11: Dwellings built on PDL

	2008/09	2009/10	2010/11	2011/12	2012/13
No. dwellings (gross)	206	50	177	293	193
Percentage (%)	100	100	99.4	84	99.5

- 5.41 The breakdown of completions by development type for the monitoring period is shown below in Figure 5.12.

Figure 5.12: Breakdown of completions on PDL by development type (2012/13)

Development Type	Completions (Gross)
New	173
Change of use	20
Conversion	0
Total	193

- 5.42 Policy R/H4 of the LPR deals with housing densities and states that development proposals for housing should be provided at a density of between 30 and 50 dwellings per hectare (dph), with higher density developments permitted in areas with good access to public transport or close to Principal or District centres. The Gosport Borough Local Plan 2011-2029 Consultation Draft (December 2012) sets out a matrix of densities which broadly reflect the density ranges set out in the LPR. The densities of new developments completed between 2008 and 2013 are set out in Figure 5.13.

Figure 5.13: Densities of new dwellings completed between 2008 and 2013

Density	2008/09 (%)	2009/10 (%)	2010/11 (%)	2011/12 (%)	2012/13 (%)
Less than 30 dph	5	4	2	3	4
30-50 dph	12	12	26	49	29
More than 50 dph	83	84	72	48	67

- 5.43 The breakdown of new dwellings completed annually between 2007 and 2013 according to size is set out in Figure 5.14.

Figure 5.14: Number of dwellings (gross) completed 2007-2013 by dwelling size

Size	2007/08 (%)	2008/09 (%)	2009/10 (%)	2010/11 (%)	2011/12 (%)	2012/13 (%)	2013/14 (%)
1 bed	78 (25)	78 (38)	21 (42)	96 (54)	83 (24)	71 (36)	427 (34)
2 bed	112 (35)	102 (50)	25 (50)	56 (32)	183 (53)	90 (46)	568 (44)
3 bed	36 (12)	9 (4)	3 (6)	23 (13)	63 (18)	19 (10)	153 (12)
4 bed	60 (19)	14 (7)	1 (2)	0 (0)	18 (5)	13 (7)	106 (8)
5 bed	25 (8)	3 (1)	0 (0)	1 (1)	0 (0)	1 (1)	30 (2)
Total	311 (100)	206 (100)	50 (100)	176 (100)	347 (100)	194 (100)	1,284 (100)

- 5.44 Policy R/H4 states that proposals for residential development should provide a mix of dwelling sizes and types to reflect the needs of those seeking housing in the Borough. The gross housing completions set out in Figure 5.14 shows that a range of dwelling sizes have been provided in the Borough over the last six years. It can be seen that over the last 5 years 44% of new homes were two bed roomed and 22% of new homes contained three or more bedrooms.

Gypsies and travellers

- 5.45 In the Gosport Borough Local Plan there are two 'saved' policies in respect of sites for gypsies and travellers and short stay traveller (R/H11 and R/H12).

6.0 EMPLOYMENT, ECONOMIC DEVELOPMENT & SKILLS

OVERVIEW

- 6.1 The employment base of the Portsmouth Harbour area and Gosport in particular has been dominated by the Ministry of Defence. Employment at Portsmouth Naval Base has fallen while several other Ministry of Defence establishments in the Borough and around the Harbour have closed.
- 6.2 As a result of these changes a large number of residents of the Borough now work in different locations, particularly along the A27-M27 corridor in areas where the journey to work is predominantly by private car. The latest evidence⁷ shows that nearly two-thirds of employed Gosport residents work outside the Borough which has increased from 49% at the time of the 2001 Census. However, Gosport had the highest workplace self-containment ratio among Hampshire districts with 74% of Gosport based jobs filled by local residents⁸. This suggests that when local jobs are provided they are successfully filled by local residents. The 2011 Census data which will be released later this year will provide further details on journeys to work.
- 6.3 There are approximately 25,000 jobs in Gosport Borough⁹ which has declined from 33,000 in 2000 representing a 24% decrease in the employment base. Despite the closure of several Ministry of Defence establishments, there is still a higher than average proportion of jobs within the public administration sector (including defence, health and education) compared to that at county and regional level. Furthermore, there is a significantly lower proportion of jobs within the finance, IT and other business activities sector in comparison to county and regional levels. There are a number of important clusters of businesses in the Borough relating to advanced manufacturing, aviation and marine industries which employ significantly higher proportions of the workforce than the proportion nationally. The Council is expected to build upon strengths in these sectors particularly through the regeneration of the Solent Enterprise Zone at Daedalus over the coming years.
- 6.4 In 2010 there were 2,100 firms¹⁰ in Gosport which is the lowest total number of firms out of all Hampshire Districts (including Portsmouth and Southampton). The majority of these were small firms with 82.4% of these accounting for 1-9 employees. This proportion is comparable with other districts within Hampshire (including Portsmouth and Southampton). Further to this, the proportion of firms accounting for 250 or more employees is low within all Hampshire Districts but Gosport along with East Hampshire, Hart and New Forest has the lowest proportion.
- 6.5 According to the last published ABI data in 2007 Gosport also had the lowest business density and the lowest business start-up rate in the South-East and amongst the lowest in the country. This can be attributed to local skills deficiencies and lower levels of entrepreneurship which is often associated with areas that have a high dependency on large public sector employers such as the Ministry of Defence.

⁷ 2008 MVA Study. 2011 Census flow data (formerly origin-destination statistics) will not be published until the subsequent releases which are expected to be published in November 2013 onwards

⁸ Annual Population Survey 2008

⁹ ONS 2011-this is a workplace measure and includes employees, self-employed, government-supported trainees and HM Forces

¹⁰ ONS cited by A Profile for Hampshire 2011

- 6.6 The unemployment rate at May 2013 remained lower than the national average with 2.6% claiming Job Seekers Allowance (JSA). However, the youth unemployment rate is higher than the overall unemployment rate with 6.5% of 18-24 year olds claiming JSA. This reflects trends on youth unemployment at a local, regional and national level. Certain areas of the Borough such as the Town and Grange wards experience higher levels of employment deprivation. The 2010 Indices of Deprivation show that two Super Output Areas within Town ward and one within the Privett ward were within the top 15% of the most deprived nationally in terms of employment deprivation. Gosport has lower education attainment levels than the Hampshire average.
- 6.7 Earnings by workplace (both male and female) have remained lower within the Borough compared to those at national and regional level over the longer term period. Earnings by residence have also shown a general long term trend to be below those at the national and regional level.
- 6.8 Overall many of the factors identified above can be tackled through maximising opportunities to provide jobs and in enhancing the skills base through training. The economic-led regeneration of the Borough is therefore identified as a key priority in both the 'Saved' Local Plan Review (May 2006) and in the Draft Local Plan (December 2012).

POLICY CONTEXT

- 6.9 The following policies are relevant in terms of the monitoring information included in this Chapter;

'Saved' Local Plan Review May 2006

R/EMP1 – Allocation of Land for Employment

R/EMP2 – Land Allocated for Employment Use as part of Mixed-use Development

R/EMP3 – Protection of Existing Employment Sites from Inappropriate Development

Indicators

- Amount of additional land used for employment uses (B1, B2 and B8) as well as land with planning permissions and land allocated in order to assess the current level of supply within the Borough (1996-2016)
- Loss of employment (B1, B2 and B8) use through redevelopment and/or conversions

Targets

None

Draft Local Plan December 2012

LP16 – Employment Land

LP17 – Skills

Indicators

- Amount and type of employment floorspace completed
- Loss of employment floorspace throughout the Borough and on sites allocated for employment
- Planning permissions for new training facilities
- Skills related obligations secured as part of planning permissions

Targets

To provide 84,000 square metres of net additional employment floorspace over the period 2011-2029 (LP3, LP16)

ANALYSIS OF PERFORMANCE AGAINST THE SAVED LOCAL PLAN REVIEW AND DRAFT LOCAL PLAN

Amount and Type of Employment Floorspace Completed – 2012/13

- 6.10 For monitoring purposes, it is important to note that completions only take account of proposals occupying at least 200 m² of floorspace. There were no recorded completions on identified employment sites for the 2012/13 monitoring period. This follows on from zero completions in 2011/12 which means that there have been no employment completions towards the 84,000 target up to 2026 for the Borough to date. This target was identified in the revised South Hampshire Strategy (October 2012) and has been included in Policy LP3: Spatial Strategy and LP16: Employment Land of the Draft Local Plan. The zero level of completions over the last two monitoring periods reflects a historically low level of completions across all Hampshire districts. This also follows the trend for a relatively low level of completions over a number of previous years. In Gosport, this can be attributed to much of the employment land allocated in the 'Saved' Local Plan Review being built out coupled with the economic downturn and double dip recession leading to a lack of speculative new build taking place.

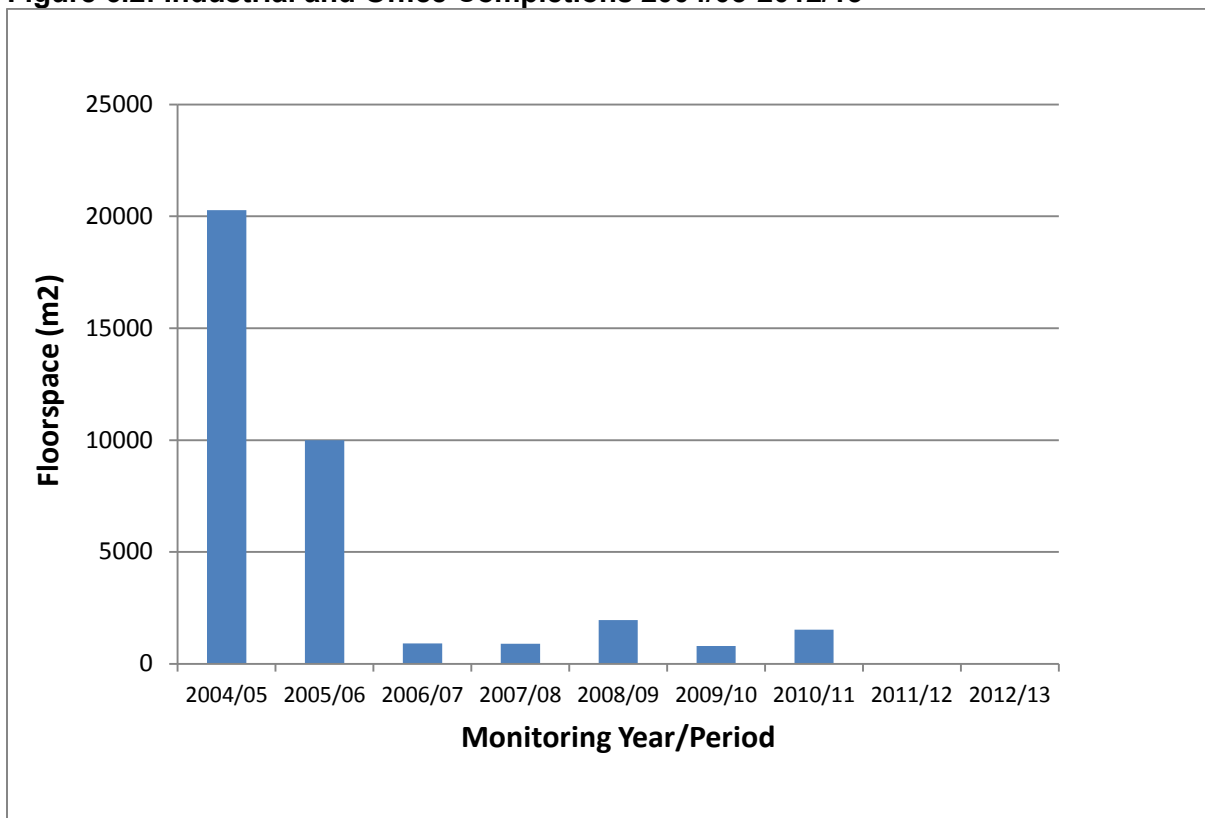
Figure 6.1 – Amount and Type of Employment Floorspace Completed – 2012/13 Contributing to the PUSH Allocation of 84,000m2

Use Class (Amendment) Order 2005	Gross employment floorspace (m ² gross internal)
B1a: Offices	0
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0
B1-8 (non-specific)	0
Total	0

* Gross employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.

6.11 Figure 6.2 shows the level of industrial and office completions within Gosport between 1st January 2004 and 31st March 2013. This additional analysis clearly illustrates the drop in employment floorspace completions over recent years. The higher level of completions shown in 2004/05 and 2005/06 can be attributed to development taking place on Employment Allocations identified in the ‘Saved’ Local Plan Review under Policy R/EMP1 such as Frater Gate and Heritage Business Park, on Mixed Use Allocations identified under Policy R/EMP2 such as Royal Clarence Yard and on Existing Employment Sites identified under Policy R/EMP3 such as the former Cyanamid site.

Figure 6.2: Industrial and Office Completions 2004/05-2012/13



* Completed floorspace includes that which is complete and vacant as well as that which is complete and occupied

Employment land available

- 6.12 Available employment land is defined as land identified for employment purposes in the 'Saved' Local Plan Review/Draft Local Plan or that with extant planning permission as of the 31st March 2013. Sites that have been categorised under B1-B8 (non-specific) have been given when a variety of commercial end uses are possible. This therefore fits with the approach of the NPPF which is committed to securing economic growth in order to create jobs and prosperity. Figure 6.3 shows the available employment land by use class.

Figure 6.3: Employment Land Available by Type as at 31st March 2013

Use Class (Amendment) Order 2005	Available Employment Land (hectares)
B1a: Offices	0.22
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0
B1 – B8 (non-specific)	27.36
Total	27.58

- The employment land available is the known position at this stage. The known area particularly for sites within the Regeneration Areas may change over future monitoring years as proposals come forward for redevelopment.

- 6.13 The Borough Council has demonstrated in its Employment Land Review (ELR) which was refreshed in December 2012 that it can meet the 84,000m² PUSH allocation through existing permissions, allocations and sites which offer a potential to be developed for employment uses. The ELR assesses the supply and demand for employment floorspace and land in Gosport Borough and assists in identifying suitable employment sites which will help to increase the current low job density levels and prevent further out-commuting.
- 6.14 Figure 6.4 shows the identified floorspace for outstanding planning permissions, potential employment floorspace within existing employment sites and potential floorspace for allocations identified in the Draft Local Plan which will contribute to the 84,000 m² PUSH allocation. Deandalus which is in the process of being granted planning permission pending the signing of a Section 106 agreement accounts for much of the identified PUSH allocation with over 55,000 m² of floorspace (net) identified. Although the Gosport Waterfront and other town centre sites allocations would result in no overall net gain in floorspace, it is acknowledged that new employment premises would be developed which would potentially increase employment.

Figure 6.4: Outstanding Planning Permissions, Potential Employment Floorspace within Existing Employment Sites and Potential Floorspace for Allocations Identified in the Draft Local Plan Contributing to the PUSH Allocation of 84,000 m² as at 31st March 2013

	Net Additional Floorspace (square metres)
Total Completions	0
Outstanding Planning Permissions (as at 1 st April 2013)	3,982
Potential Floorspace within existing employment sites at 1 st April 2013	11,365
Allocations	
Daedalus (see Policy LP5)	55,000
Grange Road (see Policy LP9B)	8,400
Frater House (see Policy LP9B)	5,000
Royal Hospital Haslar (see Policy LP6)	2,500
Aerodrome Road (see Policy LP9B)	1,100
Priddy's Hard Heritage Area (see Policy LP9A)	1,000
Gosport Waterfront (see Policy LP4)	- ¹¹
Other town centre sites (see Policy LP4)	- ¹²
Total	88,347

- The floorspace figures noted for the potential floorspace in existing employment sites and allocations are subject to change over future monitoring periods on the submission of detailed proposals.

6.15 Figure 6.5 shows the outstanding planning permissions which count towards the identified 84,000 PUSH allocation broken down by use class.

Figure 6.5: Outstanding Planning Permissions by Use Class Contributing to the PUSH Allocation of 84,000m² as at 31st March 2013

Use Class (Amendment) Order 2005	Outstanding Planning Permissions (square metres) (net)
B1a: Offices	392
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0
B1 – B8 (non-specific)	3,590
Total	3,982

¹¹ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace

¹² New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace

Loss of employment floorspace throughout the Borough and on sites allocated for employment

- 6.16 A total of 4,096 square metres of employment floorspace was lost during the 2012/13 monitoring period. However, this has not translated into a loss of employment land. The loss of employment floorspace has arisen as a result of a permitted change of use at Unit B2, Heritage Business Park on a built out Employment Allocation identified under 'Saved' Policy R/EMP1 (203 m²) and through the demolition of the former Covidien/Tyco Health Care building on Existing Employment Land identified under 'Saved' Policy R/EMP3 at 154 Fareham Road (3,894m²).

Skills related obligations secured as part of planning permissions

- 6.17 There were no planning proposals submitted for new training facilities and no skills related planning obligations secured as part of Section 106 agreements during the 2012/13 monitoring period.

7.0 RETAIL

OVERVIEW

- 7.1 Access to local facilities is very important for the quality of life and well-being of local residents. The hierarchy of local centres in the Borough provide a focus for many facilities and it is important that these remain vibrant and viable. Gosport Town Centre is the principal town centre in the Borough with a variety of convenience and comparison shops¹³ and a range of services. It provides an attractive shopping environment with neighbouring open spaces and waterfront. It performs relatively well despite competition from higher order centres in the sub-region, although it is considered to be increasingly vulnerable in the face of strengthening competition from Portsmouth, Fareham and Southampton in the context of a difficult economic climate.
- 7.2 In addition there are two district centres, at Lee-on-the-Solent and Stoke Road and 22 smaller centres which provide convenience shopping and services within their respective neighbourhoods.

POLICY CONTEXT

- 7.3 The following policies are relevant in terms of the monitoring information included in this Chapter;

'Saved' Local Plan Review May 2006

R/S2 – Location of Additional Shopping & Leisure Floorspace

R/S3 – Principal and District Shopping Centres

R/S4 – Local and Neighbourhood Centres

Indicators

- Vitality and viability of Gosport Town Centre by measuring diversity of uses, vacancy rates, rents, yields, pedestrian flows, accessibility, crime levels and an assessment of environmental quality
- Diversity of uses and changes of use from retail to other uses (Gosport Town Centre, Local and Neighbourhood Centres)
- New retail development permitted outside of the defined centres and the loss of local shops outside the defined centres

Targets

Not more than 33% of the commercial units in the Principal and District Shopping Centres may comprise of uses other than Class A1 and A2 uses (R/S3)

¹³ Convenience and comparison shops are defined in the glossary

Not more than 40% of the commercial units in the Local and Neighbourhood Centres may be used for Classes A2, A3, A4 and A5 and other non Class A1 uses in order to provide for a wide range of services within the Local and Neighbourhood Centres without affecting their vitality and viability **(R/S4)**

Draft Local Plan 2012 December 2012

LP27 – Town, District and Neighbourhood Centres

LP28 – Uses in Centres

LP29 – Out of Centre proposals

Indicators

- Types of uses in each of the Borough's centres
- % of retail uses in each centre (Thresholds set out in policy)
Vacancy rates (LP28)
- New retail floorspace permitted outside of centres
- New retail floorspace completed outside of centres including those with planning permission and those completed under permitted development

Targets

Not more than 33% of the commercial units in the Principal and District Shopping Centres may comprise of uses other than Class A1 and A2 uses **(R/S3)**

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 sites do not either individually or cumulatively exceed 33% of the total frontage **(LP28)**

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 **(LP28)**

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 **(LP28)**

ANALYSIS OF PERFORMANCE AGAINST THE SAVED LOCAL PLAN REVIEW AND DRAFT LOCAL PLAN

Total Amount of Retail Developments Completed – 2012/13

- 7.4 For monitoring purposes, it is important to note that completions only take account of proposals occupying at least 200 m² of floorspace. There were no A1-A5 completions recorded during the monitoring period. However, construction works that were being progressed on the Alver Village Tesco site and new neighbourhood centre during the 2012/13 monitoring period have since been completed. The Alver Tesco supermarket and neighbourhood centre officially opened to the public on 23rd May and will be recorded as completions for the 2013/14 monitoring period. The development of a pub/restaurant also commenced in early 2013 as part of the wider redevelopment of Gosport Leisure Park.

Figure 7.1: Total Amount of Retail Developments Completed – 2012/13

Use Class (Amendment) Order 2005	Completed Floorspace (m2)
A1: Shops	0
A2: Financial and professional services	0
A3: Restaurants and cafes	0
A4: Drinking establishments	0
A5: Hot food takeaways	0
Total	0

Percentage of Commercial Unit Frontages Occupied by A1 and A2 Uses within the Principal and District Centres in Gosport May 2013

- 7.5 The retail strategy in the 'Saved' Local Plan Review is to maintain Gosport Town Centre as the principal centre and the two district centres as the key focus for new retail and service developments in the Borough in order to help ensure their vitality and viability. In order to implement this strategy the Council's current policy is to operate a threshold policy whereby no more than 33% of the commercial units should comprise of uses other than A1 and A2. This figure is based on the percentage of the total frontage of each unit.
- 7.6 Figure 7.2 shows the proportion of uses in each of these three key centres. In terms of the overall mix, the split between uses has changed slightly with 33.1 % of non A1/A2 uses making up the retail and service offer of Gosport Town Centre. This compares with 31.9% of the centre comprising of non A1/A2 uses making up the retail and service offer of Gosport Town Centre in summer 2012. The proportion of non A1/A2 uses in Lee-on-the-Solent District Centre is 21.6%. This compares with 20.3% of the centre comprising of non A1/A2 uses making up the retail and service offer in summer 2012. The proportion of A1/A2 uses within Stoke Road District Centre is 30.9% compared to the 32.0% which was recorded in summer 2011.

Figure 7.2: Proportion of A1/A2 and Non A1/A2 Frontage within the Principal and District Centres in Relation to Policy R/S3 of the 'Saved' Local Plan Review - May 2013

Name of Centre	Type of Centre	Use Class	Frontage (m)	% of Frontage Occupied by Use Class Type	Non A1/A2 Frontage ≤ 33%
Gosport Town Centre	Principal	A1	919.3	52%	✓
		A2	257.5	15%	
		Non-A1/A2	582.3	33%	
		Total	1759.1	100%	
Lee-on-the-Solent District centre	District	A1	478.7	69%	✓
		A2	67.6	10%	
		Non-A1/A2	150.3	21%	
		Total	696.6	100%	
Stoke Road District centre	District	A1	456.5	52%	✓
		A2	163.0	18%	
		Non-A1/A2	262.4	30%	
		Total	881.9	100%	

Ground floor residential frontage is not taken into account with the figures

- 7.7 The draft Local Plan (December 2012) will look to maintain Gosport Town Centre and the two district centres as the key focus for new retail and service developments. The thresholds for non A1/A2 use will remain at no more than 33% of the total frontage and will also be based on the percentage of the total frontage of each unit. Figures 7.3 shows the proportion of uses in each of these key centres whereby the revised centre boundaries for Lee-on-the-Solent District Centre and Stoke Road District Centre are taken into account. Figure 7.4 shows the proposed secondary shopping frontage threshold for part of Stoke Road District Centre whereby the non A1/A2 threshold will be set at no more than 50% of the total frontage.

Figure 7.3: Proportion of A1/A2 and Non A1/A2 Primary Frontage within the Principal and District Centres in Relation Policy LP28 of the Draft Local Plan - May 2013

Name of Centre	Type of Centre	Use Class	Frontage (m)	% of Frontage Occupied by Use Class Type	Non A1/A2 Frontage ≤ 33%
Gosport Town Centre	Principal	A1	919.3	52%	✓
		A2	257.5	15%	
		Non-A1/A2	582.3	33%	
		Total	1759.1	100%	
Lee-on-the-Solent District centre	District	A1	485.1	69%	✓
		A2	67.6	10%	
		Non-A1/A2	150.3	21%	
		Total	703.0	100%	
Stoke Road District centre (Primary Frontage)	District	A1	245.9	71%	✓
		A2	49.5	14%	
		Non-A1/A2	49.0	14%	
		Total	344.35	100%	

Ground floor residential frontage is not taken into account with the figures
% totals subject to rounding

Figure 7.4: Proportion of A1/A3 and Non A1/A2 Secondary Frontage within Stoke Road District Shopping Centre in Relation to Policy LP28 of the Draft Local Plan – May 2013

Policy LP28: Uses in Centres of the Draft Local Plan December 2012					
Name of Centre	Type of Centre	Use Class	Frontage (m)	% of Frontage Occupied by Use Class Type	Non A1/A2 Frontage ≤ 50%
Stoke Road District Centre (Secondary Frontage)	District	A1	261.0	40%	✓
		A2	126.3	19%	
		Non-A1/A2	264.2	41%	
		Total	651.6	100%	

Ground floor residential frontage is not taken into account with the figures

Percentage of Commercial Unit Frontages Occupied by A1 Uses within the Local and Neighbourhood Centres in Gosport May 2013

- 7.8 Local and Neighbourhood centres remain the preferred locations for retail development outside of the Principal and District centres. They perform a different role to that of the larger centres. There are a number of these centres dispersed throughout the Borough providing for the day-to-day needs of residents within their vicinity. They allow local residents to purchase everyday items without the need to drive into town and this is particularly important for residents who do not have access to a car or have limited mobility.
- 7.9 The strategy in the 'Saved' Local Plan Review is to promote class A1 uses as the primary use within these centres. In order to achieve this, 'Saved' Policy R/S4 of the 'Saved' Local Plan Review identifies a threshold of not more than 40% of the commercial units within the retail area should comprise of non A1 uses. The figure is based on the percentage of the total frontage of the shop unit. Figure 7.5 shows that the proportion of non A1 uses had exceeded the 40% threshold as set out in Policy R/S4 in 3 of the local centres in 2013 (Rowner Road, Forton Road/The Crossways and Alverstoke Village). This is the same as the 3 recorded in June/July 2012. Figure 7.5 also shows that the proportion of non A1 uses had exceeded the 40% threshold as set out in Policy R/S4 in 6 of the neighbourhood centres in 2013 (Carisbrooke Road, Brewers Lane, St. Nicholas Avenue, Elson Road, Forton Road (No's 45-95) and Bury Cross). This is the same as the 6 recorded in June/July 2012. The highest proportion of non A1 uses was in the Bury Cross neighbourhood centre with 58% of the total frontage occupied by non A1 uses.

Figure 7.5: Proportion of A1 and Non A1 Frontage within the Local and Neighbourhood Centres in Relation to Policy R/S3 of the 'Saved' Local Plan Review – May 2013

Name of Centre	Use Class	Frontage (m)	% of Frontage Occupied by Use Class Type	Non A1/A2 Frontage ≤ 40%
Local Centres				
Gregson Avenue	A1	68.5	64%	✓
	Non A1	38.5	36%	
	Total	107.0	100%	
Rowner Road	A1	42.3	45%	X
	Non A1	52.5	55%	
	Total	94.8	100%	
Brockhurst Road (no. 29-75)	A1	129.4	86%	✓
	Non A1	21.0	14%	

Name of Centre	Use Class	Frontage (m)	% of Frontage Occupied by Use Class Type	Non Frontage 40% A1/A2 ≤
	Total	150.4	100%	
Forton Road / The Crossways	A1	99.9	49%	X
	Non A1	102.4	51%	
	Total	202.3	100%	
Alverstoke Village	A1	48.6	56%	X
	Non A1	37.6	44%	
	Total	86.2	100%	
Neighbourhood Centres				
Tukes Avenue	A1	30.9	100%	✓
	Non A1	0	0%	
	Total	30.9	100%	
Nobes Avenue	A1	50.0	70%	✓
	Non A1	21.8	30%	
	Total	71.8	100%	
Carisbrooke Road	A1	35.6	45%	X
	Non A1	44.3	55%	
	Total	79.9	100%	
Brewers Lane	A1	20.0	57%	X
	Non A1	15.0	43%	
	Total	35.0	100%	
Beauchamp Avenue	A1	21.1	74%	✓
	Non A1	7.3	26%	
	Total	28.4	100%	
Rowner Lane	A1	32.7	75%	✓
	Non A1	11.1	25%	
	Total	43.8	100%	
St. Nicholas Avenue	A1	15.3	49%	X
	Non A1	15.7	51%	
	Total	31.0	100%	
Elson Road	A1	30.5	45%	X
	Non A1	37.9	55%	
	Total	68.4	100%	
Palmyra Road	A1	52.9	66%	✓
	Non A1	27.8	34%	
	Total	80.7	100%	
Forton Road (335-359 & 262-278)	A1	74.5	87%	✓
	Non A1	11.6	13%	
	Total	86.1	100%	
Forton Road (45-95)	A1	61.9	44%	X
	Non A1	78.1	56%	
	Total	140.0	100%	
Bury Cross	A1	35.3	42%	X
	Non A1	48.7	58%	
	Total	84.0	100%	
Queens Parade	A1	38.6	70%	✓
	Non A1	16.2	30%	
	Total	54.8	100%	
Portsmouth Road	A1	30.2	70%	✓
	Non A1	12.9	30%	
	Total	43.1	100%	

Name of Centre	Use Class	Frontage (m)	% of Frontage Occupied by Use Class Type	Non A1/A2 Frontage ≤ 40%
Dartmouth Court	A1	21.7	75%	✓
	Non A1	7.4	25%	
	Total	29.1	100%	
Anstice Court, Twyford Drive	A1	36.6	62%	✓
	Non A1	22.6	38%	
	Total	59.2	100%	

Ground floor residential frontage is not taken into account with the figures

- 7.10 Policy LP28: Uses within Centres of the draft Local Plan (December 2012) proposes a revised frontage threshold of no more than 50% of non Class A uses within neighbourhood centres¹⁴. The threshold has been revised upwards from the 40% in Policy R/S4 of the Saved Local Plan Review in response to monitoring the effectiveness and appropriateness of this policy. Figure 7.6 takes account of revised centre boundaries in the Forton Road/Crossways and Forton Road/Parham Road Neighbourhood Centres. This also shows that the proportion of non A1 uses had exceeded the 50% threshold as set out in Policy LP28 in 6 of the neighbourhood centres in 2013 (Rowner Road, Carisbrooke Road, St. Nicholas Avenue, Elson Road, Forton Road (45-95) and Bury Cross).

Figure 7.6: Proportion of A1 and Non A1 Frontage within the Neighbourhood Centres in Relation to Policy LP28 of the Draft Local Plan – May 2013

Name of Centre	Use Class	Frontage (m)	% of Frontage Occupied by Use Class Type	Non A1/A2 Frontage ≤ 50%
Gregson Avenue	A1	68.5	64%	✓
	Non A1	38.5	36%	
	Total	107.0	100%	
Rowner Road	A1	42.3	45%	X
	Non A1	52.5	55%	
	Total	94.8	100%	
Brockhurst Road (no. 29-75)	A1	129.4	86%	✓
	Non A1	21.0	14%	
	Total	150.4	100%	
Forton Road / The Crossways	A1	91.7	59%	✓
	Non A1	64.3	41%	
	Total	156.0	100%	
Alverstoke Village	A1	48.6	56%	✓
	Non A1	37.6	44%	
	Total	86.2	100%	
Tukes Avenue	A1	30.9	100%	✓
	Non A1	0	0%	
	Total	30.9	100%	
Nobes Avenue	A1	50.0	70%	✓
	Non A1	21.8	30%	
	Total	71.8	100%	
Carisbrooke Road	A1	35.6	45%	X
	Non A1	44.3	55%	

¹⁴ Both local and neighbourhood centres are defined as neighbourhood centres within the draft Local Plan (2012).

Name of Centre	Use Class	Frontage (m)	% of Frontage Occupied by Use Class Type	Non A1/A2 Frontage ≤ 50%
	Total	79.9	100%	
Brewers Lane	A1	20.0	57%	✓
	Non A1	15.0	43%	
	Total	35.0	100%	
Beauchamp Avenue	A1	21.1	74%	✓
	Non A1	7.3	26%	
	Total	28.4	100%	
Rowner Lane	A1	32.7	75%	✓
	Non A1	11.1	25%	
	Total	43.8	100%	
St. Nicholas Avenue	A1	15.3	49%	X
	Non A1	15.7	51%	
	Total	31.0	100%	
Elson Road	A1	30.5	45%	X
	Non A1	37.9	55%	
	Total	68.4	100%	
Palmyra Road	A1	52.9	66%	✓
	Non A1	27.8	34%	
	Total	80.7	100%	
Forton Road (335-359 & 262-278)	A1	74.5	87%	✓
	Non A1	11.6	13%	
	Total	86.1	100%	
Forton Road (45-95)	A1	85.3	48%	X
	Non A1	92.7	52%	
	Total	178.0	100%	
Bury Cross	A1	35.3	42%	X
	Non A1	48.7	58%	
	Total	84.0	100%	
Queens Parade	A1	38.6	70%	✓
	Non A1	16.2	30%	
	Total	54.8	100%	
Portsmouth Road	A1	30.2	70%	✓
	Non A1	12.9	30%	
	Total	43.1	100%	
Dartmouth Court	A1	21.7	75%	✓
	Non A1	7.4	25%	
	Total	29.1	100%	
Anstice Court, Twyford Drive	A1	36.6	62%	✓
	Non A1	22.6	38%	
	Total	59.2	100%	
Alver Village	A1	86.7	82%	✓
	Non A1	19.5	18%	
	Total	106.2	100%	

Ground floor residential frontage is not taken into account with the figures

Pedestrian Footfall

- 7.11 Monitoring pedestrian flow is an important health check indicator of the vitality and viability of town centres. The Borough Council have carried out footfall counts in Gosport town centre since 2004 on a quarterly basis. The surveys are carried out on three separate days over

the length of Gosport High Street throughout different times of the day. The survey includes Tuesdays and Saturdays which are both market days. The market makes an important contribution not only to the local economy but also brings vibrancy to the local street scene.

Figure 7.7: Gosport High Street



- 7.12 Figure 7.8 continues to show that the busiest time in Gosport Town Centre is on a Saturday with the market playing a significant role in attracting shoppers. Seasonal variations continue to influence footfall trends with pedestrian flow being generally higher during the summer months. An example of a seasonal trend is shown for the Saturday footfall readings in March 2013 where cold, wet and windy weather resulted in a low count.
- 7.13 Although the Morrisons supermarket attracts predominantly car borne shoppers, there appears to be a high degree of linkage between shoppers using the foodstore and other retail and service uses located on the High Street.

Figure 7.8: Pedestrian footfall February 2006-May 2013

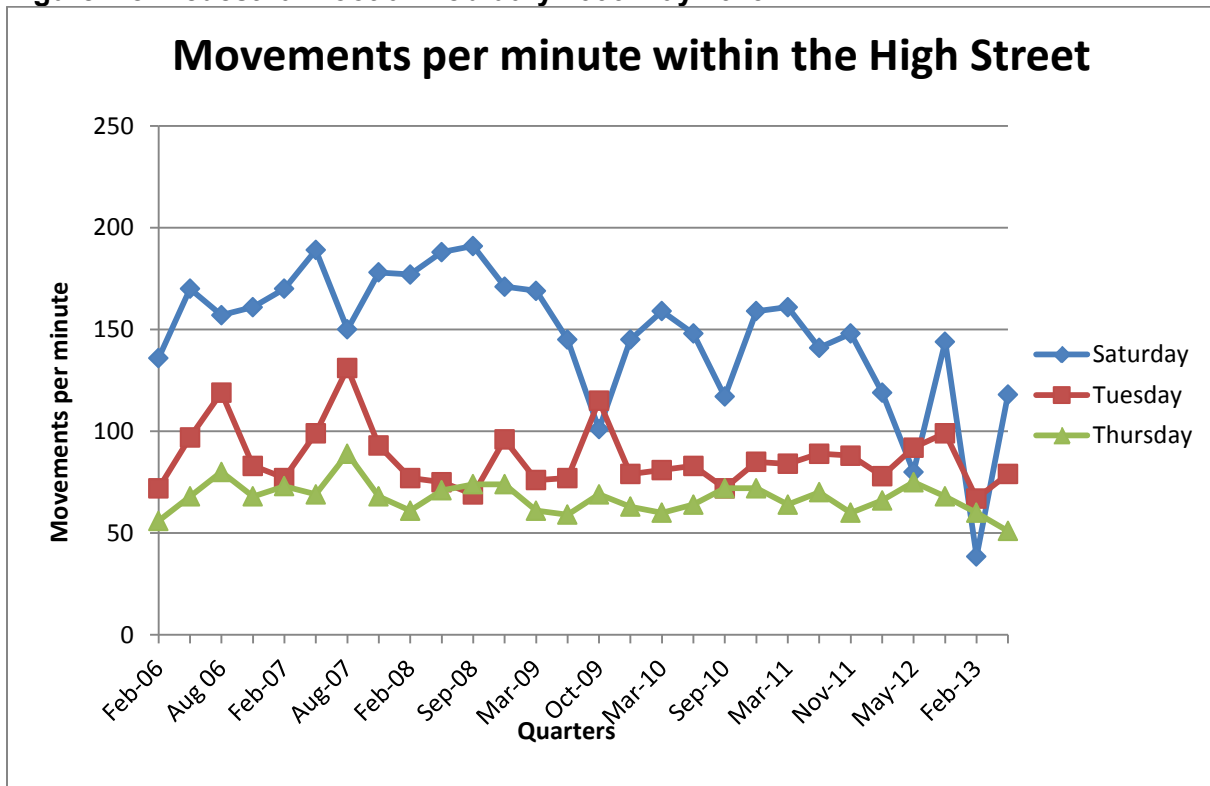


Figure 7.9: Morrisons and KFC



Vacancy Rates

- 7.14 Figure 7.10 shows that 6 of the Borough's shopping centres experienced a decrease in vacancies between 2012 and 2013. This compares with 9 of the Borough's shopping centres showing a decrease in vacancies between the 2011 and 2012 surveys. Figure 7.10 also shows that 12 of the Borough's shopping centres recorded no vacancies in the 2013 survey. Vacancies increased in 5 of the Borough's shopping centres over the period. Out of the principal and district centres, Stoke Road District Centre continues to record a high level of vacancies with a recorded vacancy rate of 13% in June 2013. However, this has dropped from 18% which was recorded during June 2012. The centre with the highest recorded vacancy rate in the Borough is Elson Road with 58% of the frontage currently being classed as vacant. However, this higher figure can mostly be attributed to current proposals relating to the demolition and rebuild of units.

Figure 7.10: Vacancy Rates by Frontage within the Borough's Identified Shopping Centres in Relation to Policy R/S3 of the 'Saved' Local Plan Review - May 2013

Name of Centre	Type of Centre	% of Vacant Frontage June 2013	Vacancy Rate Up or Down Since June/July 2012
Gosport Town centre	Principal	6%	↓
Lee-on-the-Solent Town Centre	District	4%	↑
Stoke Road	District	13%	↓
Gregson Avenue	Local	10%	↑
Rowner Road	Local	17%	↔
Brockhurst Road (No. 29-75)	Local	22%	↑
Forton Road/The Crossways	Local	0%	↓
Alverstoke Village	Local	5%	↑
Tukes Avenue	Neighbourhood	0%	↔
Nobes Avenue	Neighbourhood	10%	↔
Carisbrooke Road	Neighbourhood	0%	↔
Brewers Lane	Neighbourhood	0%	↔
Beauchamp Avenue	Neighbourhood	0%	↔
Rowner Lane	Neighbourhood	0%	↔
St.Nicholas Avenue	Neighbourhood	0%	↔
Elson Road	Neighbourhood	58%	↑
Palmyra Road	Neighbourhood	7%	↔
Forton Road (335-359 & 262-278)	Neighbourhood	0%	↓
Forton Road (45-95)	Neighbourhood	11%	↓
Bury Cross	Neighbourhood	0%	↓
Queens Parade	Neighbourhood	0%	↔

Name of Centre	Type of Centre	% of Vacant Frontage June 2013	Vacancy Rate Up or Down Since June/July 2012
Portsmouth Road	Neighbourhood	29%	↔
Dartmouth Court, Dartmouth Close	Neighbourhood	0%	↔
Anstice Court, Twyford Drive	Neighbourhood	0%	↔

Ground floor residential frontage is not taken into account with the figures

- 7.15 Figure 7.11 takes account of the revised shopping centre boundaries that are proposed in the draft Local Plan for Lee-on-the-Solent District Centre, Stoke Road District Centre and the Forton Road/Crossways and Forton Road/Parham Road neighbourhood shopping centres. It should be noted that vacancy rates for these centres are not directly comparable to those recorded in 2012. Figure 7.11 also shows the vacancy rate for the recently completed Alver Village neighbourhood centre whereby a single vacant unit was observed resulting in a vacancy rate of 16%.

Figure 7.11: Vacancy Rates by Frontage within the Borough's Identified Shopping Centres in Relation to Policy LP28 of the Draft Local Plan - May 2013

Name of Centre	Type of Centre	% of Vacant Frontage June 2013	Vacancy Rate Up or Down Since June/July 2012
Gosport Town centre	Principal	6%	↓
Lee-on-the-Solent Town Centre	District	4%	n/a
Stoke Road	District	12%	n/a
Gregson Avenue	Neighbourhood	10%	↑
Rowner Road	Neighbourhood	17%	↔
Brockhurst Road (No. 29-75)	Neighbourhood	22%	↑
Forton Road/The Crossways	Neighbourhood	0%	n/a
Alverstoke Village	Neighbourhood	5%	↑
Tukes Avenue	Neighbourhood	0%	↔
Nobes Avenue	Neighbourhood	10%	↔
Carisbrooke Road	Neighbourhood	0%	↔
Brewers Lane	Neighbourhood	0%	↔
Beauchamp Avenue	Neighbourhood	0%	↔
Rowner Lane	Neighbourhood	0%	↔
St.Nicholas Avenue	Neighbourhood	0%	↔
Elson Road	Neighbourhood	58%	↑
Palmyra Road	Neighbourhood	7%	↔
Forton Road /Bedford Street	Neighbourhood	0%	↓

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Name of Centre	Type of Centre	% of Vacant Frontage June 2013	Vacancy Rate Up or Down Since June/July 2012
Forton Road/Parham Road	Neighbourhood	9%	n/a
Bury Cross	Neighbourhood	0%	↓
Queens Parade	Neighbourhood	0%	↔
Portsmouth Road	Neighbourhood	29%	↔
Dartmouth Court, Dartmouth Close	Neighbourhood	0%	↔
Antice Court, Twyford Drive	Neighbourhood	0%	↔
Alver Village	Neighbourhood	15%	n/a

Ground floor residential frontage is not taken into account with the figures

8.0 COMMUNITY AND LEISURE FACILITIES

OVERVIEW

- 8.1 The enhancement of leisure and cultural facilities in order to increase participation and improve the physical and well-being of local residents is identified as an area where the Local Plan can help deliver improvements. The construction of the Gosport Leisure Park includes the recently opened Gosport Leisure Centre whilst local schools, colleges and clubs also play an important role in local sports provision.
- 8.2 Local residents primarily use facilities in Portsmouth and Fareham for many cultural facilities such as theatres and cinemas although there are a number of smaller community venues in the Borough. The Borough has a good provision in terms of museums and display facilities including the Explosion Museum, the Submarine Museum and the Gosport Discovery Centre as well as limited openings of a number of other heritage facilities in the Borough.

POLICY CONTEXT

- 8.3 The following policies are relevant in terms of the monitoring information included in this Chapter;

'Saved' Local Plan Review May 2006

R/CF1 – New or Improved Community and Health Facilities

R/CF2 – Protection of Existing Health and Community Facilities

R/CF3 – Provision of Community Facilities on Major Housing Development

R/CF8 – Provision of Built Leisure Facilities

R/CF9 – Recreation and Leisure Allocations

Indicators

- Total amount of community and health facilities completed in 2012/13.

Targets

None

Draft Local Plan December 2012

LP32 – Community and Built Leisure Facilities

Indicators

- Total amount of completed community facilities
- Total amount of losses of community facilities

<u>Targets</u>
None

ANALYSIS OF PERFORMANCE AGAINST THE SAVED LOCAL PLAN REVIEW AND DRAFT LOCAL PLAN

Total Amount of New Community Facilities Completed in 2012/13

- 8.4 No new community facilities were completed during the monitoring period. However, a number new and improved education related facilities were being progressed over the course of the monitoring period. This included a new children's education centre in Woodcot Primary School consisting of 1,053 m² of new floorspace. This will replace the Quayside Education Centre in Mill Lane and is scheduled to open in time for the new academic year in September 2013. Works were also being progressed at Siskin Junior School on two extensions to the current school buildings and on the partial remodelling of existing spaces (338 m²). These were completed in April 2013 and will count as a completion of community facilities for the 2013/14 monitoring period.
- 8.5 Planning permission was granted on appeal in March 2009 for the erection of a further education college with new accesses at Bridgemary School in Wych Lane. No work has commenced on this scheme to date and no extension to the time limit for implementing this proposal has been submitted.
- 8.6 Other proposals not applicable for monitoring include new and improved facilities at Grange County Infant School (190 m² of new floorspace which is under the 200 m² threshold for monitoring purposes), the construction of temporary modular buildings and extending the time limit they are allowed to be in place for at a number of the Borough's schools.

Total Amount of New Built Leisure Facilities Completed in 2012/13

- 8.7 A total of 3,844 m² of leisure floorspace was completed in 2012/13. The majority of this is attributed to the completion of Gosport Leisure Centre which accounts for 3,641 m² of this floorspace. A further 203 m² is the result of a change of use of a B1 industrial unit to a D2 dance academy use in Heritage Business Park. Works on constructing a Premier Inn hotel as part of the next phase of the Gosport Leisure Park proposals commenced following the completion of the new leisure centre. This is expected to open over the summer in 2013.
- 8.8 Planning permission was granted in May 2009 for the redevelopment and re-provision of sports facilities for Bay House School. A series of revised proposals have been submitted in relation to the redevelopment of the sports facilities on the site.

Figure 8.1: Gosport Leisure Centre



Total Amount of Losses of Community and Built Leisure Facilities - 2012/13

- 8.9 The demolition of Holbrook Recreation Centre resulted in a gross loss of 3,100 m² of floorspace. However, this was offset by the completion of Gosport Leisure Centre as noted above which resulted in an overall net gain of 541 m² in leisure floorspace and a much improved facility on the site.

9.0 ENVIRONMENT

OVERVIEW

- 9.1 Despite being densely developed there are some important and attractive open spaces within the Borough. The Alver Valley, Stokes Bay/Gilkicker area and Lee-on-the-Solent seafront provide significant areas of open space which are popular with local residents and attract visitors from outside the Borough.
- 9.2 Gosport has a diverse range of biodiversity and geological assets which include: internationally important Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites; nationally important Sites of Special Scientific Interest (SSSIs); as well as locally important Sites of Importance for Nature Conservation (SINCs). The Borough also has numerous locations which contain UK and Hampshire Biodiversity Action Plan priority species. Gosport is an important location for feeding and roosting Brent Geese and wading birds. Under national, regional and local policy, these special and sensitive habitats will have continued protection. It will also be important to enhance biodiversity within the Borough.
- 9.3 The quality of Gosport's environment is also reflected in its built heritage with 16 Conservation Areas, 534 Listed Buildings and 14 Scheduled Ancient Monuments as well as historic Parks & Gardens.
- 9.4 As Gosport is a low-lying coastal borough it is at risk of tidal flooding. The Government has categorised the levels of flood risk in terms of Flood Zones ranging from 1 to 3 with 3 being at most risk of flooding. These zones do not take account of existing flood defence measures. A total of 384¹⁵ hectares of land is located within Flood Zones 2 and 3 representing 15.1% of the Borough's land area¹⁶.
- 9.5 To ensure the environment is protected there is a need to use resources more sustainably. Whilst Gosport has amongst the lowest CO₂ emissions per capita (tonnes CO₂ per resident)¹⁷, there is significant potential to reduce energy usage. Similarly in terms of water management there is a need to reduce consumption of water and reduce waste water across the South Hampshire area which is increasingly being affected by environmental constraints exacerbated by climate change¹⁸. The reduction of the waste of materials is also an issue facing Hampshire with an urgent need to increase recycling and composting.

¹⁵ Based on Environment Agency maps November 2012.

¹⁶ 57 hectares in Flood Zone 2 only and 327 hectares in Flood Zone 3

¹⁷ 4.0 tonnes Per Capita Emissions (t) of CO₂ per resident in Gosport (as at 2009). For comparison, the England average is 7.2 tonnes of CO₂ per resident (as at 2009) (Department for Energy and Climate Change Full Local CO₂ emission estimates)

¹⁸ Partnership for Urban South Hampshire (PUSH) / Atkins (2009) - South Hampshire: Integrated Water Management Strategy www.push.gov.uk/090301_-_iwms_revised_final.pdf

POLICY CONTEXT

9.6 The following policies are applicable for monitoring in terms of the monitoring information included in this Chapter;

'Saved' Local Plan Review May 2006

Policies

R/ENV2 – River and Groundwater Protection

R/ENV14 – Energy Conservation

R/ENV15 – Renewable Energy

R/OS8 – Recreational Space for New Residential Developments

R/OS9 – Allotment gardens

R/OS12 – Locally Designated Areas of Nature Conservation Importance

R/OS13 – Protection of Habitats Supporting Protected Species

R/CH2 – Pedestrian Access Along Coastline

Indicators

- Type and decision on planning applications for sites within the Strategic Gap and Urban Gaps
- Type and decision on planning applications for sites along the Harbour shoreline and within the Coastal Zone
- Type and decision on planning applications for sites in and adjoining nature conservation areas
- Number and % of Listed Buildings on the At Risk Register
- Number of Buildings removed from the At Risk Register

Targets

None

Draft Local Plan December 2012

Policies

LP11 – Designated Assets: Listed Buildings, Scheduled Ancient Monuments and

Registered Historic Parks & Gardens

LP34 – Provision of New open Space and Improvement to Existing Open Space

LP36 – Allotments

LP37 – Access to the Coast and Countryside

LP39 – Energy Resources

LP40 – Water Resources

LP43 – Internationally and Nationally Important Habitats

LP44 – Locally Designated Nature Conservation Sites

LP45 – Protecting Species and Other Features of Nature Conservation Importance

LP46 – Flood Risk and Coastal Erosion

Indicators

- Number and percentage of Listed Buildings on the Buildings At Risk Register and number removed
- The number and proportion of vacant allotments
- New green infrastructure and improvements to existing open spaces through developer contributions
- Changes in areas designated for the intrinsic environmental value
- Losses and gains to pedestrian access along the coastline
- New renewable energy production in the Borough by installed capacity and type which required planning permission
- Changes in priority habitats and species of biodiversity importance
- Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds
- Number of dwellings built in Flood Zones 2 and 3
- Permissions granted for coast protection/flood defence works

Targets

None

ANALYSIS OF PERFORMANCE AGAINST THE SAVED LOCAL PLAN REVIEW AND THE DRAFT LOCAL PLAN

FLOOD DEFENCE AND WATER QUALITY

Number of Planning Applications granted permission contrary to the advice of the Environment Agency during 2012/13

- 9.7 The Borough Council consults the Environment Agency on all applications in Flood Zones 2 and 3 and applications for sites exceeding 1 hectare in Flood Zone 1. No planning applications were granted permission contrary to the advice of the Environment Agency during the monitoring period 2012/13.

Number of planning permissions granted contrary to the advice of the Environment Agency on water quality during 2012/13

- 9.8 Saved Policy R/ENV2 of the LPR seeks to protect the quality of surface, ground or coastal water quality from pollution in accordance with Government guidance. The Borough Council consults the Environment Agency when this issue is expected to form a material consideration in determining planning applications. No planning permissions were granted contrary to the advice of the Environment Agency in this category during the period 2012/13.

NATURE CONSERVATION

Changes in priority habitats and species of biodiversity importance

- 9.9 The data in this section is the same as published in the 2012 AMR. This is due to a change in base date of this AMR compared with previous reports and as such this information is not available as yet. Furthermore, it is not possible to compare with the previous data relating to priority habitats and species of biodiversity importance¹⁹.
- 9.10 Saved Policy R/OS13 of the LPR aims to ensure that species and habitats set out in the UK and Hampshire Biodiversity Action Plans (BAP) will be protected and where possible enhanced.
- 9.11 The Hampshire Biodiversity Information Centre (HBIC) has produced revised data relating to the presence of priority habitats for each district in Hampshire, as outlined in the Hampshire Biodiversity Action Plan (2006). Figure 9.1 includes the latest known information for Gosport. Further surveys are being undertaken through the Hampshire Habitat Survey Programme on the extent of priority habitats. The most significant habitats in terms of the proportion of the Hampshire total are: coastal vegetated shingle (with 19.9% of the Hampshire total); and reedbeds (8.5%).

¹⁹ HBIC, along with other biological records centres in the SE Region, have had to translate their habitat data into a new classification system called IHS (Integrated Habitat System), which has been funded by Natural England. It is not a straightforward 1:1 translation from the previous Phase 1 habitat categories into IHS and there will continue to be changes to the baseline which are solely due to the on-going re-interpretation of old survey data into IHS.

Figure 9.1: BAP Priority Habitats in Gosport

Priority Habitat	Comments on Status	Ha. in Gosport Borough	% of total Hants area
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath	17	0.4
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	44	2.5
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1	0.3
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	1	0
Lowland Mixed Deciduous Woodland	Further work is needed as currently all semi-natural deciduous woodland (both ancient & non-ancient) has been included yet not all of it has been surveyed for the qualifying NVC types. Includes some Lowland Beech & Yew Woodland yet to be separated out.	67	0.1
Wet Woodland	Other areas may exist that have yet to be surveyed for qualifying NVC types.	17	0.9
Coastal and Floodplain Grazing Marsh	Further work is needed to identify all qualifying grazing marsh from survey data. Some overlap with Lowland Meadows and with Purple Moor Grass & Rush Pastures.	115	1.2
Reedbeds	EA data to be verified/ NE data to be added & verified.	14	8.5
Coastal saltmarsh	EA data to be verified	26	1.5
Coastal Vegetated Shingle	EA data to be verified	55	19.9
Intertidal mudflats	EA data to be verified	107	1
Maritime Cliff and Slopes	EA data to be verified	1	2.2
Saline lagoons	EA data verified & saline lagoons added back in	1	1.7

Source: Hampshire Biodiversity Information Centre (2012)

- 9.12 In order to monitor changes in BAP Priority Species, HBIC have selected 50 of the 493 BAP species that cover a broad range of flora and fauna classification groups and are representative of the various habitat species in Hampshire. For the year to 31st March 2012, the change in status of the 50 BAP priority species is reported for the period 2000/1 to 2010/11. The survey shows that Gosport has 19 of the 50 species which represents two additional species when compared with the 2008 survey but no change from last year. The species present are set out in Figure 9.2.

Figure 9.2: Hampshire BAP Species found in Gosport

Scientific name	Common name	Group	Hampshire trend 2000/01-2010/11
<i>Triturus cristatus</i>	Great crested newt	Amphibians	Decline (continuing/accelerating)
<i>Lucanus cervus</i>	Stag beetle	Beetles	Stable
<i>Alauda arvensis</i>	Skylark	Birds	Stable
<i>Branta bernicla bernicla</i>	Dark-bellied Brent goose	Birds	Decline
<i>Lullula arborea</i>	Woodlark	Birds	Increase
<i>Pyrrhula pyrrhula</i>	Bullfinch	Birds	Stable
<i>Sylvia undata</i>	Dartford warbler	Birds	Decline
<i>Tringa tetanus</i>	Redshank	Birds	Stable
<i>Vanellus vanellus</i>	Lapwing	Birds	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterflies	Increase
<i>Lysandra coridon</i>	Chalkhill Blue	Butterflies	Fluctuating
<i>Gammarus insensibilis</i>	Lagoon sand shrimp	Crustacea	Unknown
<i>Carex divisa</i>	Divided sedge	Plant	Stable
<i>Chamaemelum nobile</i>	Chamomile	Plants	Stable
<i>Orchis morio</i>	Green-winged orchid	Plants	Decline
Eelgrass	<i>Zostera marina</i>	Plants	Stable
<i>Arvicola terrestris</i>	Water vole	Mammals	Stable
<i>Apoda limacodes</i>	Festoon	Moth	Stable
<i>Hypena rostralis</i>	Buttoned snout	Moth	Stable

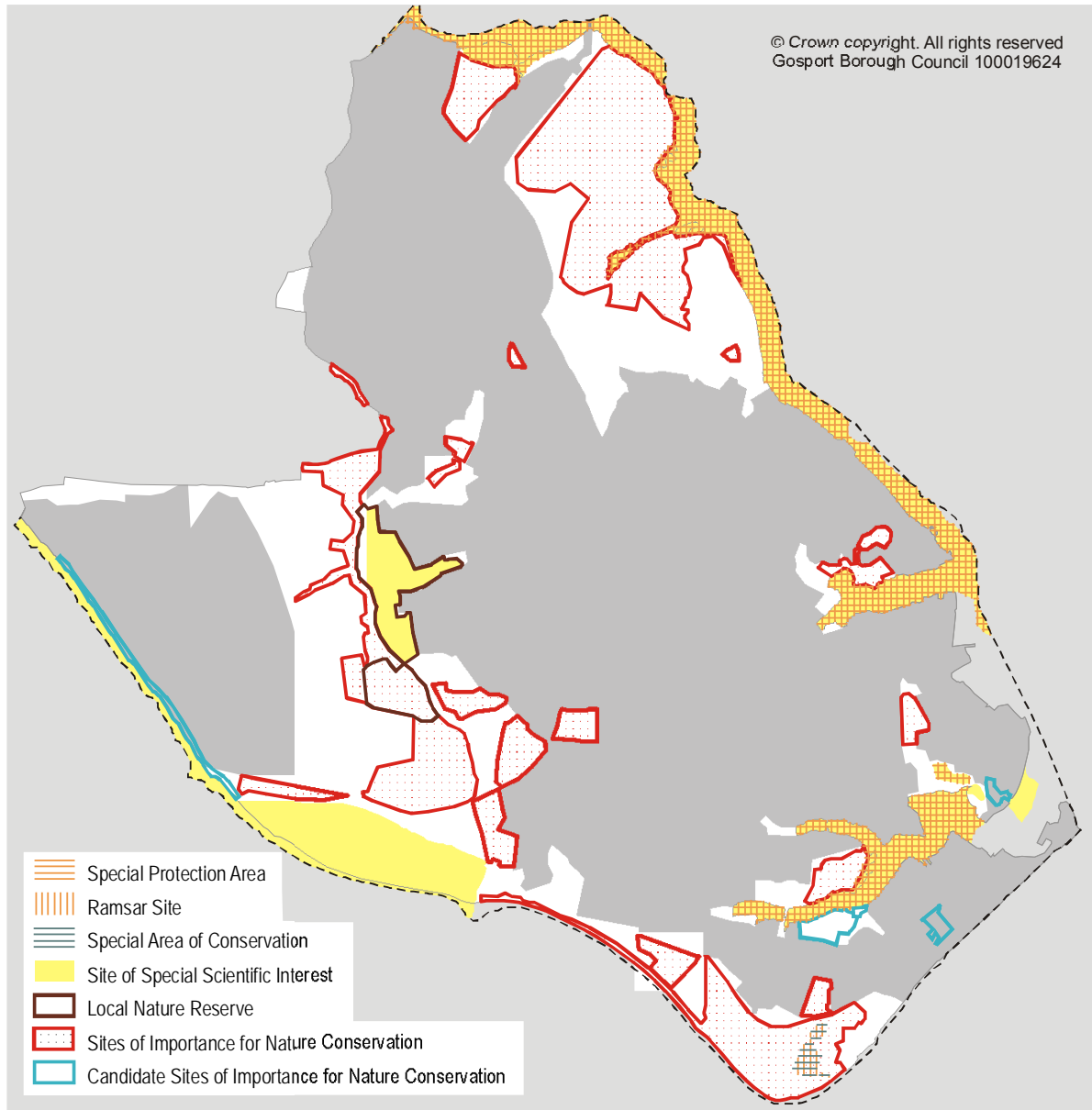
Source: Hampshire Biodiversity Information Centre (2011)

Changes in areas designated for their intrinsic environmental value

- 9.13 There have been no changes in the area of land designated for their intrinsic environmental value in the Borough during 2011/12.
- 9.14 The Habitats Regulations and the National Planning Policy Framework aims to protect all of the internationally important nature conservation sites in the Borough namely: Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites. 'Saved' Policy R/OS11 of the LPR aims to protect nationally important sites namely Sites of Special Scientific Interest (SSSI). 'Saved' Policy R/OS12 relates to local designations such as Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves.

9.15 Nature conservation designations protect approximately 626 hectares within the Borough, which forms nearly 23% of its total area including water. The location of the nature conservation designations are shown in Figure 9.3.

Figure 9.3: International national and local nature conservation designations



9.16 There is a total of 265 ha of SSSIs in the Borough (as at 31st March 2012). 96.8% of the SSSI's area is considered by Natural England as being in a 'favourable or recovering' condition in Gosport (13.9% favourable, 82.9% recovering). 1.5% is classed as 'unfavourable no change'. Importantly no areas are classified as 'unfavourable and declining'. 1.7% of the original SSSI designation is classified as destroyed.

RENEWABLE ENERGY

Renewable energy capacity installed by type

- 9.17 There was no known renewable energy capacity installed as a result of completed planning permissions in 2012/13.
- 9.18 No renewable energy schemes were granted planning permission during the 2012/13 monitoring period. However, solar panels have been installed on both residential and industrial units contributing cumulatively to renewable energy production across the Borough.
- 9.19 Policy R/ENV15 of the LPR establishes the policy framework to facilitate renewable energy schemes to come forward within the local plan period. Policy R/ENV14 of the LPR encourages energy efficiency measures to be incorporated within developments.

OPEN SPACE

New open space and improvements to existing open space provided through developer contributions

- 9.20 The open space schemes that were completed in 2012/13 and received funding from developer contributions are set out in Figure 9.4.

Figure 9.4: Open space schemes completed in 2012/13 that received funding from developer contributions

Site	Project	Funding
Elson Rec	Play Area Refurbishment	£7,000
Rowner Copse	New Facility (Children's Play Area)	£18,530
Rowner Copse	New Facility (Other Sports)	£31,470
Brookers Field	Drainage Improvements	£70,000
Total		£127,000

- 9.21 Policy R/OS8 of the LPR deals with recreational space for new residential developments and requires all development proposals which result in a net gain in dwelling units to make appropriate provision for public open space facilities. On small residential developments where it is neither desirable nor practical to make provision for outdoor playing space on site, a financial contribution in lieu of on-site provision is required.
- 9.22 Figure 9.4 shows that improvements to a number of open spaces within the Borough benefited from developer contribution funding during the monitoring period.

The number and proportion of vacant allotments

- 9.23 The number and proportion of vacant allotments in the Borough is set out in Figure 9.5.

Figure 9.5: Vacancy rates for allotments in Gosport June 2013

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	354	0	0%	13
Camden	175	0	0%	41
Elson	77	0	0%	44
Lee-on-the-Solent	105	0	0%	178
Leesland Park	62	0	0%	85
Middlecroft	174	0	0%	14
Park Road	17	0	0%	99
Rowner	68	0	0%	69
Tukes Avenue	3	0	0%	16
Wych Lane	7	0	0%	17
Total	1042	0	0%	576

- 9.24 Policy R/OS9 of the LPR seeks to protect existing allotments within the Borough. Allotments form a valuable part of Gosport's green network and play an important health and social role, as well as being a source of local food production.
- 9.25 Figure 9.5 shows that there are no vacant plots at any of the Borough's allotment sites. This high take-up rate demonstrates the high demand and popularity of allotments. It should be noted that the increase in the number of plots compared to previous years is down to plots being split.
- 9.26 Figure 9.5 also shows the number of people who are on waiting lists at different allotment sites. It should be noted that residents can put their name down on the waiting list for more than one allotment site. There are waiting lists for plots on all the sites and Lee-on-the-Solent has the longest waiting list. The waiting lists at the majority of the sites have actually reduced slightly since December 2012; this can most likely be attributed to the increase in the number of plots. However, at sites where the plot number has remained the same the waiting lists have increased as in the case of Lee-on the-Solent and Tukes Avenue.

COAST

Losses and gains to pedestrian access along the coastline

- 9.27 There have been no known changes to the amount of coastline accessible to the public over the past 12 months. Saved Policy R/CH2 of the Local Plan Review seeks to ensure that development proposals do not result in the loss of existing public access to the coast and that they incorporate or improve public pedestrian access to the shore wherever practical and appropriate. It is considered that 17.3km of the Borough's 39km is accessible to the public. Much of the coast that remains inaccessible is currently within MoD establishments.

Figure 9.6: Stokes Bay



APPENDIX 1

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE GOSPORT BOROUGH LOCAL PLAN REVIEW
ADOPTED MAY 2006**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

JR Cheston

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

6 May 2009

SCHEDULE 1

POLICIES CONTAINED IN THE GOSPORT BOROUGH LOCAL PLAN REVIEW 2006

Policy Number	Policy Title/Purpose
R/DP1	General Standards of Development within the Urban Area
R/DP3	Provision of Infrastructure, Services and Facilities
R/DP4	Mixed-Use Developments
R/DP9	Outdoor Advertisements
R/DP10	Marine Parade Area of Special Character
R/T1	Land Use and Transport
R/T2	New Development
R/T3	Internal Layout of Sites
R/T4	Off-Site Transport Infrastructure
R/T5	South Hampshire Rapid Transit
R/T6	Improvements to Public Transport
R/T7	Gosport Bus Station/Ferry Interchange
R/T8	New Roads Safeguarding of Proposed Routes
R/T9	Cycleways and Footpaths
R/T10	Traffic Management
R/T11	Access and Parking
R/T12	Protection of Existing Car Parks
R/H2	Major Housing Proposals
R/H3	Major Housing Proposals as Part of a Mixed-Use Development
R/H4	Housing Densities Type and Size
R/H5	Affordable Housing
R/H6	Change of use of existing dwellings
R/H8	Accommodation for the Elderly
R/H9	Lifetime Homes
R/H10	Residential Caravans and Mobile Homes
R/H11	Sites for Gypsies and Travellers
R/H12	Site for Short Stay Travellers
R/EMP1	Allocation of Land for Employment
R/EMP2	Land Allocated for Employment Use as Part of Mixed-Use Development
R/EMP3	Protection of Existing Employment Sites from Inappropriate Development
R/EMP4	Marine Related Employment
R/EMP5	Extension of Existing Employment Uses and Redevelopment of Redundant Employment Sites
R/EMP6	Development for Employment Uses within Urban Areas
R/EMP7	Low Employment Generating Uses

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R/S1	Shopping and Commercial Allocations
R/S2	Location of Additional Shopping & Leisure Floorspace
R/S3	Principal and District Shopping Centres
R/S4	Local and Neighbourhood Centres
R/S5	Non 'Class A' Uses in Shopping Centres at Ground Floor
R/S6	Residential Development at Ground Floor within Defined Shopping Centres
R/S7	Use of Upper Floors
R/S8	Local Shops Outside Defined Centres
R/S9	Shopfronts and Commercial Facades
R/S10	Protection of Commercial and Leisure Uses in the Marine Parade Area of Special Character
R/CF1	New or Improved Community and Health Facilities
R/CF2	Protection of Existing Health and Community Facilities
R/CF3	Provision of Community Facilities on Major Housing Development
R/CF5	Development of Childcare and Day Care Facilities
R/CF6	Provision of Educational Facilities
R/CF7	Land for the provision of Additional Educational Establishments
R/CF8	Provision of Built Leisure Facilities
R/CF9	Recreation and Leisure Allocations
R/CF10	Protection of Existing Built Leisure Facilities
R/CF11	Improvement or Development of Tourist Accommodation and Conference Facilities
R/CF12	Cemetery Provision
R/BH1	Development in Conservation Areas
R/BH2	Demolition in Conservation Areas
R/BH3	Development Affecting Listed Buildings
R/BH4	Demolition of a Listed Building
R/BH5	The Local List
R/BH6	Registered Historic Parks and Gardens
R/BH7	Parks and Gardens of Local Historic Interest
R/BH8	Archaeology and Ancient Monuments
R/OS1	Development Outside of the Urban Areas
R/OS2	Strategic Gaps
R/OS3	Urban Gaps
R/OS4	Protection of Existing Open Space
R/OS5	New Open Space Provision
R/OS6	Recreation Allocation in the Alver Valley
R/OS7	Additional Open Space Allocations
R/OS8	Recreational Space for New Residential Developments
R/OS9	Allotment Gardens
R/OS11	Protection of Areas of National Nature Conservation Importance
R/OS12	Locally Designated Areas of Nature Conservation Importance
R/OS13	Protection of Habitats Supporting Protected Species

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R/OS14	Biodiversity Action Plan
R/CH1	Development within the Coastal Zone
R/CH2	Pedestrian Access Along the Coast
R/CH3	Reclamation and Dredging
R/CH4	Marina Development
R/CH5	Moorings
R/ENV2	River and Groundwater Protection
R/ENV3	Water Resources
R/ENV4	Treatment of Foul Sewage and Disposal of Surface Water
R/ENV5	Contaminated Land
R/ENV7	Hazardous Substances
R/ENV8	Development within the Proximity of Hazardous Substances
R/ENV9	Safeguarded Areas
R/ENV10	Noise Pollution
R/ENV11	Minimising Light Pollution
R/ENV12	Air Quality
R/ENV13	Telecommunications
R/ENV14	Energy Conservation
R/ENV15	Renewable Energy

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Appendix 2: Gosport AMR Housing Trajectory (Based on South East Plan Target)

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Totals
Past completions	339	75																	414
Projections: SHLAA sites	0	0	65	253	285	231	275	270	205	105	100	75	50	50	50	50	25	25	2,114
Projections: Small sites with planning permission	0	0	33	33	33	0	0	0	0	0	0	0	0	0	0	0	0	0	99
Projections: windfalls	0	0	0	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	465
Total past completions	339	75																	414
Total projected completions	0	0	98	317	349	262	306	301	236	136	131	106	81	81	81	81	56	56	2,678
Cumulative completions	339	414	512	829	1,178	1,440	1,746	2,047	2,283	2,419	2,550	2,656	2,737	2,818	2,899	2,980	3,036	3,092	3,092
PLAN: Draft Local Plan allocation annualised	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	2,700
MONITOR: No. dwellings above or below cumulative allocation	189	114	62	229	428	540	696	847	933	919	900	856	787	718	649	580	486	392	
MANAGE: Annual requirement taking account of past and projected completions	150	139	143	146	134	117	105	87	65	46	35	21	7	-7	-30	-66	-140	-336	

Glossary

Affordable Housing

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

AQMA - Air Quality Management Areas

Local Authorities have statutory duties for local air quality management under the Environment Act 1995. They are required to carry out regular reviews and assessments of air quality in their area against standards and objectives in the national Air Quality Strategy. Where it is found these are unlikely to be met, authorities must designate Air Quality Management Areas (AQMA) and prepare and implement remedial action plans to tackle the problem.

Buildings at Risk Register

The Register, published annually, brings together information on all Grade I and II* Listed Buildings, and Scheduled Ancient Monuments (structures rather than earthworks), known to English Heritage to be 'at risk' through neglect and decay, or vulnerable to becoming so.

Census

The Census is a survey carried out by the Office for National Statistics of all people and households in the country. It provides essential information from national to neighbourhood level for government, business, and the community. The latest Census survey was undertaken in 2011.

CHP - Combined Heat and Power

Combined Heat and Power (CHP) refers to generating electricity at or near the place where it is used. The waste heat from the electricity generation can be used for space heating, water heating, process steam for industrial steam loads, humidity control, air conditioning, water cooling, product drying, or for nearly any other thermal energy need. The end result is significantly more efficient than generating each of these separately.

Conservation Area

An area which is of special historic or architectural character and is worthy of preservation designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Core Strategy

A Development Plan Document (DPD) which sets out the spatial vision and strategic objectives of the planning framework for the area, having regard to the Gosport Community Strategy (see also DPDs).

DCLG - Department for Communities and Local Government

This is the Government Department with responsibility for communities. Planning and local government is included within this remit.

Developer Contributions

Developer contributions are paid by developers to fund *capital* projects associated with new development, usually off-site (for example provision of new sports facilities on a near-by recreation ground).

DPD - Development Plan Documents

These spatial planning documents are a key element of the Local Development Framework (LDF), which will eventually replace the Local Plan Review (LPR). DPDs are subject to independent examination and will form the development plan for a local authority area.

ELR - Employment Land Review

An important objective of the spatial planning system is to deliver an appropriate local balance between competing uses for land, particularly housing and employment. The Employment Land Review (ELR) will play an important role in achieving this balance. Local Authorities are required to review their portfolios of employment sites and apply up to date and sensible criteria in terms of sustainable development and market realism.

EA - Environment Agency

A statutory body with responsibility for protecting and improving the environment. Its principal duties relate to air quality, conservation, fishing, flooding, land quality, navigation, recreation, waste, water quality and water resources.

Footfall

A count of the number of people passing a particular point at a particular time.

Greenfield

Land upon which no previous development has taken place.

GVA - Gross Value Added per capita

One of the most commonly used measures of economic well-being is Gross Value Added (GVA) per head. GVA measures the contribution to the economy of each individual producer, industry or sector in the UK. In summary: $GVA + \text{taxes on products} - \text{subsidies on products} = \text{Gross Domestic Product (GDP)}$.

Hampshire Biodiversity Action Plan

This sets out a detailed 10 year programme of action for protecting and enriching nature in Hampshire.

Hampshire Local Transport Plan 2011-2031

The LTP comprises two distinct parts:

- (i) a 20 year Strategy Document (2011 – 2031); and
- (ii) a rolling 3 year implementation plan.

The Strategy Document will outline the broad approach for transport within Hampshire and will be delivered through three year implementation plans (initially 2011 – 2014), which will set out a draft capital programme of schemes for each period. Schemes will only be included where there is certainty over funding availability and deliverability.

HCA - Homes and Communities Agency

The Homes and Communities Agency is the national housing and regeneration agency for England. They contribute to economic growth by helping communities to realise their aspirations for prosperity and to deliver high-quality housing that people can afford.

They provide investment for new affordable housing and to improve existing social housing, as well as for regenerating land.

Housing Trajectory

Housing trajectories support the 'plan, monitor and manage' approach to housing delivery by showing past and estimating future performance. They should consider past rates of housing completions and conversions and projected completions and conversions to the end of the specified framework period or ten years from the adoption of the relevant Development Plan Document, whichever is the longest.

Job Density

Ratio of total jobs to the working age population.

Listed Building

A building listed by the Secretary of State for Culture, Media and Sport as being of special architectural or historic interest.

LDF - Local Development Framework

This is the name for the portfolio of Local Development Documents (LDD) introduced by the Planning and Compulsory Purchase Act 2004, which will replace the Local Plan Review 2006. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.

LPR - Local Plan Review

The Council adopted the Local Plan Review on 17 May 2006. The Local Plan Review sets out the Council's proposals for the development and use of land from 2001 to 2016, and forms the basis for dealing with planning applications, but in line with the Planning and Compulsory Purchase Act 2004 it was only saved for 3 years. The Secretary of State has issued a direction with effect from 17th May 2009 saving the majority of the policies. These 'saved' policies now constitute the Gosport Borough Local Plan Review and will remain until they are superseded by the Local Development Framework. Policies that have not been saved are in most cases covered by national planning guidance.

LSP - Local Strategic Partnership

A partnership that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

NPPF - National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local plans, which reflect the needs and priorities of their communities.

PDL - Previously-developed land

Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in

built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

PUSH - Partnership for Urban South Hampshire

PUSH is a partnership of the unitary authorities of Portsmouth and Southampton; Hampshire County Council and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, Test Valley and Winchester. The Isle of Wight Council have recently become the latest member of PUSH.

PUSH authorities recognise the benefits of working together to support the sustainable economic growth of the sub region and to facilitate the strategic planning functions necessary to support that growth. PUSH has no statutory powers or functions but works collaboratively with the Solent Local Enterprise Partnership to deliver its distinct but complementary roles and objectives.

Quartile

A quartile is a quarter or 25% of observations. The lower quartile is the value below which 25% of observations are recorded.

Ramsar

Wetland of International importance designated by government under the terms of the Ramsar Convention.

Shared Ownership

New or existing dwelling that is sold on a part-rent/part-sale basis.

SSSI -Site of Special Scientific Interest

Site of Special Scientific Interest as designated by English Nature under the Wildlife and Countryside Act 1981, to afford protection to flora, fauna, geological or physiological features of special interest being of national importance.

Social rented housing

Rented housing owned by Local Authorities and Registered Social Landlords for which guideline target rents are determined.

SEMS - Solent European Marine Sites

Includes a number of Special Protection Areas and Special Areas of Conservation around the Solent

SAC - Special Area of Conservation

A Special Area of Conservation (SAC) is an area which has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

SPA - Special Protection Area

A Special Protection Area (SPA) is an area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union. SPAs are European

designated sites, classified under the European Wild Birds Directive which affords them enhanced protection.

Strategic Gap

Strategic Gaps define the identity of individual settlements, preventing them from merging into one continuous urban area.

SHLAA - Strategic Housing Land Availability Assessment

The primary purpose of the SHLAA which local planning authorities are required to have is to:

- identify sites with the potential for housing;
- assess how many homes they could provide; and
- assess when they could be developed.

The assessment is an important evidence source to inform decision making on future housing development, but does not determine whether a site will be allocated for housing development. It includes a high level strategic overview assessment of the deliverability and developability of each identified site (in terms of its suitability, availability and achievability).

SHMA - Strategic Housing Market Assessment

A SHMA is a framework to analyse the supply/demand dynamic for housing at the sub-regional level. The scale of the SHMA is not prescribed, however, it is anticipated it will cover more than one local authority boundary. Gosport is included in a SHMA which covers the PUSH authorities in South Hampshire.

SPD - Supplementary Planning Documents

Supplementary Planning Documents may cover a range of issues, both thematic and site specific, which may expand policy or provide further detail to policies in a Development Plan Document (DPD).

Sustainable Community Strategy

A strategy prepared by a Local Authority to improve the local quality of life and aspirations, under the Local Government Act 2000. The Gosport Sustainable Community Strategy was published in summer 2007.

Sustainable Development

The NPPF defines 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.

Sustainability Appraisal

The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of social, economic and environmental considerations into the preparation of new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

Use Classes Order

The Town and Country Planning (Use Classes) Order 1987 (as amended) lists sixteen classes of land use. It specifies the Use Classes for which planning permission is not required for a building or other land to change from one use within that class to another use within that same class. It also shows where a change of class is permitted to other specified classes where these apply. Additional change of use permitted development rights also came into force on 30 May 2013.

Gosport Borough Council is committed to equal opportunities for all.

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in Braille or in another language, please ask.

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