

# Local Development Framework

## Monitoring Report

December 2017



**GOSPORT**  
Borough Council



**Gosport Borough Council**

**Gosport Borough Local Plan 2011-2029**

**Authority's Monitoring Report**

**December 2017**

**Version 1.2**

**Gosport Borough Council**

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## **1.0 INTRODUCTION**

- 1.1 This Authority's Monitoring Report (AMR) monitors the policies and proposals of the Gosport Borough Local Plan 2011-2029 (GBLP). Regular monitoring not only helps to assess the effectiveness of the Council's planning strategy but can also help identify emerging trends and issues which may require a review of policy and to assist in supporting an up to date evidence base.
- 1.2 The Council produces the AMR every year in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the National Planning Policy Framework. The GBLP was adopted by the Council on 14<sup>th</sup> October 2015.
- 1.3 The AMR looks at the delivery of the policies in the adopted GBLP and uses the Output Indicators shown in Table 13.1 of the Local Plan to measure progress.
- 1.4 The monitoring period reported in this year's AMR generally relates to 1<sup>st</sup> April 2016 – 31<sup>st</sup> March 2017. This approach is supported by advice in the National Planning Practice Guidance (NPPG).
- 1.5 Previous AMR's are available to view on the Council's website at: [www.gosport.gov.uk/AMR](http://www.gosport.gov.uk/AMR)

## **2.0 LOCAL DEVELOPMENT FRAMEWORK**

### **Local Development Scheme (LDS)**

- 2.1 The LDS was published in November 2014. It provides a framework for the preparation of development plan documents. It sets out key dates when milestones should be achieved relating to those planning documents identified in the LDS. The latest LDS can be seen at: [www.gosport.gov.uk/ldf](http://www.gosport.gov.uk/ldf). The Council will be reviewing its programme in early 2018.

### **Gosport Borough Local Plan Review 2011-2036**

- 2.2 The Council has begun its review of the GBLP. This review plan will have regard to changes in national planning policy and the Spatial Position Statement published by the Partnership for Urban South Hampshire (PUSH) in June 2016. The review of the GBLP is at the evidence gathering stage.

### **Adopted Supplementary Planning Documents**

- 2.3 The Borough Council has adopted a number of Supplementary Planning Documents (SPDs) focusing upon specific issues within the Borough these are set out below:
- The Marine Parade Area of Special Character SPD (adopted May 2007);
  - The Daedalus SPD (adopted September 2011);
  - The Design SPD (adopted February 2014); and
  - The Parking SPD (adopted February 2014).
- The adopted SPDs can be found at: [www.gosport.gov.uk/spd](http://www.gosport.gov.uk/spd)

### **Draft Supplementary Planning Documents**

#### Gosport Waterfront and Town Centre SPD

- 2.4 Policy LP4 provides the local planning policy framework for the regeneration of the Gosport Waterfront and Gosport Town Centre. Both of these areas offer significant opportunities to achieve regeneration benefits for local residents, businesses and visitors to the Borough. The Council have prepared a draft SPD which will assist in the implementation of local planning policies in this Regeneration Area. The draft SPD was available for public consultation between 28<sup>th</sup> June and 29<sup>th</sup> September 2017. The draft SPD can be seen at: [www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd). The Council is currently considering the representations received and will be producing a final version in 2018.

### **Community Infrastructure Levy: Charging Schedule**

- 2.5 The Council adopted a Community Infrastructure Levy (CIL) Charging Schedule in October 2015. The Gosport CIL came into force on 1<sup>st</sup> February 2016. In accordance with Regulation 62 of the CIL Regulations 2010 (as amended), the Council publishes an annual financial statement. This year's CIL financial statement will be published alongside this AMR on the Council's CIL web page. Further information can be found at: [www.gosport.gov.uk/cil](http://www.gosport.gov.uk/cil)

## Statement of Community Involvement

- 2.6 There are no changes to the current Statement of Community Involvement (SCI) which was adopted by the Council in 2012. The SCI sets out how the Council engages with members of the public, local businesses and wider stakeholders regarding the preparation of development plan documents and through the planning applications process. The SCI can be seen at: [www.gosport.gov.uk/sci](http://www.gosport.gov.uk/sci). The Council will be reviewing the SCI in 2018.

## Duty to Cooperate

- 2.7 The legal obligations in respect of the Council's duty to co-operate in its planning for the area derive from:
- The National Planning Policy Framework (NPPF);
  - Town and Country (Local Planning) (England) Regulations 2012; and
  - The Localism Act 2011.
- 2.8 Section 110 of the Localism Act 2011 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.
- 2.9 Gosport Borough is located in South Hampshire and is a member of the Partnership for Urban South Hampshire known as 'PUSH'. PUSH is a co-operative partnership of twelve 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 planning outputs of PUSH has been the publication of the South Hampshire Strategy in October 2012. PUSH reviewed the strategy and published a Spatial Position Statement in June 2016.
- 2.10 Gosport has extensive relationships with adjoining local authorities, with county and unitary councils as well as the Solent Local Enterprise Partnership, statutory organisations for example the Environment Agency, Natural England and Historic England 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.
- 2.11 The Council is a member of the Solent Recreation Mitigation Partnership (SRMP), also known as Bird Aware Solent. The SRMP which includes a number of local authorities and key nature conservation organisations, was set up to address the issue of recreational disturbance to protected coastal bird habitats from the impacts from the planned additional housing development along the Solent. These new houses are likely to increase the number of people visiting the coast and could potentially have a significant impact on coastal birds which are protected under the Habitats Regulations. PUSH has recently endorsed its long-term strategy and each local authority is aiming to approve it in the New Year. Further details can be seen here: <http://www.birdaware.org/>
- 2.12 The Council is also part of the Eastern Solent Coastal Partnership which was formed in 2012 and consists of Gosport Borough Council, Fareham



Borough Council, Portsmouth City Council and Havant Borough Council. The partnership has a team of specialist coastal officers and engineers who manage 162 km of coastline on behalf of the partner authorities. The success of the partnership in delivering effective coastal management projects with significant financial savings and has been recognised by both the Environment Agency and DEFRA as an example of best practice in this field.

#### Recent projects

- 2.13 Key areas of work in 2017 have included joint working with PUSH partner organisations on water supply and quality as well as joint working on air quality. In addition to these areas of work, the Council was a member of a Hampshire local authority consortium working together on the accommodation needs of the Gypsy, Traveller and Travelling Showpeople communities. This is an area of work where there are a number of cross border issues arising and where joint working between local authorities can help deliver the right level of pitch provision within the County. The latest study covers the plan period from 2016 – 2036 and was published in May 2017.
- 2.14 In 2017 the Council also joined the Hampshire and Isle of Wight Local Nature Partnership one of 48 strategic local nature partnerships in England.
- 2.15 In summary, the relationships which Gosport has developed with various agencies 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 patterns of development and land use activity.
- 2.16 The Council published a Duty to Cooperate Statement to support the GBLP. It set out how the Council works collaboratively with its partners. The Statement can be found at: [www.gosport.gov.uk/localplan2029-evidence](http://www.gosport.gov.uk/localplan2029-evidence). In his report on the examination of the GBLP 2011-2029, the Inspector was '**satisfied that the Council has engaged constructively, actively and on an on-going basis and that this duty has therefore been met.**' (Paragraph 6, page 5 of the Inspector's Report [www.gosport.gov.uk/localplan2029](http://www.gosport.gov.uk/localplan2029))

### 3.0 REGENERATION AREAS AND OTHER KEY DEVELOPMENT SITES

#### Overview

3.1 GBLP policy LP3: Spatial Strategy makes provision for employment, housing and retail development to be delivered over the plan period. The quantum of development is shown in the table below:

**Figure 3.1: Policy LP3 Spatial Strategy 2011-2029**

	GBLP 2011-2029
Employment	84,000 sq.m. net additional floorspace
Housing	3,060 net additional dwellings
Retail	10,500 sq.m. net additional floorspace

3.2 The Council's planning strategy places significant emphasis on the need to increase the variety of employment opportunities and boost productivity. Due to its small size, urban density and significant environmental constraints including internationally and nationally important habitats and areas of land falling within defined Flood Zones 2 and 3, there are a limited number of sites available. However despite these limits, there are still key opportunities to develop brownfield land which will make major contributions to the regeneration of the Borough. These sites are capable of delivering mixed-use developments and will deliver a significant proportion of the employment, housing, retail and green infrastructure uses necessary to meet the needs of the Borough's residents, businesses and visitors over the plan period.

3.3 The Regeneration Areas identified include major redevelopment proposals. These development sites are located at:

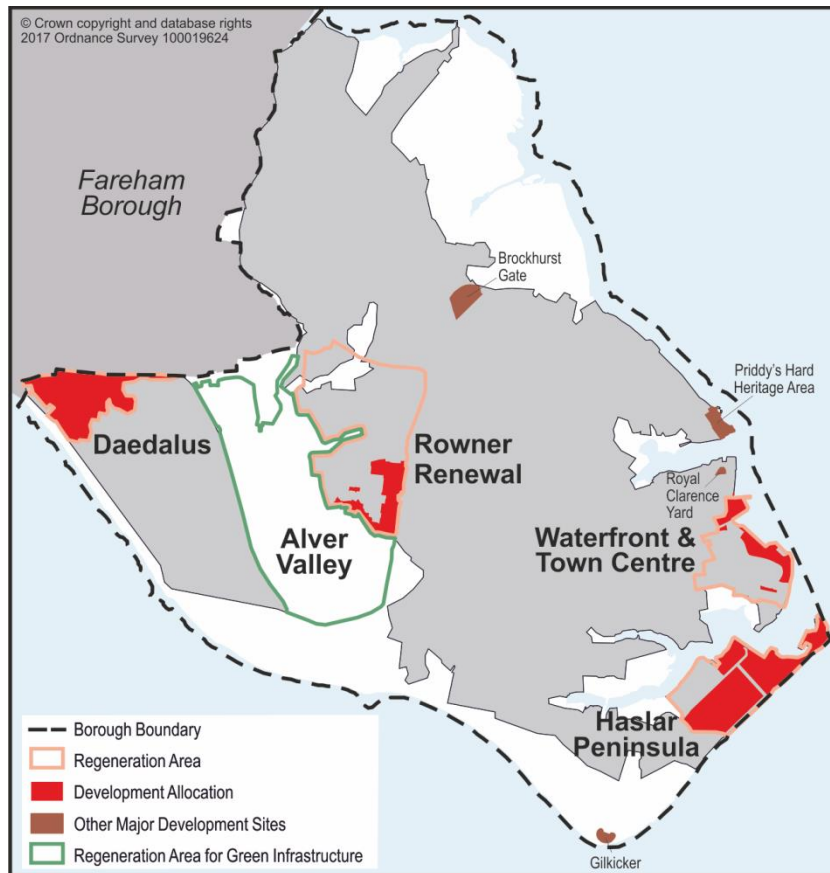
- Gosport Waterfront and Gosport Town Centre (policy LP4);
- Daedalus (policy LP5);
- Haslar Peninsula (policy LP6);
- Rowner (policy LP7).

3.4 In addition to these areas, the GBLP also allocates land within the Regeneration Area for Green Infrastructure to form the Alver Valley Country Park under policy LP8.

3.5 These regeneration areas are shown in Figure 3.2 below. The progress of development on each of these areas is set out in the report.

3.6 In addition to these strategic regeneration sites, a number of other allocations have been identified in the Local Plan (in policies LP9A-E) which will also make a key contribution to the regeneration of the Borough.

**Figure 3.2: Regeneration Areas and Other Major Development Sites in Gosport**



### Monitoring

3.7 For the purposes of monitoring in the AMR, the GBLP identifies a number of indicators and Borough wide targets which the development in the Regeneration Areas will make a major contribution towards meeting. The relevant policies, indicators and targets are set out in the box below:

#### **Gosport Borough Local Plan 2011-2029 (October 2015)**

##### **Policies**

- LP3 - Spatial Strategy
- LP4 - Gosport Waterfront & Town Centre
- LP5 - Daedalus
- LP6 - Haslar Peninsula
- LP7 - Rowner
- LP8 - Alver Valley
- LP9 - Allocations outside of the Regeneration Areas

##### **Indicators**

- The number of net additional dwellings as set out in policy LP3
- Housing Supply & Trajectory
- The amount and type of net additional employment floorspace
- The amount of retail development
- Assessment of progress in each Regeneration Area and other allocations in the GBLP

**Targets**

- 3,060 net additional dwellings
- 84,000 m<sup>2</sup> net additional employment floorspace; and
- 10,500 m<sup>2</sup> net additional retail floorspace.

**Gosport Waterfront and Town Centre (Policy LP4)**

3.8 The Gosport Waterfront and Town Centre Regeneration Area is one of the key development sites in Gosport. There are significant opportunities to deliver major benefits to local people. Residential development will play a major role in helping to secure this regeneration. Under Policy LP4 planning permission will be granted for a mixture of uses including 700-900 dwellings together with 33,000m<sup>2</sup> employment and 6,500m<sup>2</sup> of retail uses. In 2017 a draft SPD has been published for this area to help facilitate development. The SPD can be seen at: [www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd)

Residential

**GBLP Indicator: The number of net additional dwellings 2011-2017**

Completions 2011-2017	Completions 2016-17	Outstanding permissions	Outstanding allocation in policy LP4
26	8	84	590 - 790

3.9 During the monitoring period there were a total of 8 completions.

Employment

**GBLP Indicator: The amount and type of additional employment floorspace (33,000m<sup>2</sup> gross)**

The Local Plan recognises that new employment floorspace will be developed which will potentially increase employment but with no overall net gain in floorspace although the new units created will be more suited to modern business needs.

3.10 There were no additional floorspace completions for the 2016-17 monitoring period.

Retail

**GBLP indicator: Amount of net additional retail floorspace (6,500m<sup>2</sup>)**

Completions 2011-2017	Completions 2016-17	Outstanding permissions	Outstanding allocations in policy LP4
1,550	0	275	4,675

3.11 No new completions for the 2016-17 monitoring period.

**Daedalus Regeneration Area (Policy LP5)**

3.12 Policy LP5 makes provision for 75,000m<sup>2</sup> (gross) employment floorspace comprising of B1, B2 and B8, a range of leisure and recreational facilities, a small amount of retail offer and up to 350 dwellings.

Residential

**GBLP Indicator: The number of net additional dwellings**

Completions 2011-2017	Completions 2016-17	Outstanding permissions	Outstanding allocations in policy LP5
101	0	200	49

3.13 There were no completions recorded during the monitoring period.

Employment

**GBLP Indicator: The amount and type of additional employment floorspace (75,000m<sup>2</sup>) (Gross)**

Completions 2011-2017	Completions 2016-17	Outstanding permissions	Outstanding allocations in policy LP5	Total
3,268	3,268	75,671	0	78,939

Commercial

**GBLP Indicator: The amount and type of additional retail floorspace (above 200m<sup>2</sup>)**

Completions 2011-2017	Completions 2016-17	Outstanding permissions	Outstanding allocations in policy LP5
0	0	1,075	0

3.14 An outline planning application (planning application number 11/00282/OUT) was submitted by SEEDA (now superceded by the HCA) and was granted planning permission in January 2016. The proposal was for an employment-led mixed use scheme of 69,992m<sup>2</sup> of commercial floorspace (Classes B1, B2 and B8); upto 1,075m<sup>2</sup> of retail (Classes A1, A2, A3 and/or A4) with A1 retail uses restricted to no more than 200m<sup>2</sup>; up to 200 residential units (Class C3); up to 32 units of care accommodation (Class C2); up to 1,839m<sup>2</sup> of community use (Class D1); up to 8,320m<sup>2</sup> of hotel use (Class C1); up to 2,321m<sup>2</sup> of Leisure (Class D2); new and upgraded vehicular and pedestrian access arrangements; hard standing and car parking, open space provision and landscaping.

3.15 In October 2015, planning permission was granted for 8,947m<sup>2</sup> of B1, B2 or B8 floorspace at Daedalus Park (application number 15/00247/FULL) which is in addition to the area granted outline consent.

- 3.16 Since 31<sup>st</sup> March 2017, planning permission was granted on 1<sup>st</sup> September 2017 for planning application number 17/00100/FULL for erection of a single storey building for B1,B2 and B8 uses totalling 1,590 m<sup>2</sup> at Daedalus Park Site B (South). This part of the site forms part of the area covered by the outline consent.

**Haslar Peninsula (Policy LP6)**

- 3.17 There are three principal areas forming Haslar Peninsula:

- Royal Hospital Haslar;
- Blockhouse; and
- Haslar Marine Technology Park.

Royal Haslar Hospital

- 3.18 Outline planning permission was granted in September 2014 for the comprehensive redevelopment and re-use of the site (planning application 12/00591/OUT). The proposed scheme includes a wide range of uses and would incorporate medical and care facilities, a hotel, a church, convenience store, a health centre, tearoom, restaurant, office and business units, 286 residential units and 244 self- contained retirement units. Since then planning permission (reserved matters) was granted in October 2015 (planning application 14/00491/DETS) this permission relates to the reserved matters details for the hospital building. In addition, planning permission was also granted in December 2015 for reserved matter details for the waterside area (north) (planning application 15/00117/DETS). There have also been a number of other planning permissions granted in relation to demolitions and construction of temporary buildings.

**GBLP Indicator: The number of net additional dwellings**

Completions 2011 – 2017	Completions 2016-17	Outstanding permissions	Outstanding allocation in policy LP6
15	2	271	14

- 3.19 During the monitoring period 2 dwellings were completed at Royal Hospital Haslar.

**GBLP Indicator: The amount and type of net additional employment floorspace**

Completions 2011-2017	Completions 2016-17	Outstanding permissions
0	0	2,805

**GBLP Indicator: The amount and type of net additional commercial floorspace (including A1-A5 retail)**

Completions 2011-2017	Completions 2016-17	Outstanding permissions
0	0	1,663

- 3.20 The GBLP does not contain a specific floorspace figure in policy LP6 for the amount of commercial floorspace that could be accommodated on site. However, in the justification text, it does explain that small scale A1 retail uses could be accommodated to serve the local needs of the immediate catchment area. The GBLP provides a figure to quantify what is meant by small scale retail uses and in this instance this is around 300m<sup>2</sup>. In addition to this provision the GBLP also envisaged that a small amount of food and drink outlets could also be provided on site to serve both visitors and residents. There are no retail and other commercial use completions on this site during the monitoring period. The outstanding permissions figure of 1,663m<sup>2</sup> comprises of 339m<sup>2</sup> of A1 retail floorspace and 1,324m<sup>2</sup> of A3 uses.
- 3.21 A hotel was granted planning permission in 2012 under planning application 12/00591/OUT for a hotel comprising of 4,123m<sup>2</sup>.

#### Blockhouse

- 3.22 Blockhouse is currently owned and used by the MOD. However in November 2016 the Government announced that it was proposing to release the site by 2020. The GBLP sets out a number of potential uses that could be accommodated on site in the future these include: employment and training uses including marine and associated sectors, leisure and tourism as well as residential use.

#### Haslar Marine Technology Park

- 3.23 The Haslar Marine Technology Park is designated for employment uses as it is an existing employment use.

#### **Rowner (Policy LP7)**

#### **Background**

- 3.24 Policy LP7 aims to provide up-to 700 dwellings with approximately 200 net dwellings by demolishing 500 existing units. The new homes at Alver Village have provided a range of types, sizes and tenures to meet local needs. The scheme now also included a new superstore with smaller units for retail, food and drink to replace the previous neighbourhood centre at Nimrod Drive.

- 3.25 To date there have been a total of 488 gross completions with 212 dwellings outstanding.

**Residential supply at Rowner**

Year	Number of completions	
	Gross	Net
2009-10	0	-6
2010-11	4	-109
2011-12	100	100
2012-13	70	-42
2013-14	45	-64
2014-15	89	-78
2015-16	101	101
2016-17	79	79
<b>TOTAL</b>	<b>488</b>	<b>-19</b>
<b>Outstanding permissions (1.4.2017)</b>	212	193

- 3.26 New development at Rowner started in the monitoring period for 2009-10. The base date for monitoring the GBLP is 1<sup>st</sup> April 2011. However to show the progress for the development as a whole, the table which shows the past residential completions at Rowner also includes the 4 completions in the preceding period monitoring period 2010-11.
- 3.27 In addition to development proposed at Alver Village, the GBLP also allocates Davenport Close, situated close to Alver Village, as suitable to accommodate residential development. Planning permission was granted for 23 dwellings and this scheme is now complete.
- 3.28 The new neighbourhood centre at Nimrod Drive was completed in May 2013 there are no further retail developments proposed at Alver Village.

**GBLP Indicator: The amount and type of net additional retail floorspace**

Completions 2011-2017	Completions (m <sup>2</sup> ) 2016-17	Outstanding permissions	Outstanding allocation in policy LP7
2,250	0	0	0

**Alver Valley (Policy LP8)**

**Background**

- 3.29 The Alver Valley Country Park is designated as a Regeneration Area for Green Infrastructure under policy LP8 of the GBLP. The Alver Valley has a great diversity of habitats and provides an important links between open land to the north of the Borough with the coast. The Alver Valley Country Park offers significant opportunities to deliver a wide range of green infrastructure benefits including community, health, education, nature conservation and recreational facilities benefiting both the local community and the wider South Hampshire sub region.
- 3.30 The new West Car Park providing 45 parking spaces, disabled parking and cycle access has now been completed adjacent to Cherque Way to form an



attractive gateway to the Country Park. The Country Park now benefits from branded signage and a major new play area. Forthcoming proposals for this part of the site include toilet facilities as well as an extended car park.

- 3.31 The extension and enhancement of the East Car Park at the Eastern Gateway off Grange Road is now open to the public. The car park and provides 110 spaces including 6 disabled parking spaces. Both car parks have been partly funded by the Solent Local Enterprise Partnership with the Government's Growth Fund in partnership with Gosport Borough Council.
- 3.32 The Council has also been successful in bidding for funds to revise the layout and extend the BMX Track at the Eastern Gateway. These improvements together with the new 'pump' cycling track for younger children will enable the BMX track to meet the standards required for National Competitions. This new track is complete and will enhance the site for national competitions. This facility provides a key recreational resource for local residents
- 3.33 In the coming years a number of other projects are proposed to be implemented to fully establish the Alver Valley Country Park objectives which are set out in the Council's Alver Valley Country Park Strategy (April 2014).

#### **Allocations outside the Regeneration Areas**

- 3.34 The GBLP makes a number of smaller allocations over the plan period. These are sites which include outstanding planning permissions along with other potential suitable sites for housing and other mixed use development. The GBLP recognises that other suitable sites may also come forward during the plan period. Progress of these sites is reported below.

#### **Policy LP9A Mixed Use**

##### **Priddy's Hard Heritage Area**

- 3.35 Policy LP9A of the GBLP proposes a mix of uses for the site including up to 100 dwellings, commercial, community and leisure uses of approximately 1,400m<sup>2</sup> with a new park at the Ramparts.
- 3.36 Portsmouth Naval Base Property Trust who acquired the site, are seeking to develop the site for a mix of uses. The Explosion Museum is to be retained as a museum and since 2009 has formed part of the National Museum of the Royal Navy. There are no further updates to the development status of the site to take into account for the 2016/17 monitoring period.

#### **Policy LP9B Economic Development Areas**

##### **Brockhurst Gate (Former Frater House site) Fareham Road**

- 3.37 Planning permission was granted on 15<sup>th</sup> November 2017 for a retail led scheme at Land at the junction of Fareham Road and Heritage Way (Brockhurst Gate) comprising of 7,215 m<sup>2</sup> of retail uses and a drive-thru restaurant. (Planning application number 16/00598/full) The retail element is limited to a maximum of 4,707m<sup>2</sup>. The permission includes a sports pitch

and a pavilion facility as well as opportunities to provide linkages with Fort Brockhurst.

### **Policy LP9C Employment Sites**

- 3.38 There were no completions or permissions granted for schemes on sites allocated under policy LP9C during the monitoring period.

### **Policy LP9D Residential allocations**

#### **Royal Clarence Yard**

- 3.39 The residential allocation at Royal Clarence Yard under policy LP9D is for 105 dwellings. This allocation represents a small residual element of residential development still outstanding from part of a much larger mixed-use scheme that was allocated under the previous local plan.
- 3.40 However there are two recent planning applications 13 dwellings currently under construction of which 4 have been completed during the monitoring period and a second permission for 55 dwellings was also granted planning permission in January 2016.

#### **Fort Gilkicker**

- 3.41 Planning permission at Fort Gilkicker for 26 dwellings was granted in December 2013. Construction has commenced during the monitoring period with the construction of an access road to the site.

#### **Jamaica Place**

- 3.42 Planning permission was granted in January 2014 for 11 flats. This scheme is still outstanding for this monitoring period. Recent monitoring shows this scheme has currently lapsed.

### **Policy LP9E Leisure, Community Uses and Open Space**

- 3.43 In addition to other residential allocations on land outside of the Regeneration Areas, the GBLP also allocates land for leisure, community uses and open spaces at: Gosport Leisure Park (provision for leisure facilities), Twyford Drive (provision for local community and leisure facilities) and Stokesmead (provision for open space). There were no planning permissions or completions granted for uses on these sites during the monitoring period.

### **Policy LP16 (2) (C) Employment Land**

#### **HMS Sultan**

- 3.44 HMS Sultan is identified in the GBLP as an Employment Priority Site in order to ensure that if the site is released by the MOD it retains its role as a major employment site in the Borough. In November 2016, the Government announced proposals to release this site by 2026. The Borough Council strongly considers that HMS Sultan should be retained as a major MOD training facility and will continue to work with partners to achieve this objective.

## 4.0 TRANSPORT

### Overview

- 4.1 The provision of more employment in the Borough is critical to reducing out-commuting and congestion and the Borough needs an efficient multi-modal transport system to support new development and help to deliver economic investment and growth. Improving accessibility to and within the Gosport peninsula is therefore a key objective of the GBLP.
- 4.2 The policies in the GBLP aim 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.

### Policy Context

- 4.3 The following policies are relevant in terms of the monitoring information included in this Chapter. The Local Plan Output Indicators and Targets are taken from Table 13.1 on page 219 of the GBLP.

<p><b>Gosport Borough Local Plan 2011-2029 (October 2015)</b> LP2 – Infrastructure LP21 – Improving Transport Infrastructure</p> <p><b>Indicators</b></p> <ul style="list-style-type: none"><li>• New length of cycleway; and</li><li>• New transport improvements provided through developer contributions (see Chapter 10 of this AMR)</li></ul> <p><b>Targets</b> None</p>
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### Monitoring Information

- 4.4 There are two indicators in the GBLP to show how transport infrastructure is a key element in delivering development in sustainable locations: length of cycleway delivered and transport improvements provided for through transport contributions. This is followed by an assessment of accessibility within the Borough using public transport in this case bus services. Information relating to developer contributions towards transport infrastructure is set out in Chapter 10: Infrastructure and Developer Contributions. The following information in this chapter (Chapter 4) provides an overview of proposed transport schemes to assist both strategic and local objectives for Gosport.

#### **GBLP Indicator: New length of cycleway**

- 4.5 During this year's monitoring period, a total of 150m of cycleway was completed in the Borough. Figure 4.1 shows completed schemes for 2016-17.

**Figure 4.1 Completions of cycleway network 2016-17**

Scheme	Length (m)	Completion date
Leesland Park, shared use path linking Leesland Schools with Lavinia Road	150m	November 2016
<b>Total 1<sup>st</sup> April 2017</b>	<b>150m</b>	

**Transport schemes 2016-2017**

4.6 The following schemes set out progress made during the monitoring period on a wide range of strategic and local transport schemes.

**Improving Access to Gosport and Fareham – Strategic Scheme Updates**

**Newgate Lane Northern Section Improvements:-**

4.7 This scheme is the first phase of improvements to address traffic congestion on the Newgate Lane corridor and will support the redevelopment of the former Daedalus airfield as an Enterprise Zone. It is part of a wider, longer term strategy for improving access to the peninsula and aims to improve journey times and reliability in the most congested sections of Newgate Lane. The works were completed in Autumn 2015.

4.8 More recently, the County Council has commissioned an independent review of options to address occasional but ongoing delays for traffic exiting Speedfield Park. These delays are especially Friday afternoons and peak retail times, including Bank Holidays.

4.9 Further information can be found at the following link:-

<https://www.hants.gov.uk/transport/transport schemes/newgatelanenorth>

**Peel Common Interim Junction Improvements:-**

4.10 This is an interim scheme pending the successful development of proposals to provide a Stubbington Bypass and improvements to the southern section of Newgate Lane. Traffic signals have been provided on Broom Way, Rowner Road and Newgate Lane to better control traffic demands and congestion. The scheme includes pedestrian and cycle facilities on the south side of roundabout and a controlled crossing to the east. Amendments will likely be required when improvements to Newgate Lane and the Stubbington Bypass are progressed. This £3.25 million scheme has been completed, with the signals becoming operational on the 15<sup>th</sup> May 2016.

4.11 The scheme at Peel Common roundabout forms the first stage of improvements at this busy location, and the second of three stages of improvements to the Newgate Lane corridor.

4.12 Further information can be found at the following link:-

<https://www.hants.gov.uk/transport/transport schemes/peelcommonroundabout>

### **Newgate Lane Southern Section Improvements:-**

- 4.13 The second phase of improvements to Newgate Lane is a new road from Tanners Lane to the Peel Common roundabout at a cost of £9 million to further address congestion and improve access to the peninsula in general and the Daedalus EZ. Planning permission has been granted, and following preparatory works in early 2017 the scheme commenced in July 2017.
- 4.14 The new road 7.3m wide single carriageway will replace the existing route for through traffic, and will help increase capacity and ease congestion by having a smoother alignments with fewer interruptions to traffic flows caused by turning traffic and on-road cyclists. There will also be increased capacity on the southbound approach to the Peel Common roundabout, where a new signalised arm of the roundabout will be provided.
- 4.15 The existing road will be closed to through traffic once the new road is opened, and will be retained for local traffic and provide an on-road cycle link between the Peel Common roundabout and the northern section of Newgate Lane
- 4.16 Further scheme details, including links to the planning application can be found at the following web address:-

<https://www.hants.gov.uk/transport/transportchemes/newgatelanesouth>

### **Stubbington Bypass / Titchfield Gyratory:-**

- 4.17 A bypass is proposed between Peel Common and Titchfield Road to reduce journey time and peak hour congestion onto and off the Gosport peninsula. The scheme forms part of a wider plan for improving access to Gosport and Fareham and comprises the following elements:-
- Construction of a new single carriageway road between the B3354 Titchfield Road and Gosport Road, passing to the north and east of Stubbington;
  - On-line widening of Titchfield Road between by Bypass and the A27;
  - Improvements to the A27 Titchfield Gyratory and further improvements to the Peel Common Roundabout (Gosport Road arm);
  - Traffic management measures in Stubbington village; and
  - Improved cycle infrastructure.
- 4.18 It will also remove barriers to growth and encourage investment and regeneration, including at the Solent Enterprise Zone (Daedalus) and improve connectivity/provide the additional road network resilience necessary to promote new employment, whilst enhancing quality of life within Stubbington.
- 4.19 The Preferred route and changes to the Titchfield Gyratory, were agreed by the HCC Executive Member for Economy, Transport and Environment on the 9<sup>th</sup> July 2015 ([http://www3.hants.gov.uk/councilmeetings/advsearchmeetings/meetingsitemdocuments.htm?sta=&pref=Y&item\\_ID=6718&tab=2&co=&confidential=](http://www3.hants.gov.uk/councilmeetings/advsearchmeetings/meetingsitemdocuments.htm?sta=&pref=Y&item_ID=6718&tab=2&co=&confidential=)), and subsequently a planning application for the Stubbington by-pass has been submitted to and approved by the County Council.

- 4.20 A funding contribution of £8.5million was approved by Hampshire County Council, and in February 2017 the Government announced that £25.7 million of funding has been awarded from the Local Growth Fund 3 towards the delivery of the scheme, meaning that full funding has been secured and work can now commence to progress the scheme towards delivery.
- 4.21 Further details, including links to the planning application documents can be found at the following web address:-

<https://www.hants.gov.uk/transport/transportchemes/stubbingtonbypass>

**A27 St. Margaret's Lane Roundabout:-**

- 4.22 This scheme comprises works to improve the management of traffic to ease congestion at peak times and also provides improved facilities for pedestrians and cyclists. Works are now complete and have been operational since June 2016.

**A27 Segensworth to Titchfield Improvement Scheme:-**

- 4.23 This scheme primarily aims to increasing capacity and improve journey time reliability along the A27 between Segensworth and Titchfield by upgrading the existing single carriageway sections of this route to two lanes in each direction and providing a third lane to the nearside of the A27 Southampton Road approach to the Segensworth Roundabout. Other works include the modification of some junctions and the provision of an off road pedestrian and cycle facility along the north side of the A27 Southampton Road between the existing signal controlled crossing at Titchfield Park Road and Mill Lane
- 4.24 Hampshire County Council appointed Mildren Construction as the main contractor and works commenced on the 24<sup>th</sup> October 2016, and are currently scheduled to be completed in Spring 2018. The scheme has a current budget of £10.265million.
- 4.25 Further information can be found at the following link:-.

<https://www.hants.gov.uk/transport/transportchemes/a27segensworthtotitchfield>

**A27 Bishopsfield Road to Station Roundabout and Fareham Railway Station:-**

- 4.26 Changes are proposed to the Station Road roundabout to achieve more balanced traffic flows, new access link for pedestrians and cyclists from West Street to the railway station, new bus lane, additional shared use space, improved bus stop facilities and modifications to the existing subway.
- 4.27 The Avenue (A27) will be widened to add capacity with the provision of an additional lane for west bound traffic while still retaining the current dedicated right hand turn into Gudge Heath Lane.
- 4.28 The contractors, Mildren Construction Ltd began work on 16<sup>th</sup> May 2016, and the scheme is now complete.

- 4.29 Further information can be found at the following link:-  
<https://www.hants.gov.uk/transport/transportchemes/a27bishopsfieldroadtostationroundabout>

**Portsmouth, The Hard Interchange Improvements:-**

- 4.30 This scheme funded by Portsmouth City Council and the Solent LEP provides improvements to the bus / rail / ferry interchange to maximise public transport accessibility, improves the public realm and supports local redevelopment. In conjunction with recent improvements to the Gosport Ferry pontoon it will improve cross harbour travel and support proposed development in the town centre and at Waterfront. The contractor (Osborne) commenced works in Autumn 2015 and is now open.
- 4.31 Further information on this scheme promoted by Portsmouth City Council can be found at the following web link:

<https://www.portsmouth.gov.uk/ext/development-and-planning/regeneration/regeneration-of-the-hard.aspx>

**BRT Busway Extension – Tichborne Way to Rowner Road (off-road):-**

- 4.32 A dedicated bus and cycleway along the former railway line is proposed to extend the current length of off-road running. It will build upon the step change in service levels and reliability achieved by BRT phase 1 and the new Eclipse bus services, and improved access to locations at Gosport Waterfront and Welborne in Fareham. Alongside the potential for delivering improving bus access to Daedalus. The scheme is designed, with planning consent granted and funding is currently being sought through bids to Government.

**BRT Rowner to Gosport Ferry (on-road) – Ann's Hill Road / Bury Road Junction Improvements:-**

- 4.33 Improvements for all traffic and reduced delays to BRT services are the main aims of this scheme, which will improve the efficiency of the junction and balance the needs of waiting traffic on each arm. Equipment for the possible future use of Selected Vehicle Detection (SVD) will also be provided on the Ann's Hill Road approach to the junction. This will allocate priority to BRT Eclipse services on approaching the junction if required in the future.
- 4.34 This £290,000 scheme began on-site on 11th April 2016 and works were completed in July 2016.

**Access to Daedalus Enterprise Zone:-**

- 4.35 A road link to the existing junction at Broom Way / Cherque Way to form the main access to the Enterprise Zone and serve the CEMAST college opened in September 2014.
- 4.36 Works are progressing on the completion of the new spine road, Daedalus Drive, across the Enterprise Zone by the Homes and Communities Agency (HCA) utilising £7.09million of Central Government funding to unlock the development potential of the Daedalus waterfront area.

- 4.37 Works are currently underway to construct the new signalised junction at the western end of the Daedalus site, which will link Daedalus Drive to Stubbington Lane.
- 4.38 Further details on the Daedalus highway infrastructure within Gosport that were approved in February 2015 can be found at:
- 4.39 <https://publicaccess.gosport.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NHT5TAHO02B00>
- 4.40 Further details on the Daedalus highway infrastructure within Fareham can be found at:
- <https://www.fareham.gov.uk/casetracker/casetracker.asp?a=1&public=Y&caseid=130631>

### **Other Schemes Completed Updates – 01.04.2016 – 31.03.2017**

- 4.41 **Leesland Park – Minor Works:-** Completed November 2016  
To encourage walking and cycling to school, the scheme comprises a shared use path for pedestrians and cyclists across Leesland Park linking the two Leesland schools to Lavinia Road.
- 4.42 **Elson Lane – Minor Works:-** Completed March 2017  
The junction of Elson Lane with Elson Road has been narrowed down by physically building out both sides of the footway at this point to reduce non-compliance of the “No Entry”. The associated benefits include the re-positioning of the up-right illuminated ‘No Entry’ signs so they are more conspicuous to motorist on Elson Road and, improved pedestrian crossing facilities either side of Elson Lane junction
- 4.43 **Lee Infants – Developer Contributions:-** Completed March 2017  
Improved pedestrian access to Lee Infants school from Elmore Road including new interconnecting paths, cropped crossings, tactile paving and bollards.



## 5.0 HOUSING

### Overview

- 5.1 The 2011 Census identified that Gosport Borough had a population of 82,622 people. This is an increase of 8.1% from 2001 when 76,415 people were recorded. The 2016 Small Area Population Forecasts published by Hampshire County Council shows Gosport's population at 2017 is 82,875.
- 5.2 There were a total of 35,430 households recorded by the 2011 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 2.2% over the period to 2029 with the number of households projected to increase by 8.5%. The average household size is 2.38 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 17.2% in 2011 to 24% in 2029 with the number of residents over 65 increasing by 42.4% 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 82% 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 17.9%. It is projected that there will be a 2.2% 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 from 64% in 2011 to 58% 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 3.9%<sup>1</sup>. This forecast takes into account the predicted increases in retirement age. This represents approximately 1,600 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.

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<sup>1</sup> Hampshire County Council Long-term population forecasts (October 2013) based on anticipated number of dwellings to be completed between 2011-2029

- 5.7 The Borough is characterised by smaller properties with 59.6% comprising terraced housing or flats compared to the national average of 45.7%. There is also a much lower proportion of detached housing in Gosport comprising just 13.4% of the housing stock compared to the national average of 22.4%. In terms of bedroom size, 45% of the stock was three bedroom units, 29.2% two bedroom units, 12.2% one bedroom units, 10.8% with four or more bedrooms and 2.6% 5 bedroom units. (Source: Census 2011. Further information about the housing and population profile of the Borough can be found in the Council's Sustainability Profile which can be viewed at: [www.gosport.gov.uk/sustainability-profile](http://www.gosport.gov.uk/sustainability-profile))

### Policy Context

- 5.8 Access to good quality housing is an essential part of delivering an attractive high quality urban environment and plays a key role in the regeneration of the Borough. It is necessary to provide a mix of home types to meet the housing needs of current and future residents. New residential development should be at an appropriate density and well linked to public transport routes and local services and well designed to meet sustainable construction principles.
- 5.9 The GBLP makes provision for 3,060 dwellings to be built in the plan period 2011-2029. This represents an annual requirement of 170 dwellings.

<b>Gosport Borough Local Plan 2011-2029</b>	
<b>Policies</b>	
LP3 – Spatial Strategy	
LP24 – Housing	
LP26 – Gypsies, Travellers and Travelling Showpeople	
<b>Local Plan Indicators</b>	
<ul style="list-style-type: none"><li>• The number of net additional dwellings;</li><li>• Housing supply and trajectory;</li><li>• Density of housing completions;</li><li>• Affordable housing completions;</li><li>• Number of completions by dwelling size; and</li><li>• Net additional pitches/plots for gypsies, travellers and travelling showpeople</li></ul>	
<b>Targets</b>	
<ul style="list-style-type: none"><li>• 3,060 net additional dwellings (2011-2029)</li><li>• 40% affordable housing target on sites of 10 or more dwellings</li></ul>	

- 5.10 The policy box above sets out the relevant policies, local plan indicators and targets relevant for monitoring the effective delivery of housing within the Borough.

### Monitoring Information

- 5.11 Housing supply can be evaluated using the housing trajectory in Appendix 1 to this report. As part of the plan making process local planning authorities prepare Strategic Housing Land Availability Assessments (SHLAA). A SHLAA will identify sites within the Borough which are in suitable locations and capable of being delivered within a 5 year timeframe. The SHLAA will also identify sites where there is a realistic prospect of them being developed within the lifetime of the GBLP therefore such documents are an integral part of identifying housing supply. The SHLAA

was last published in July 2014 and will be updated as part of the review on the GBLP.

**GBLP Indicator: The number of net additional dwellings**

5.12 The GBLP sets a target of 3,060 net additional dwellings to be built between 2011 and 2029 (which equates to 170 dwellings per year). The net additional number of dwellings built during the period April 2011 and March 2017 was 754. However over the plan period to date the housing requirement is 1,020 net additional dwellings (i.e. 170 p.a. x 6 years). The annual completion rate is shown in the table below:

**Figure 5.1: Total net and gross housing completions 2011 to 2017**

	<b>Net Completions</b>	<b>Gross Completions</b>
2011/12	339	347
2012/13	75	194
2013/14	-33	78
2014/15	32	205
2015/16	180	210
2016/17	161	167
<b>Total</b>	<b>754</b>	<b>1,201</b>

5.13 Figure 5.1 shows that the net housing completions have fallen below the GBLP target of 1,020 dwellings (net) (2011-2017).

**GBLP Indicator: Housing supply and trajectory**

5.14 The residual Local Plan allocation for the remaining plan period (2017/18 – 2028/29) is 2,306 (i.e. 3,060-754) which represents 192.2 dwellings per year and therefore this will form the target for the next 12 years until the end of the plan period. The projected net supply of additional dwellings from 2017/18 to 2028/29 is 2,352 which takes into account sites with planning permission, allocated sites as well as projected windfalls.

5.15 Figure 5.2 provides a summary of the Council's housing land supply position for the complete plan period to 2029.

5.16 Over the plan period the Borough Council has identified housing supply of 3,098 dwellings. The Borough Council is therefore currently meeting its identified need of 3,060 net additional dwellings for the plan period.

**Figure 5.2: Housing supply as at 1<sup>st</sup> April 2017 for the entire plan period (2011-2029) (net figures) – summary table**

	<b>No of Dwellings (Net Gain)</b>
<b>Completions 2011 – 2017 (a)</b>	754
<b>Existing permissions (b)</b>	995
<b>Sub Total</b>	<b>1,749</b>
<b>Large sites without planning permission (10 dwellings or more)</b>	
Haslar Hospital	14
Daedalus	49
Stoners Close	17
Laphorn Close	14
Wheeler Close	16
Priddy's Hard Heritage Area	100
Gosport Waterfront	621
Small Town Centre sites	173
Barclay House	25
<b>Sub total: Large sites (c)</b>	<b>1,029</b>
<b>Small site Windfall Allowance (d)</b>	320
<b>Total outstanding supply (b) + (c) + (d)</b>	<b>2,344</b>
<b>Total supply (a) + (b) + (c) + (d)</b>	<b>3,098</b>

- 5.17 The Gosport Housing Trajectory 2017 which is based on the GBLP provides details of the managed delivery target. A detailed breakdown of the figures is shown in Appendix 1.

Five and Ten Year Housing Land Supply

- 5.18 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 years 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.
- 5.19 Advice published by DCLG sets out the three main stages for assessing the supply of deliverable sites:
- Identify the level of housing provision to be delivered over the next five years;
  - Identify potential sites for housing provision; and
  - Consider the deliverability of the identified potential sites.

5.20 **Figure 5.3: 5 year Supply of deliverable sites based on the GBLP**

<b>Five Year Housing Requirement For Gosport</b>		
	<b>Dwellings</b>	<b>Annual Average</b>
Housing Requirement 2011-2029 (GBLP)	3,060	170
Total Completions 2011 - 2017	754	125.7
Housing Requirement 2017/18– 2028/29	2,306	192.2
5 Year Requirement 2017/18 – 2021/22 (i.e. 5 x 192.2)	961	192.2
5% Buffer Requirement	48	-
	<b>1,009</b>	
<sup>1</sup> The annual average has taken into account the past level of completions		
<b>Five Year Supply of Deliverable Housing Sites - 17/18 – 21/22</b>		
Sites with planning permission	964	
Other deliverable sites	505	
Total Deliverable Sites	1,469	
Windfall <sup>2</sup>	96	
<b>Total deliverable sites+ windfall</b>	<b>1,565</b>	

5.21 Figure 5.3 clearly demonstrates that there is a five year supply of deliverable sites in the Borough. There are sufficient deliverable sites to deliver 1,565 dwellings which exceed the housing requirement for this period which is the equivalent of an 8 year supply (i.e. 1,565/192.2 i.e. the on-going annual requirement)

5.22 The NPPF also requires local authorities to identify a supply of specific developable sites, for years 6-10. Figure 5.4 below shows that for a 10 year period there are sufficient deliverable sites to provide 2,181 dwellings which is higher than the requirement of 1,922. This is the equivalent of an 11 year supply.

**Figure 5.4: 10 Year Supply of Deliverable Sites based on the GBLP**

<b>Ten Year Housing Requirement For Gosport</b>		
	<b>Dwellings</b>	<b>Annual Average</b>
Housing Requirement 2011-2029 (GBLP)	3,060	170
Completions 2011 - 2017	754	125.7
Housing Requirement 2017/18 – 2028/29	2,306	192.2
10 Year Housing Requirement 2017/18 - 2026/27	1,922	192.2
<b>Ten Year Supply Of Deliverable Housing Sites - 17/18 - 26/27</b>		
Sites with Planning Permission	995	
Other deliverable sites	930	
Total Deliverable Sites	1,925	
Windfall	256	
<b>Total Supply</b>	<b>2,181</b>	

<sup>2</sup> The windfall calculation is based on small site completions but discounted to remove garden sites. An average is then taken for the period over which small site completions have been recorded.

**GBLP Indicator: Density of housing completions**

5.23 Making the most efficient and effective use of land is an important aspect of planning in the Borough given Gosport's highly urbanised nature and the importance of retaining and maximising quality open spaces. Higher density developments in locations with good accessibility to public transport, employment, and community facilities can provide high quality living environments. The GBLP does provide indicative density levels and the AMR provides information about the density levels of new developments since the GBLP monitoring period began in 2011. This information can be found in Figure 5.5 below.

**Figure 5.5: Densities of new dwellings completed between 2011 and 2017**

Density	2011/12 (%)	2012/13 (%)	2013/14 (%)	2014/15 (%)	2015/16 (%)	2016/17 (%)
Less than 30 dph	2.6	2.1	2.5	6.0	8.1	6.5
30-45 dph	48.4	24.6	20.5	43.4	57.1	49.1
45- 60 dph	2.3	6.8	45.0	38.0	30.0	11.4
More than 60 dph	46.7	66.4	32.0	12.6	4.8	33.0

*Source: Hampshire County Council (as of 1<sup>st</sup> April 2017)*

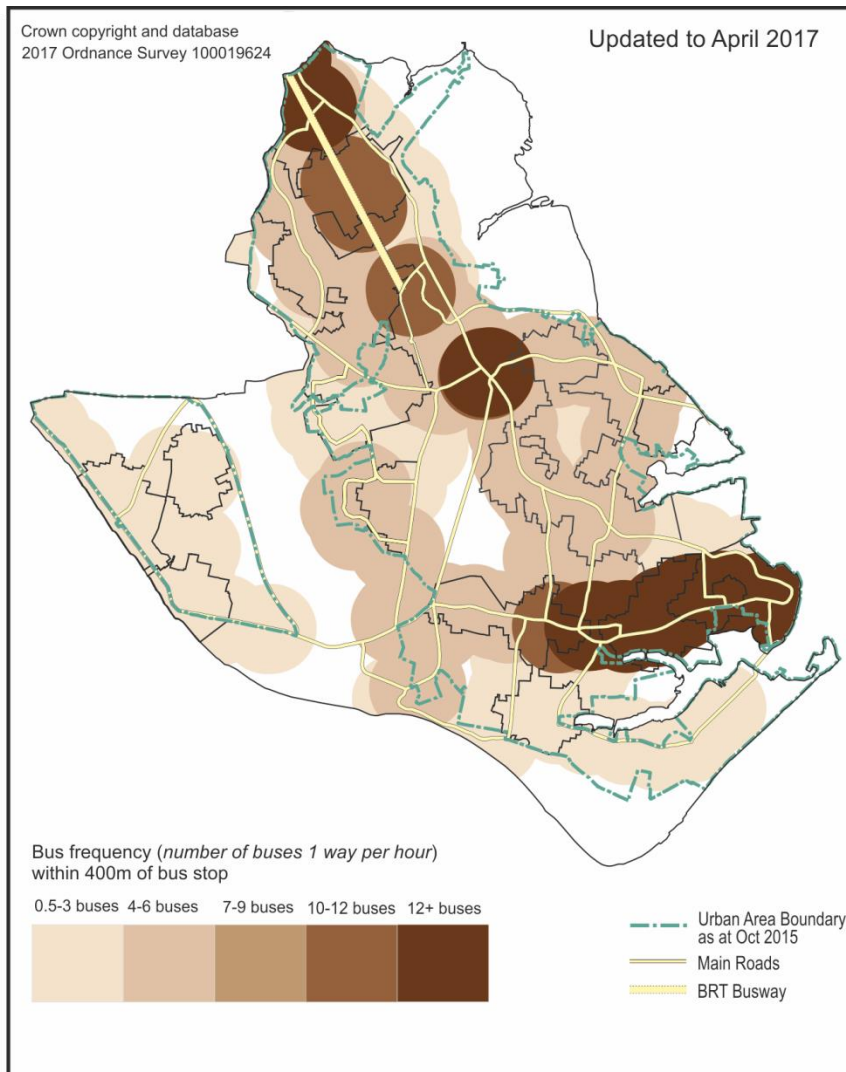
5.24 Ease of accessibility to a wide range of services and facilities contribute significantly to the development of sustainable communities. The hierarchy of principal, local and neighbourhood centres in the Borough play an important role in serving the needs for local residents, reducing the need to travel further afield to access shopping and other town centre related services. Equally residential development located close to established centres can contribute positively towards maintaining and enhancing their vitality and viability. In order to identify the most accessible areas within the Borough, a series of charts have been produced. Figure 5.6 shows the frequency of bus services, Figure 5.7 shows accessibility to the Principal, District and Neighbourhood centres and Figure 5.8 shows accessibility and indicative potential housing densities.

Frequency of Buses on the Gosport Peninsula

5.25 Figure 5.6 shows the frequency of bus use within the Borough. Since the introduction of the Bus Rapid Transit there has been a significant shift in the way that the bus network in Gosport operates. More services use the Bus Rapid Transit System with the E1 and E2 Eclipse fast bus services operating 11 and 10 buses each way per hour respectively.

5.26 The frequency of buses servicing areas of the Borough is one of the elements that is used to indicate those areas of the Borough with best access to services, which potentially could be most suitable for higher densities of development.

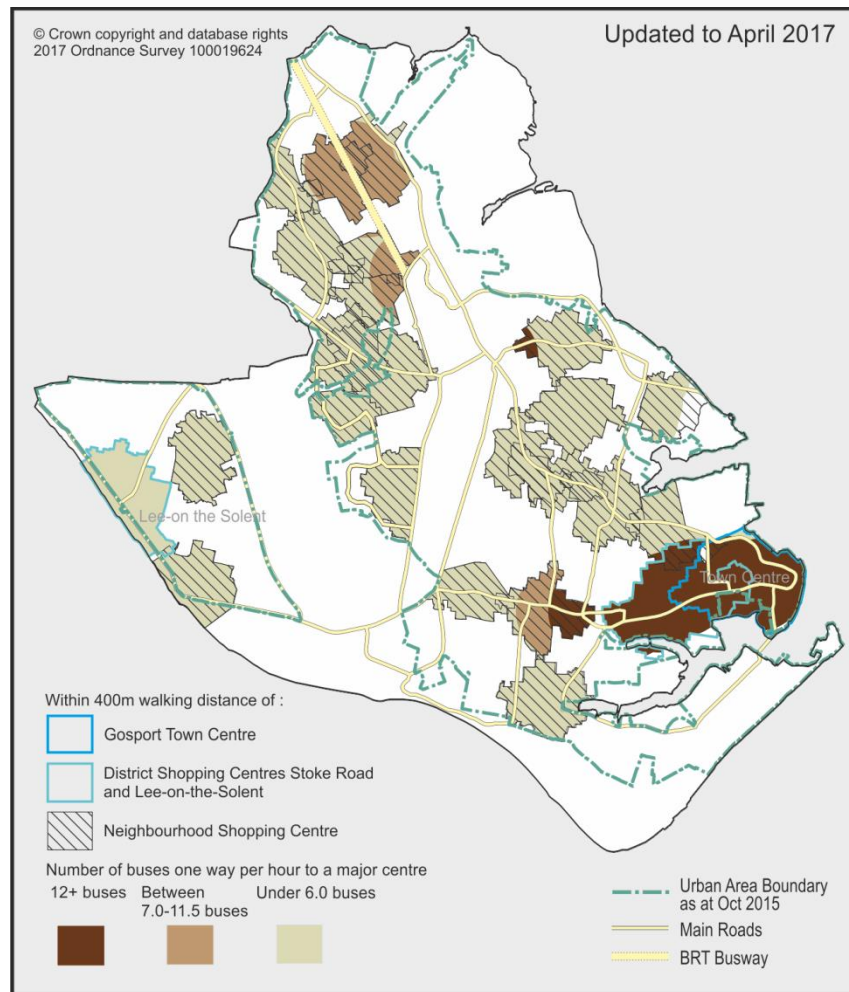
**Figure 5.6: Frequency of bus services**



Access to Centres

5.27 Figure 5.7 below shows the 400m walking distance around the shopping centres within the District. Differentiation is made between Gosport Town Centre with its walking area shown in dark brown with the District Centres of Stoke Road and Lee-on-the-Solent shown in a lighter brown and the Local and Neighbourhood Centres shown as the lightest brown. This information helps to inform the density matrix and accessibility mapping set out in Figure 5.8

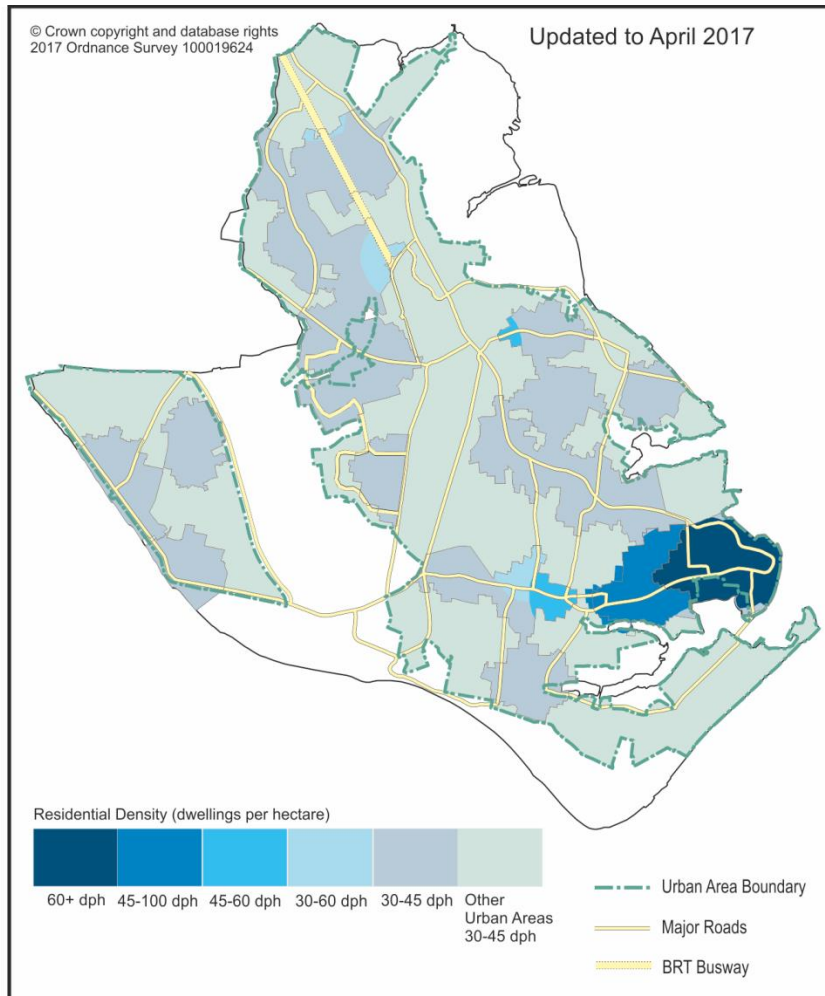
**Figure 5.7: Accessibility to centres**



- 5.28 The Borough Council has produced an accessibility residential density matrix which shows accessible areas within the Borough. The most accessible areas within the Borough are areas within a 400 metre walking distance 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 walking distance of any defined shopping centre within the Borough and served by only upto 3 buses an hour to a major centre as shown by Figure 5.6. Figure 5.7 shows the frequencies of buses serving the Borough.
- 5.29 Developers are encouraged to submit proposals that are in accessible locations. Policy LP24: Housing provides the policy framework in relation to appropriate density levels to achieve high quality development that maximises the efficient use of land and enhances the local built environment. Figure 5.8 shows the accessibility and indicative potential housing densities in the Borough.
- 5.30 Figure 5.8a shows the indicative potential residential densities using the matrix set out in the GBLP.



**Figure 5.8: Accessibility and indicative potential housing densities**



**Figure 5.8a: Indicative Residential Density Matrix (dwellings per hectare)**

Location		Public Transport Accessibility		
		High	Medium	Low
		12 or over buses an hour to a major centre (Gosport, Fareham, Southampton)	Between 7-11 buses an hour to a major centre (Gosport, Fareham, Southampton)	6 or less buses an hour to a major centre (Gosport, Fareham, Southampton)
Sites within a walking distance of 400m	Gosport Waterfront and Town Centre	Over 60 dph	-	-
	District Centres	45 -100 dph	45 -100 dph	30 - 45 dph
	Neighbourhood Centres	45 - 60 dph	30 - 60 dph	30 - 45 dph
Other urban areas		30 - 45 dph	30 - 45 dph	30 - 45 dph

Source: GBLP (2015), page 145.

Housing distribution and type

- 5.31 Policy LP24: Housing states that priority for new housing development should be the reuse of previously developed land. The urbanised nature of the Borough has meant that a key priority for the Council has been to secure the efficient reuse of previously developed land (PDL) for development. For clarity residential garden development is not counted as previously developed land.

**Figure 5.11: Dwellings built on PDL**

Year	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17
No. Dwgs (gross)	206	50	177	293	193	67	186	210	159
(%)	100	100	99.4	84	99.5	86	90.8	99.5	95.2

**Affordability**

- 5.32 Policy LP24 sets out a target for 40% provision of affordable housing on suitable sites. Affordable housing can be met by a variety of formats. The PUSH Strategic Housing Market Area Assessment (2014) identified a requirement for a number of different types of affordable housing in Gosport:

- 28% Intermediate housing – assigned to households who can afford a housing cost at or above 80% of market rents but cannot afford full market costs;
- 15% Affordable Rent – assigned to households who could afford a social rent without the need to claim benefit to afford an Affordable Rented home (priced at 80% of market rented costs); and
- 57% Social Rent – households who would need to claim housing benefit regardless of the cost of the property.

*(GBLP, paragraph 11.15, page 144).*

**GBLP Indicator: Affordable housing completions**

- 5.33 During the 2016/17 monitoring period a total of 40 (gross) affordable dwellings were completed. A total of 462 (gross) affordable homes have been built in the last 6 years.

**Figure 5.9: Affordable housing completions 2011-2017**

Year	Gross affordable completions
2011-2012	163
2012-2013	133
2013-2014	8
2014-2015	86
2015-2016	32
2016-2017	40
<b>Total</b>	<b>462</b>

- 5.34 The NPPF requires that local plans should proactively drive and support sustainable economic development and take account of market signals

such as land prices and housing affordability. The Council's Sustainability Profile contains information related to key headline statistics for house prices, rents and income. The Sustainability Profile can be found at: [www.gosport.gov.uk/sustainability-profile](http://www.gosport.gov.uk/sustainability-profile)

Households on Joint Housing Register

- 5.35 One key element of demand for affordable housing is the number of applicants on the Council's Joint Register.
- 5.36 Figure 5.10 shows that the number of households on the Borough Council's Joint Housing Register has increased between 2003 and 2011-12. However, in November 2013, the policy used by the Council was changed. In order to determine if an applicant was eligible for a place on the housing register, applicants now need to demonstrate a local connection to the Borough and a defined need for housing. As a result of this change in policy the number of people on the housing register is lower than in previous 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
2013-2014	1,491
2014-2015	898
2015-2016	805
2016-2017	925

Source: Gosport Borough Council 2017

- 5.37 The breakdown of new dwellings by development type completed during the monitoring period.

**Figure 5.12: Breakdown of completions by development type (2016/17)**

Development Type	Completions (Gross)
New	11
Redevelopment	122
Conversion	30
Sub division	4
<b>Total</b>	<b>167</b>

- 5.38 Policy LP24 states that proposals for residential development should include a mix of dwelling types, sizes and tenures to reflect the needs of those seeking housing in the Borough throughout the plan period. The gross housing completions set out in Figure 5.13 show that a range of dwelling sizes have been provided in the Borough over the last 6 years.

**Figure 5.13: Number of dwellings (gross) completed 2011-2017 by dwelling size**

Size	2011/12 (%)	2012/13 (%)	2013/14 (%)	2014/15 (%)	2015/16 (%)	2016/17 (%)	Total (%)
1 bed	83 (24)	71 (36)	16 (20)	30 (14.6)	20 (9.5)	33 (20.0)	253 (21.0)
2 bed	183 (53)	90 (46)	28 (36)	75 (36.6)	97 (46.2)	61(36.0)	534 (44.5)
3 bed	63 (18)	19 (10)	28 (36)	61 (29.8)	55 (26.2)	53 (32.0)	279 (23.2)
4 bed	18 (5)	13 (7)	6 (8)	39 (19.0)	37 (17.6)	20 (12.0)	133 (11.1)
5 bed	0 (0)	1 (1)	0 (0)	0 (0)	1 (0.5)	0 (0)	2 (0.2)
<b>Total</b>	<b>347 (100)</b>	<b>194 (100)</b>	<b>78 (100)</b>	<b>205 (100)</b>	<b>210 (100)</b>	<b>167 (100)</b>	<b>1,201 (100)</b>

### Self-Build Register

- 5.39 The DCLG have published a PPG on Self Build Register. The statutory duties under the Self build and Custom Housebuilding Act 2015 which came into force on 1<sup>st</sup> April 2016.
- 5.40 Although local authorities are not required to publish their self-build register they are encouraged to publish in their AMRs headline data on the demand for Self-Build and custom housebuilding revealed by their register and other sources.
- 5.41 Relevant authorities should consider what additional optional information (for example, general location within the authority's area, plot size preferences and type of housing intended to be built) could be requested of applicants and made available to increase opportunities for self-build and custom housebuilding in their area, having regard to data protection obligations. The following table includes the total number of people recorded onto the Register.

**Figure 5.14: Number of interested individuals and associations for Self-Build in Gosport (November 2017)**

Number of interested individuals	29
Number of associations	0

### GBLP Indicator: New additional pitches for gypsies, travellers and travelling showpeople

- 5.42 Policy LP26 of the GBLP allocates a pitch to accommodate up to 3 caravans in order to meet an established local need. Based on current evidence, the Council does not consider it necessary to make further allocations in the adopted Local Plan. However, the policy does provide clear criteria for assessing new proposals should these come forward over the plan period.

## 6.0 EMPLOYMENT, ECONOMIC DEVELOPMENT & SKILLS

### Overview

- 6.1 The employment policies in the GBLP will facilitate economic development in the Borough creating more employment opportunities for local people and to address key issues relating to employment opportunities in the Borough.
- 6.2 The Ministry of Defence has for many years been one of the key employers in the Gosport and wider Portsmouth Harbour area. Employment at Portsmouth Naval Base has fallen while several other Ministry of Defence establishments in the Borough and around the Harbour have closed over the years.
- 6.3 As a result of these changes a large number of residents now work outside the Borough in a number of different locations but particularly, along the A27-M27 corridor in areas where journeys to work are particularly focused on private transport. The evidence from the 2011 Census shows that 60% of employed Gosport residents work outside the Borough and this has increased from 49% at the time of the 2001 Census. However, Gosport had the highest workplace self-containment ratio among Hampshire districts with 66% of Gosport based jobs were filled by Gosport residents. This suggests that when local jobs are provided they are successfully occupied by local people.
- 6.4 The 2011 Census showed there are approximately 24,000 jobs in Gosport showing a decline from 33,000 in 2000 representing a 27% 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 public administration sector (this includes defence, health and education) compared to that at County and Regional levels. Furthermore there is a significantly lower proportion of jobs within the finance, IT and other business activities. There are a number of important business sectors in the Borough relating to advanced manufacturing, aviation and aerospace, and marine industries which employ significantly higher proportions of the workforce than the proportions nationally. The designation of land at Daedalus as the Solent Enterprise Zone which incorporates the Solent Airport will allow for these sectors to develop further throughout the GBLP plan period.
- 6.5 There are areas of the Borough which experience higher levels of deprivation. The 2015 Indices of Deprivation show that Gosport's ranking at 2015 is 131 compared to 161 in 2010. Gosport has been ranked 131 out of 326 Local Authorities nationally, (with 1 the most deprived). Within the Borough, levels of deprivation are unevenly spread with a lot of variation in the rankings attributed to different areas. There are 32,844 LSOA's nationwide, ranking from 1 (which is most deprived) to 32,844 (least deprived). The lowest scoring LSOA in Gosport achieves a rank of 2,550 putting it in the bottom 10% nationally, whilst the highest scoring LSOA achieves a rank of 30,875 putting it in the top 10% nationally. This variance in ranks highlights the challenges that the Borough faces.
- 6.6 Earnings by workplace for both males and females have remained lower within the Borough when compared to those at both 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.

- 6.7 The Council's Sustainability Profile provides further key headline statistics relating to Gosport's economic and employment profile. The Sustainability Profile can be seen on the Council's website at: [www.gosport.gov.uk/sustainability-profile](http://www.gosport.gov.uk/sustainability-profile)
- 6.8 Overall many of the factors above can be tackled through maximising opportunities to provide jobs and in enhancing the skills base through training which is a key priority in the policies of the GBLP.

### Policy Context

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

<b>Gosport Borough Local Plan 2011-2029</b>
LP16 - Employment Land
LP17 – Skills
<b>Indicators</b>
<ul style="list-style-type: none"> <li>• Amount and type of employment floorspace completed</li> <li>• Loss of employment floorspace throughout the Borough and on sites allocated for employment</li> <li>• Planning permissions for new training facilities</li> <li>• Skills related obligations secured as part of planning permissions</li> </ul>
<b>Targets</b>
<ul style="list-style-type: none"> <li>• To provide 84,000 square metres of net additional employment floorspace over the period 2011-2029</li> </ul>

### Monitoring Information

#### GBLP Indicator: Amount and type of employment floorspace completed

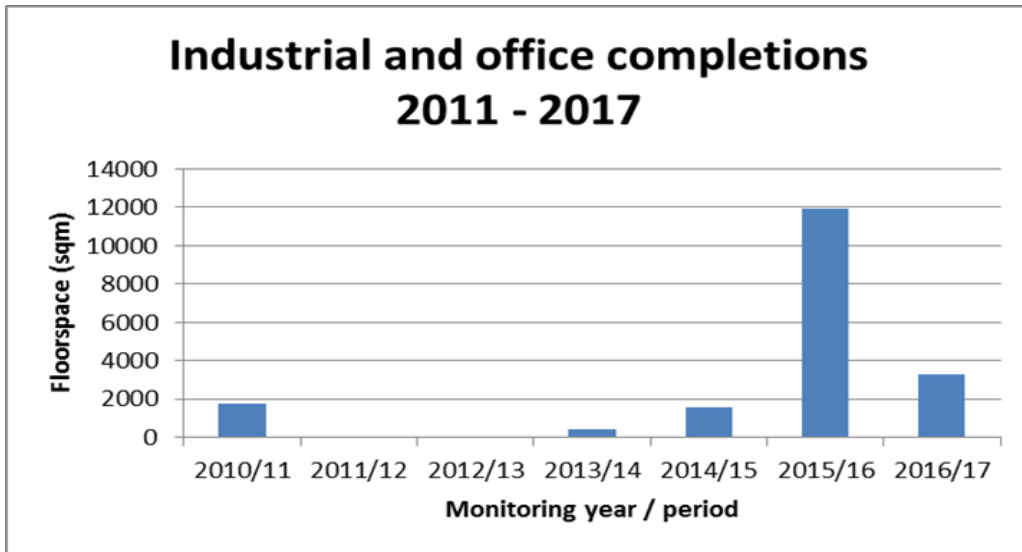
- 6.10 For AMR purposes it is important to note that completions reported only take account of proposals occupying at least 200m<sup>2</sup> of floorspace. In the 2016-17 monitoring period 3,268m<sup>2</sup> of employment floorspace was built. Figure 6.1 shows the amount of employment floorspace completed since 2011 (the base date for the GBLP) has contributed towards meeting the Local Plan target of 84,000m<sup>2</sup>.

**Figure 6.1: Total completions 2011-2017 (m<sup>2</sup>) (gross)<sup>3</sup>**

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
0	0	392	1,541	11,949	3,268	17,150

<sup>3</sup> There are no employment losses for 2016/17

**Figure 6.1a: Industrial and Office Completions 2010/11-2016/17 (Gross)**



6.11 Figure 6.2 below shows the identified floorspace for outstanding planning permissions, potential employment floorspace within existing employment sites and potential floorspace for allocations identified in the GBLP. The allocation for 75,000m<sup>2</sup> (gross) (50,700m<sup>2</sup>) (net) of floorspace at Daedalus (Policy LP5) accounts for a large proportion of the identified allocation. 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 opportunities.

**Figure 6.2: Potential employment floorspace contributing to the GBLP allocation of 84,000m<sup>2</sup> as at 1<sup>st</sup> April 2017**

	Employment floorspace (net change) (m <sup>2</sup> )	Employment floorspace (gross) (m <sup>2</sup> )
<b>Total completions (1<sup>st</sup> April 2011-31<sup>st</sup> March 2017)</b>		
<b>Completions and losses</b>		
Former Cyanamid Site Fareham Road (now known as Fareham Business Park)	-2,353	13,490
Daedalus	3,268	3,268
Gosport Waterfront	-6,986	0
Other sites	-810	392
<b>Sub Total</b>	<b>-6,071</b>	<b>17,150</b>
<b>Outstanding planning permissions (as at 1<sup>st</sup> April 2017)</b>		
Daedalus	+56,379	75,671
Royal Haslar Hospital <sup>4</sup>	+2,805	2,805
Huhtamaki Rowner Road	+9,629	11,660
<b>Sub Total</b>	<b>68,813</b>	<b>90,136</b>
<b>Potential floorspace within existing employment sites (as at 1<sup>st</sup> April 2017)</b>		
Toronto Place	+315	315
166 Fareham Reach	+500	500
<b>Sub Total</b>	<b>+815</b>	<b>815</b>
<b>Outstanding Allocations<sup>5</sup></b>		
Grange Road	+8,400	8,400
Aerodrome Road	+1,100	1,100
Priddy's Hard Heritage Area	+1,000	1,000
Gosport Waterfront	- <sup>6</sup>	20,869
Other Town Centre sites	- <sup>7</sup>	7,000
<b>Sub Total</b>	<b>10,500</b>	<b>38,369</b>
<b>Total</b>	<b>74,057</b>	<b>146,470</b>

6.12 Figure 6.3 below shows the level of industrial and office completions within Gosport by the amount and type of commercial use. Although the level of completions has been slow in recent years, completions information for the last two years has shown the picture improving. The figure for this year's monitoring period is 3,268m<sup>2</sup> and this is made up of non-specific B1-B8 employment uses at Daedalus.

<sup>4</sup> In Table 6.1 of GBLP it was assumed that Haslar Hospital could accommodate net additional floorspace of 4,000 m<sup>2</sup>; the planning permission is for 2,805m<sup>2</sup> and therefore for the purposes of the supply table this is considered to be the revised employment floorspace supply for this site.

<sup>5</sup> For the purposes of the supply table the Brockhurst Gate Economic Development allocation has been removed as since April 2017 the site has been granted planning permission for a retail park and is likely to proceed on this base.

<sup>6</sup> New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

<sup>7</sup> New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.



**Figure 6.3: Amount and type of employment floorspace completed – 2016/17 contributing to the GBLP allocation of 84,000m<sup>2</sup>**

Use Class	Net employment Floorspace (m <sup>2</sup> )	Gross employment floorspace (m <sup>2</sup> )
B1a Offices	0	0
B1b Research & Development	0	0
B1c Light Industry	0	0
B2 General Industry	0	0
B8 Storage & distribution	0	0
B1-B8 non specific	0	3,268
<b>Total</b>	<b>0</b>	<b>3,268</b>

### Employment land availability

6.13 Available employment land is defined as land identified for employment purposes in the GBLP or land that has extant planning permission for employment use classes as of 1<sup>st</sup> April 2016. Sites have been categorised in the tables below under B1-B8 (non-specific) when a variety of commercial end uses are possible. This year's figures in Figure 6.4 include the mixed use sites at Gosport Waterfront, Gosport Town Centre, Priddy's Hard Heritage Area and Haslar. This approach fits with the objectives of the NPPF which is committed to securing economic growth to create jobs and prosperity.

**Figure 6.4: Employment land availability by type as at 1<sup>st</sup> April 2016**

Use Class	Available Employment Land (ha)
B1a Offices	20.94
B1b Research & Development	0
B1c Light industry	0
B2 General industry	0
B8 Storage & distribution	0
B1-B8 (non-specific)	22.71
<b>Total</b>	<b>43.65</b>

*Note: 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.*

6.14 Figure 6.5 shows the outstanding planning permissions by Use Class which contribute towards delivering the GBLP employment allocation of 84,000m<sup>2</sup> net additional floorspace.

**Figure 6.5: Outstanding planning permissions by Use Class at 1<sup>st</sup> April 2016**

Use Class	Outstanding Planning Permissions (m <sup>2</sup> ) (Net)	Outstanding Planning Permissions (m <sup>2</sup> ) (Gross)
B1a Offices	2,805	2,805
B1b Research & Development	0	0
B1c Light industry	0	0
B2 General industry	0	0
B8 Storage & distribution	0	0
B1-B8 (non-specific)	66,008 <sup>8</sup>	87,331
<b>Total</b>	<b>68,813</b>	<b>90,136</b>

6.15 Figure 6.5 shows the potential employment floorspace within existing employment sites and allocations which count towards the employment allocation of 84,000m<sup>2</sup> identified in the GBLP. This information is broken down by use class. The figure of 2,805 m<sup>2</sup> relates to employment floorspace at Haslar.

**Figure 6.6: Outstanding potential floorspace within allocations by Use Class identified in the GBLP at 1<sup>st</sup> April 2016**

Use Class	Allocations (m <sup>2</sup> ) (Net)	Allocations (m <sup>2</sup> ) (Gross)
B1a Offices	0	0
B1b Research & development	0	0
B1c Light industry	0	0
B2 General industry	0	0
B8 Storage & distribution	0	0
B1-B8 (non-specific)	10,500	38,369
<b>Total</b>	<b>10,500</b>	<b>38,369</b>

6.16 The floorspace figures set out in Figure 6.6 are subject to change over future monitoring periods depending on the submission of detailed proposals. The planning permission figures in Figure 6.6 are also included in this table.

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

6.17 There were no losses of employment during the 2016/17 monitoring period. There was only 1 loss of employment floorspace to residential use at 4-6 White Hart Road. The loss was 607m<sup>2</sup>.

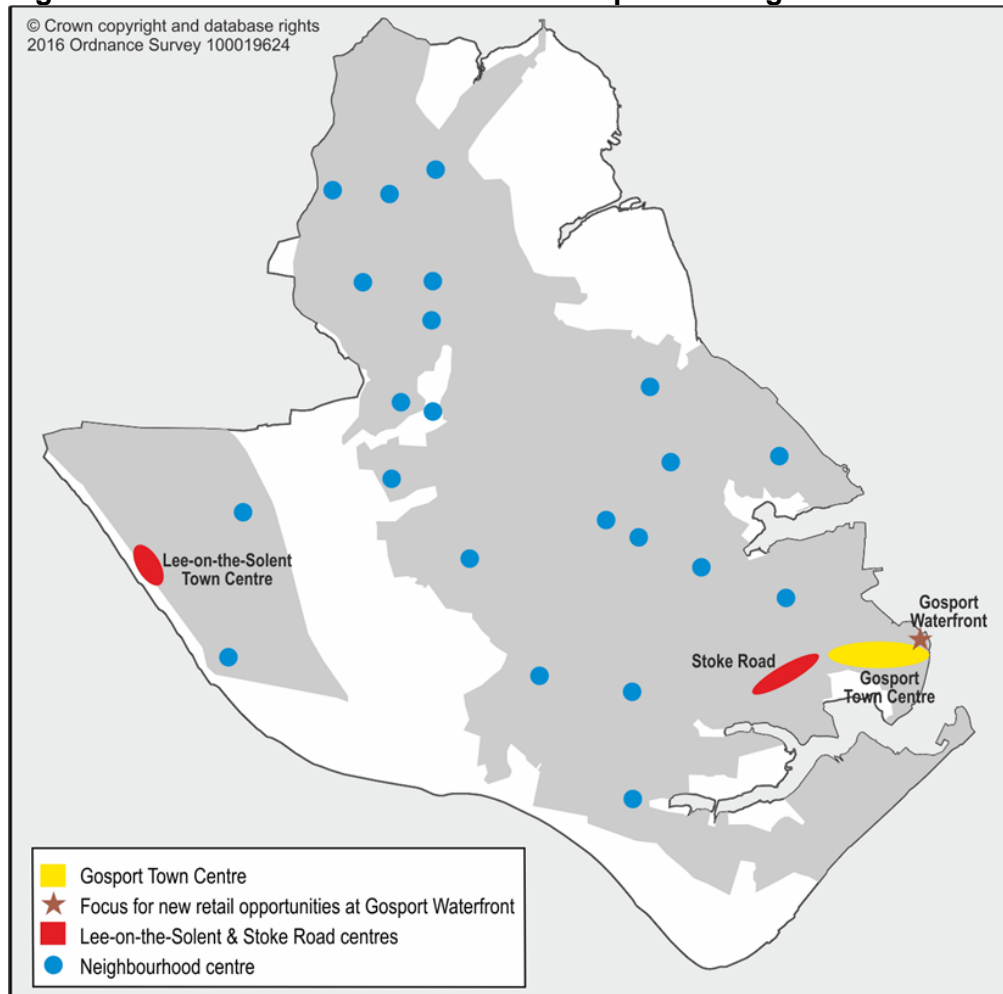
<sup>8</sup> This figure includes 24,295m<sup>2</sup> permitted outstanding losses at Daedalus and 2,031m<sup>2</sup> outstanding losses at Huhtamaki Rowner Road

## 7.0 RETAIL AND CENTRES

### Overview

- 7.1 There are a large number of centres in the Borough ranging from the Town Centre which is the principal centre in the Borough to the two district centres at Lee-on-the-Solent and Stoke Road to the 22 neighbourhood centres located around the Borough see plan below.

**Figure 6.7: Location of retail centres in Gosport Borough**



- 7.2 There are a number of issues affecting the Borough's centres which were identified as requiring a local plan policy response. Key issues which the plan seeks to address are as follows:

- Competition from other centres and significant leakage of expenditure out of the Borough by Gosport residents;
- Competition from out-of-town retailers and on-line retailers;
- Significant opportunity to expand retail and associated facilities at Gosport Waterfront to complement and enhance Gosport Town Centre which will assist in clawing back leaking expenditure from the Borough;
- Expanding the role of neighbourhood centres to provide a wider range of services for the surrounding areas they serve;
- Helping to reduce the level of vacancies where these are particularly high;
- Contributing towards meeting the needs of local residents to support a wider range of town centre services; and

- Contributing towards improving the overall urban environment.

### **Policy Context**

- 7.3 The policies for the Principal, District and Neighbourhood centres in the GBLP and their indicators for monitoring purposes are set out in the Box below.

#### **Gosport Borough Local Plan 2011-2029 (2015)**

LP3 – Spatial Strategy

LP27 – Town, District and Neighbourhood Centres

LP28 – Uses in Centres

LP29 – Proposals for Retail and other Town Centre Uses outside of centres

#### **Indicators**

- The amount of retail development in relation to target set out in Policy LP3
- Types of uses in each of the Borough's centres (LP27)
- % of retail uses in each centre (Thresholds set out in policy Vacancy rates (LP28))

#### **Targets**

- The amount of retail development permitted in relation to provision for 10,500 sq.m. net additional retail floorspace (LP3)
- 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)

### **Monitoring Information**

**GBLP Indicator: The amount of retail development in relation to 10,500m<sup>2</sup> of net additional floorspace for retail and other town centre uses.**

- 7.4 Policy LP3: Spatial Strategy makes provision for 10,500 m<sup>2</sup> of net additional floorspace for retail and other town centre uses.

7.5 Figure 7.2 below shows a total of 9,859m<sup>2</sup> of A1 retail floorspace was permitted during the monitoring period. This figure is made up of developments over 200m<sup>2</sup>.

**Figure 7.2: Retail supply (over 200m<sup>2</sup>)**

	Net additional floorspace (m <sup>2</sup> ) A1	Net additional floorspace (m <sup>2</sup> ) A1-A5 (unspecified)	Net additional floorspace (m <sup>2</sup> ) A2-A5
<b>Completions 2011-2017</b>	<b>3,735</b>	<b>1,397</b>	<b>2,784</b>
<b>Sub total</b>	<b>3,735</b>	<b>1,397</b>	<b>2,784</b>
<b>Outstanding Permissions at 1<sup>st</sup> April 2017</b>			
Daedalus	200 <sup>9</sup>		875
Royal Hospital Haslar	299 <sup>10</sup>		1364
Mayfield Buildings Harbour Road	275		
Fareham Business Park (formerly known as Cyanamid site), Fareham Road			71 <sup>11</sup>
<b>Sub total</b>	<b>774</b>		<b>2,310</b>
<b>Allocations</b>			
Gosport Waterfront	5,350		
<b>Total</b>	<b>9,859</b>	<b>1,397</b>	<b>5,094</b>

7.6 In addition to the supply information provided in figure 7.2, planning permission was granted on 15<sup>th</sup> November 2017 for a retail led scheme at Land at the junction of Fareham Road and Heritage Way (Brockhurst Gate) comprising of 7,215 m<sup>2</sup> of retail uses and a drive-thru restaurant and coffee shop. (Planning application number 16/00598/full) The retail element of the scheme is limited to a maximum of 4,707m<sup>2</sup>.

**Figure 7.2a: retail and other town centre uses completions 2011-2017 (200m<sup>2</sup>)**

Year	A1 only	A1-A5 (unspecified)
2011-12	333	223
2012-13	0	0
2013-14	2,046	2,273
2014-15	1,017	290
2015-16	339	1,395
2016-17	0	0
<b>Total</b>	<b>3,735</b>	<b>4,181</b>

<sup>9</sup> 1,075 m<sup>2</sup> permitted retail at Daedalus however this figure is conditioned to only allow for 200m<sup>2</sup> of A1 retail.

<sup>10</sup> 299 m<sup>2</sup> for A1 use only secured by planning condition for planning application 12/00591/OUT

<sup>11</sup> This is part of a larger scheme for 255.4m<sup>2</sup> planning application number 15/00432/FULL

## Hotel Provision

- 7.7 In addition to the permitted floorspace figures shown in figure 7.2a, monitoring survey work also showed permission was also granted for the construction of a 27 bedroom extension for the Premier Inn at Forest Way (planning application 16/00076/FULL) which was granted planning permission 12<sup>th</sup> April 2016 and which has now been completed. In addition planning permission was granted for a change of use from B1 to a 54 bedroom hotel in the High Street Gosport on 19<sup>th</sup> January 2017 (planning application 16/00396/FULL).

### **Principal and District Centre Profiles**

- 7.8 This year's surveys were carried out during March and April 2017. Appendix 4: Centres and Commercial Frontages of the GBLP shows in detail all the frontages used in each unit as the basis of the frontage measurements in policy LP28. Where a frontage has changed through temporary permitted development rights, the unit remains counted in its original use until prior approval is granted.

### **GBLP Indicator: Types of uses in each of the Borough's centres; and GBLP Indicator: Percentage of retail uses in each centre (Principal and District Centres)**

- 7.9 The retail and town centre uses policies in the GBLP seek to ensure each shopping centre retains a balanced mix of uses which provides a good range of services and facilities appropriate to the role each centre fulfils in the retail hierarchy.

### ***Principal and District Centres***

- 7.10 Policy LP28 establishes thresholds for non A1/A2 uses. In Gosport Town Centre and Lee-on-the-Solent District Centre, policy LP28 b. states that planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses (as well as other appropriate town centre uses) provided these do not either individually or cumulatively exceed 33% of the total frontage.
- 7.11 Within the primary frontage, planning permission will be granted for appropriate town centre uses other than A1 or A2 provided these do not either individually or cumulatively account for more than 33% of the total frontage. In the secondary areas of the centre non A1 and A2 uses will be permitted provided they do not either individually or cumulatively exceed 50% of the total frontage area. The Stoke Road District Centre has primary and secondary frontages.
- 7.12 Figure 7.3 highlights the amount of A1, A2 and non A1/A2 uses in the centres.

**Figure 7.3: Percentage of commercial unit frontages within the Gosport Town Centre, Stoke Road and Lee-on-The-Solent District Centres in 2017 (Policy LP28)**

Type of frontage	UCO	Frontage (m)	% of frontage by use
<b>Gosport Town Centre Principal Centre</b>			
All Primary	A1	772.3	50.5
	A2	225.2	14.7
	Non-A1/A2	531.4	34.8
	<b>Total</b>	<b>1528.9</b>	<b>100</b>
<b>Stoke Road District Centre: District Centre</b>			
Primary	A1	255.8	50.66
	A2	94.0	18.62
	Non-A1/A2	155.1	30.72
	<b>Total<sup>12</sup></b>	<b>504.9</b>	<b>100</b>
Secondary	A1	246.8	39.7
	A2	88.3	14.2
	Non-A1/A2	286.9	46.1
	<b>Total*</b>	<b>622.1</b>	<b>100</b>
<b>Lee-on-the-Solent: District Centre</b>			
All Primary	A1	466.1	66.6
	A2	58.4	8.3
	Non A1/A2	175.7	25.1
	<b>Total</b>	<b>700.2</b>	<b>100</b>

<sup>12</sup> There is a difference of 6.2m in the frontage total for Stoke Road Centre as a whole between the 2016 and 2017 surveys. This is because in the 2017 survey some of the frontages have been re-measured.

**GBLP Indicator: Vacancy rates by frontage (Gosport Town Centre, Stoke Road and Lee-on-The-Solent District Centres)**

7.13 Vacancy rates are identified in the National Planning Practice Guidance (NPPG) as making a useful contribution towards the 'health check' of a centre over time. Figure 7.4 shows the vacancy levels in Gosport Town, Stoke Road Centre and Lee-on-The-Solent centres for 2017 and Figure 7.5 compares trends between 2011 and 2017 in these centres.

**Figure 7.4: Vacancy rates by frontage at Gosport Town Centre, Stoke Road and Lee-on the-Solent District Centres in April 2017**

Name of centre	Type of centre	% of vacant frontage 2017
Gosport Town Centre	Principal	5.4%
Stoke Road Primary Frontage	District	8.4%
Stoke Road Secondary Frontage	District	10.9%
Lee-on-The-Solent	District	5.1%

**Figure 7.5: Vacancy rates by frontage between 2011-2017 Gosport Town Centre, Stoke Road and Lee on the Solent Centres (% of frontage that is occupied by vacant unit)**

**Gosport Town Centre**

2011	2012	2013	2014	2015	2016	2017
7.6	8.5	5.7	5.2	6.9	5.8	5.4

**Stoke Road District Centre**

	2011	2012	2013	2014	2015	2016	2017
	18.0	18.0	12.0	13.0			
Primary	-	-	-	-	16.7	0.9	8.4
Secondary	-	-	-	-	12.2	9.2	10.9

**Lee-on-the-Solent District Centre**

2011	2012	2013	2014	2015	2016	2017
5.0	0	4.0	3.0	3.5	5.1	5.1

**Neighbourhood centres**

7.14 Neighbourhood centres are the preferred location for retail, leisure and other forms of town centre uses outside of the principal and district centres. There are 22 neighbourhood centres dispersed throughout the Borough providing for the day-to-day needs of residents they serve.

7.15 The neighbourhood centres allow residents to purchase everyday items without the need to travel into town and this is particularly important for residents who do not have access to a car or who have limited mobility or no access to the internet



to purchase goods and services online. It is therefore very important to retain both a strong retail core but also provide sufficient flexibility within these centres to accommodate a range of other appropriate town centre uses to support these important local community hubs.

- 7.16 Therefore policy LP28 in the GBLP is designed to support a diversity of uses within neighbourhood centres, providing increased choice of services for local residents and reducing 'dead' frontages whilst still retaining an important retail core. A wide range of appropriate town centre uses are permitted within the smaller centres provided such uses do not either individually or cumulatively exceed 50% of the total frontage of the centre. Figure 7.6 sets out the retail and services profile of each neighbourhood centre.

**Figure 7.6: Percentage of A1/A2 and non-A1/A2 uses within neighbourhood centres March 2017**

Name of centre	Use class	Frontage (m)	% of frontage occupied
Alver Village	A1	86.7	81.6
	A2	0	0
	Non A1/A2	19.5	18.4
Alverstoke Village	A1	54.4	59.6
	A2	4.9	5.4
	Non A1/A2	32.0	35.0
Antice Court, Twyford Drive, Lee-on-the-Solent	A1	36.6	65.1
	A2	0	0
	Non A1/A2	19.6	34.9
Beauchamp Avenue	A1	21.1	74.3
	A2	0	0
	Non A1/A2	7.3	25.7
Brewers Lane	A1	20.0	57.1
	A2	0	0
	NonA1/A2	15.0	42.9
Brockhurst Road	A1	107.2	78
	A2	5.2	4
	Non A1/A2	42.7	18
Bury Cross	A1	28	33.3
	A2	0	0
	Non A1/A2	56.2	66.7
Carisbrooke Road	A1	35.6	44.6
	A2	0	0
	Non A1/A2	44.3	55.4
Dartmouth Court	A1	35.5	83
	A2	0	0
	Non A1/A2	7.4	17
Elson Road	A1	26.1	38
	A2	0	0
	Non A1/A2	42.9	62

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<b>Forton Road/Bedford Street</b>	<b>A1</b>	<b>70.3</b>	<b>85.8</b>
	A2	11.6	14.2
	Non A1/A2	0	0
<b>Forton Road/Parham Road</b>	<b>A1</b>	<b>74.9</b>	<b>45.2</b>
	A2	6.4	4
	Non A1/A2	84.1	50.8
<b>Forton Road/The Crossways</b>	<b>A1</b>	<b>75.5</b>	<b>50.4</b>
	A2	4.7	3.1
	Non A1/A2	69.5	46.4
<b>Gregson Avenue</b>	<b>A1</b>	<b>64.1</b>	<b>59.5</b>
	A2	0	0
	Non A1/A2	43.7	40.5
<b>Nobes Avenue</b>	<b>A1</b>	<b>57.3</b>	<b>79.7</b>
	A2	0	0
	Non A1/A2	14.6	20.3
<b>Palmyra Road</b>	<b>A1</b>	<b>52.9</b>	<b>65.6</b>
	A2	0	0
	Non A1/A2	27.8	34.4
<b>Portsmouth Road</b>	<b>A1</b>	<b>23.8</b>	<b>55.2</b>
	A2	0	0
	Non A1/A2	19.3	44.8
<b>Queens Parade</b>	<b>A1</b>	<b>38.6</b>	<b>24.8</b>
	A2	0	0
	Non A1/A2	117.3	75.2
<b>Rowner Lane</b>	<b>A1</b>	<b>32.7</b>	<b>74.7</b>
	A2	0	0
	Non A1/A2	11.1	25.3
<b>Rowner Road</b>	<b>A1</b>	<b>48.8</b>	<b>51.5</b>
	A2	0	0
	Non A1/A2	46	48.5
<b>St. Nicholas Avenue</b>	<b>A1</b>	<b>15.3</b>	<b>49.4</b>
	A2	0	0
	Non A1/A2	15.7	50.6

Tukes Avenue	A1	30.9	100
	A2	0	0
	Non A1/A2	0	0

**GBLP Indicator: Vacancy rates (Neighbourhood Centres)**

7.17 The vacancy rates in Figure 7.7 are based upon the neighbourhood centre frontages set out in Appendix 4: Centres and Commercial Frontages of the GBLP.

**Figure 7.7: Vacancy rates by frontage in Neighbourhood Centres March/April 2016-17**

Name of centre	% of the total frontage 2016	% of the total frontage 2017
Alverstoke Village	0%	0%
Alver Village	0%	0%
Antice Court, Twyford Drive, Lee-on-the-Solent	0%	0%
Beauchamp Avenue	0%	0%
Brewers Lane	17%	0%
Brockhurst Road	7.1%	21.3%
Bury Cross	0%	47.0%
Carisbrooke Road	0%	0%
Dartmouth Court	0%	0%
Elson Road <sup>13</sup>	26.6%	34.6%
Forton Road/Bedford Street	0%	12.0%
Forton Road/Parham Road	11.8%	31.1%
Forton Road/The Crossways	9.2%	8.6%
Gregson Avenue	10.2%	0%
Nobes Avenue	10.0%	9.9%
Palmyra Road	6.7%	5.9%
Portsmouth Road	0%	0%
Queens Parade	0%	0%
Rowner Lane	0%	5%
Rowner Road	10.8%	0%
St. Nicholas Avenue	3.2%	3.2%
Tukes Avenue	0%	0%

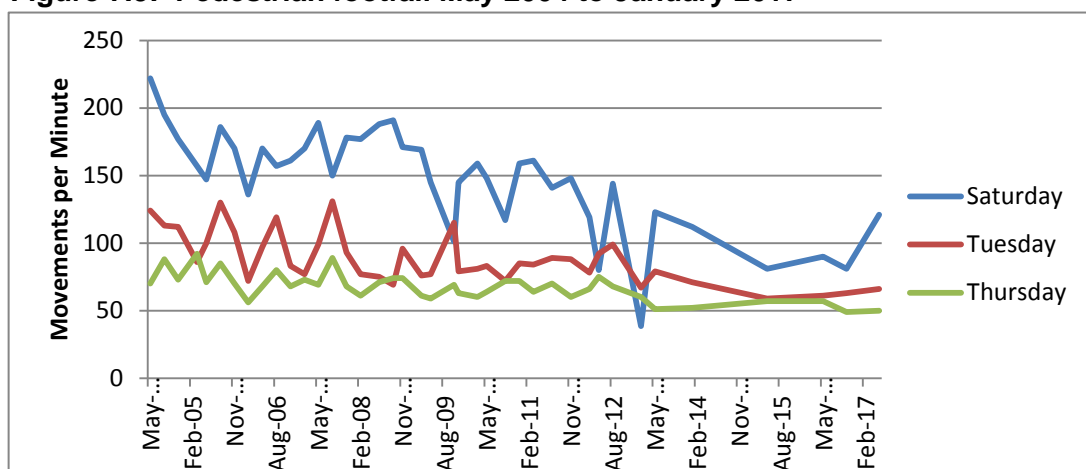
7.18 Of the 22 neighbourhood centre, the 2017 survey showed 54.5% of these centres had no vacancies – the same proportion as the 2016 survey. The neighbourhood centres at Bury Road showed 1 unit with a particularly large frontage as vacant at the time of the survey and this accounts for the high percentage of vacant frontage in this particular centre.

<sup>13</sup> The higher percentage in Elson Centre is accounted for due to significant redevelopment of the centre occurring at this time with the partial demolition of the former Jack in the Bush Public House and the re-provision of a new unit which was vacant at the time of the 2016 and 2017 surveys.

Pedestrian Footfall in Gosport Town Centre

7.19 Pedestrian footfall is another important 'health check' indicator for monitoring the overall vitality and viability of town centres. The Council have undertaken footfall surveys in Gosport Town Centre since 2004. The surveys are carried out over three separate days over the length of Gosport High Street at different times of the day for each day surveyed. The survey days includes Tuesdays and Saturdays which are both market days. The Market makes an important contribution to the local economy. Specialist markets and events are held at different times of the year in the Town Centre which adds to the vibrancy of the street scene. Figure 7.5 below shows the patterns in footfall over the last 13 years.

**Figure 7.5: Pedestrian footfall May 2004 to January 2017**



**GBLP Indicator: New retail floorspace permitted outside of centres**

7.20 Planning permission was granted on 15<sup>th</sup> November 2017 for a retail led scheme at Land at the junction of Fareham Road and Heritage Way (Brockhurst Gate) comprising of 7,215 m<sup>2</sup> of retail uses and a drive-thru restaurant and coffee shop. (Planning application number 16/00598/full) The retail element is limited to a maximum of 4,707m<sup>2</sup>.

**GBLP Indicator: New retail floorspace completed outside of centres**

7.21 There were no retail floorspace completions over 200m<sup>2</sup> during the monitoring period.

## 8.0 COMMUNITY AND LEISURE FACILITIES

### Overview

- 8.1 A key objective of the GBLP is to provide and promote a range of quality health, education, community, leisure and cultural facilities in easily accessible locations. The provision of new facilities and improvements to, existing facilities are an integral part of delivering a high quality urban environment. Such facilities can make a significant contribution towards increasing participation rates in sports and leisure activities. The Gosport Leisure Park which includes Gosport Leisure Centre provides a range of leisure facilities and was opened in the summer 2013. In addition to this, local schools, colleges and a broad variety of clubs also make a significant contribution towards the accessibility of local sports, leisure and fitness provision.
- 8.2 The Borough also has a number of museums and exhibition and heritage facilities including the Explosion Museum, the Submarine Museum and the Gosport Discovery Centre attracting visitors to the Borough.

### Policy Context

- 8.3 The following Local Plan policy is relevant in terms of the monitoring information included in this Chapter.

#### **Gosport Borough Local Plan 2011-2029**

LP32 – Community, Cultural and Built Leisure Facilities

#### **Indicators**

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

#### **Targets**

- None

### Monitoring Information

#### **GBLP Indicator: Total amount of completed community facilities**

- 8.4 There were no completions during the monitoring period.

#### **GBLP Indicator: Total amount of losses of community facilities**

- 8.5 There were no losses recorded during the monitoring period.

## 9.0 ENVIRONMENT

### Overview

- 9.1 This section includes information relating to the following elements which play an important role in the environmental quality of the Borough: built heritage, open spaces, biodiversity and flood management.

### Policy context

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

<p><b>Gosport Borough Local Plan 2011-2029</b></p> <p><b>Policies</b></p> <p>LP11 – Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks &amp; Gardens</p> <p>LP36 – Allotments</p> <p>LP37 – Access to the Coast and Countryside</p> <p>LP38 – Energy Resources</p> <p>LP39 – Water Resources</p> <p>LP42 – Internationally and Nationally Important Habitats</p> <p>LP43 – Locally Designated Nature Conservation Sites</p> <p>LP44 – Protecting Species and Other Features of Nature Conservation Importance</p> <p>LP45 – Flood Risk and Coastal Erosion</p> <p><b>Indicators</b></p> <ul style="list-style-type: none"><li>• Number and percentage of Listed Buildings on the Buildings at Risk Register and number removed</li><li>• The number and proportion of vacant allotments</li><li>• Changes in priority habitats and species of biodiversity importance</li><li>• Changes in areas designated for its intrinsic environmental value</li><li>• Losses and gains to pedestrian access along the coastline</li><li>• New renewable energy production in the Borough by installed capacity and type which required planning permission</li><li>• Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds</li><li>• Number of dwellings built in Flood Zones 2 &amp; 3</li></ul> <p><b>Target</b></p> <p>None</p>
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### Monitoring Information

#### Heritage Assets

#### **GBLP Indicator: Number and percentage of Listed Buildings on the Buildings at Risk Register and number removed**

- 9.3 There are 17 Conservation Areas designated in the Borough including the recently designated Conservation Area for Haslar Barracks. There are around 553 Listed Buildings, a small increase from last year and approximately 100 Locally Listed Buildings and 12 Scheduled Ancient Monuments (SAMs). There are two less from last year simply because two SAMs within Haslar Gunboat

Yard and Sheds have been re-designated as Listed Buildings. There are a number of Historic Parks and Gardens including the grounds of the Royal Hospital Haslar and Clayhall Military Cemetery, which are both Grade II Registered Parks of National Importance. Policy LP11: Designated Assets seeks to conserve and where possible enhance its historic assets and a number of buildings and features are listed. Out of 553 Listed Buildings, at April 2017 there were 31 properties (or 5.6%) of the total stock of Listed Buildings on the At Risk Register. Figure 9.1 below identifies the changes in listed building assets.

**Figure 9.1: Changes to Built Heritage Assets**

Heritage Asset	Type	Date of change	Status
<b>Haslar Gunboat Yard and Sheds</b>			
Gunboat Sheds & Workshop	Grade I Listed	14.06.16	New Listing
Gunboat Yard Boundary Walls Watchtowers and Gates entrance to Cemetery	II*	14.06.16	New Listing
Guard House 1431192	II*	14.06.16	New Listing
Engine House Complex including Boiler House, Well House and Chimney	II	14.06.16	New Listing
Gunboat Yard Jetty & Crane	II	14.06.16	New Listing
Police Barracks	II*	14.06.16	New Listing
Haslar Gunboat Yard - Gunboat traverser system	SAM	14.06.16	Amendment to Schedule
Miscellaneous walls and buildings, Gunboat Yard	SAM	14.06.16	De-scheduled
Gun Boatsheds, Gunboat Yard	SAM	14.06.16	De-scheduled
<b>Priddy's Hard</b>			
Proof house and Cook House(Building 241)	II	03.08.17	Delisted 03.08.17
<b>Haslar Barracks</b>			
Haslar Barracks Conservation Area	Conservation Area	06.12.17	Formally designated by GBC at Regulatory Board (06.12.2017)



- 9.4 Gosport has a number of important areas for biodiversity of international, national and local importance. In addition to these areas there are also a number of key open spaces including the Alver Valley, Stokes Bay/Gilkicker area and Lee-on-the-Solent seafront which provide significant areas of open space that are popular with local residents and attract visitors from outside the Borough. Protecting and enhancing open spaces in the Borough is an integral part of maintaining a high quality urban environment.

**Allotments**

**GBLP Indicator: The number and proportion of vacant allotments**

- 9.5 Policy LP36 supports the provision of new allotments in the Borough and seeks to protect against the loss of allotments to other forms of development over the plan period. There are 22.5 hectares of allotments in the Borough. Policy LP36 recognises the important health and recreation benefits provided by allotments in addition to being an important source of growing local food. Local demand for allotments has grown considerably in recent years and in certain parts of the Borough there are waiting lists. The number of plots, vacancies and waiting list numbers are shown in the table 9.2 below.
- 9.6 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 Park Road has the longest waiting list.

**Figure 9.2: Vacancy rates for allotments in Gosport June 2017**

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	374	6	1.6%	31
Camden	175	8	4.6%	18
Elson	83	1	1.2%	14
Lee-on-the-Solent	111	1	0.9%	20
Leesland Park	65	2	3.1%	7
Middlecroft	187	3	1.6%	15
Park Road	17	1	5.8%	35
Rowner	71	0	0%	22
Tukes Avenue	3	0	0%	19
Wych Lane	9	0	0%	19
<b>Total</b>	<b>1,095</b>	<b>22</b>	<b>2.0%</b>	<b>200</b>

**Biodiversity**

- 9.7 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 is also important to enhance biodiversity within the Borough. Hampshire Biodiversity Information Centre (HBIC) information (November 2017) shows the extent of nature conservation designations in the Borough.

**GBLP Indicator: Changes in priority habitats and species of biodiversity importance**

- 9.8 Policies LP42, 43 and 44 seek to safeguard internationally, nationally and locally important sites for nature conservation. In 2013 the Hampshire Biodiversity Information Centre changed the way that it monitored the habitats of biodiversity importance resulting in a number of changes to the way they were classified, this occurred between the 2012 and 2013 surveys. This means that this section is comparable to the information published in the 2013 AMR. It, however, varies when compared to previous reports from 2012 and earlier, due to changes in how sites were assessed it is not possible to directly compare with the previous data relating to priority habitats and species of biodiversity importance<sup>14</sup> from 2012 or earlier. HBIC also produce updates to the BAP Priority Species over a 5 year cycle, this is to allow for monitoring to pick up any significant changes that may have occurred rather than seasonal fluctuations.
- 9.9 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 9.3 includes the latest known information for Gosport which is 31<sup>st</sup> March 2017. Further surveys are being undertaken through the Hampshire Habitat Survey Programme on the extent of priority habitats.

**Figure 9.3: BAP Extent of Priority Habitats in Gosport (31<sup>st</sup> March 2017)**

Priority Habitat	Comments on Status	Ha. in Gosport Borough	% of total Hants area
<b>Lowland Dry Acid Grassland</b>	Comprehensive. Some overlap with Lowland Heath	9	1.0
<b>Lowland Meadows</b>	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	12	0.40
<b>Purple Moor Grass and Rush Pastures</b>	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1	0.4
<b>Lowland Heathland</b>	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	4	3.1
<b>Lowland Mixed Deciduous Woodland</b>	Further work is needed as currently all semi-natural deciduous woodland (both ancient & non-ancient) has	77	9.3

<sup>14</sup> 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.

Priority Habitat	Comments on Status	Ha. in Gosport Borough	% of total Hants area
	been included yet not all of it has been surveyed. Includes some Lowland Beech & Yew Woodland yet to be separated out.		
<b>Wet Woodland</b>	Other areas may exist that have yet to be surveyed for qualifying NVC types.	21	0.5
<b>Wood-pasture &amp; Parkland</b>	Not comprehensive. Further work needed to classify this habitat within historic parkland	14	1.4
<b>Open waters – Eutrophic Standing Waters</b>	No comprehensive information yet available	1.9	0
<b>Coastal and Floodplain Grazing Marsh</b>	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.	59	2.4
<b>Reedbeds</b>	EA data to be verified/ NE data to be added & verified.	14.4 <sup>15</sup>	0.1
<b>Coastal saltmarsh</b>	EA data partly verified	28	0.2
<b>Coastal Vegetated Shingle</b>	Comprehensive	62.6	0.1
<b>Intertidal mudflats</b>	EA partly verified	111	1.1
<b>Maritime Cliff and Slopes</b>	Comprehensive	0	0.0
<b>Saline lagoons</b>	Comprehensive	9.1	0.0

9.10 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 2013, the change in status of the 50 BAP priority species is reported for the period 2001/2 to 2011/12. The survey shows that Gosport has 20 of the 50 species. The species present are set out in Figure 9.4.

<sup>15</sup> A loss of reedbed in the Gosport area (Alver Valley) is due to a re-interpretation to swamp or a transition to wet woodland. An additional 12 ha of wood pasture/parkland added to lowland mixed deciduous woodland at the Wildgrounds. Coastal/floodplain grazing marsh 'lost' due to correct reclassification. Source: HBIC Report 2016-2017, (November 2017)

**Figure 9.4: Hampshire BAP species found in Gosport**

Scientific name	Common name	Group	Hampshire trend 2007-2017 (assessed 2017)
<i>Triturus cristatus</i>	Great crested newt	Amphibians	Decline
<i>Bombus humilis</i>	brown-band carder bee	Bees	Unknown
<i>Lucanus cervus</i>	Stag beetle	Beetles	Stable
<i>Alauda arvensis</i>	Skylark	Birds	Decline
<i>Branta bernicla bernicla</i>	Dark-bellied Brent goose	Birds	Stable
<i>Caprimulgus europ.</i>	nightjar	Birds	Unknown
<i>Lullula arborea</i>	Woodlark	Birds	Stable
<i>Luscinia megarhynchos</i>	Nightingale	Birds	Decline
<i>Pyrhula pyrrhula</i>	Bullfinch	Birds	Decline
<i>Streptopelia turtur</i>	turtle dove	Birds	Unknown
<i>Sylvia undata</i>	Dartford warbler	Birds	Increase
<i>Tringa totanus</i>	Redshank	Birds	Decline
<i>Vanellus vanellus</i>	Lapwing	Birds	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterflies	Increase
<i>Cupido minimus</i>	small blue	Butterflies	Unknown
<i>Lysandra coridon</i>	Chalkhill Blue	Butterflies	Stable
<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
<i>Zostera marina</i>	Eelgrass	Plants	Stable
<i>Arvicola terrestris</i>	Water vole	Mammals	Stable
<i>Apoda limacodes</i>	Festoon	Moth	Stable
<i>Hemaris fuciformis</i>	Broad-bord bee hawk	Moth	Fluctuating

(Source Table 9: Distribution of the 50 Hampshire Notable Species (2007-2017) Hampshire Biodiversity Information Centre (2017))

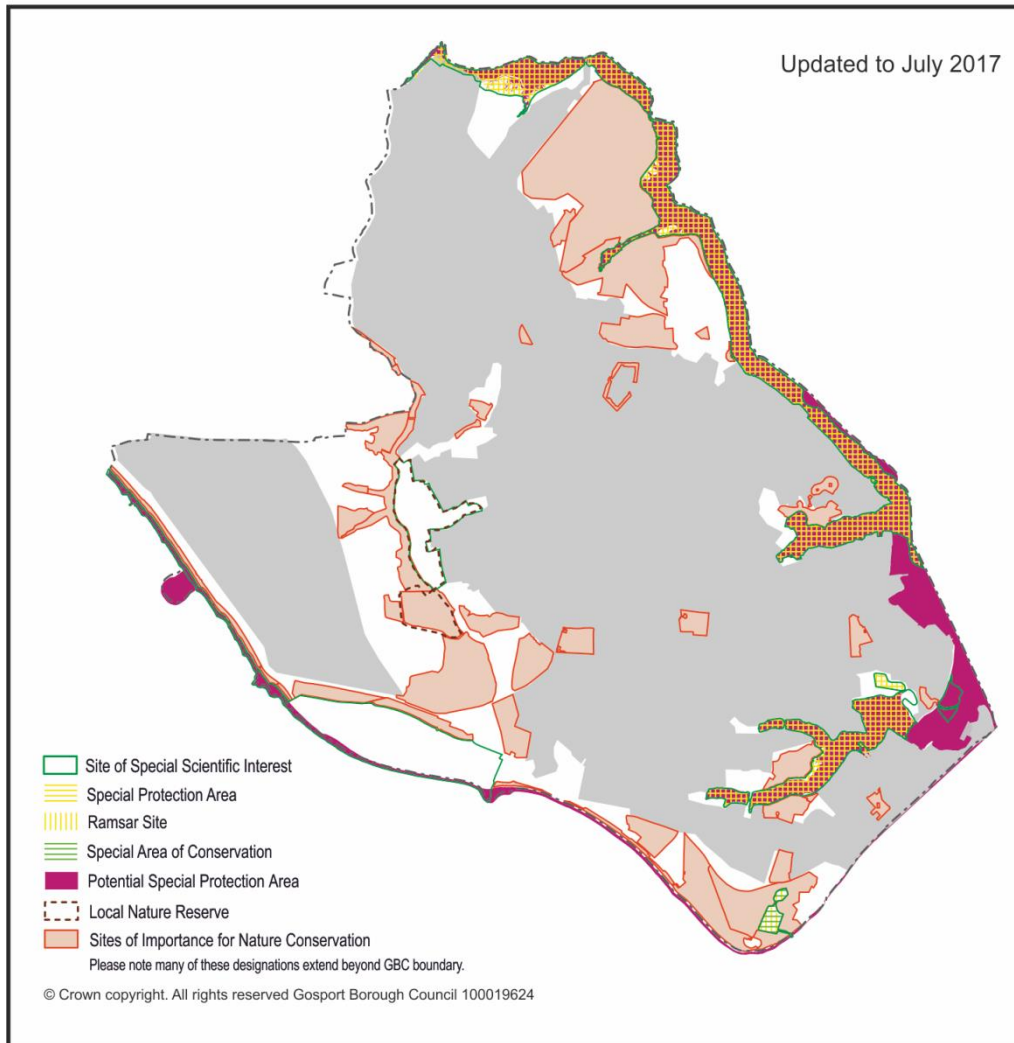
**GBLP Indicator: Changes in areas designated for their intrinsic environmental value**

- 9.11 As of March 2017, there were 37 SINCS in the Borough amounting to 368 hectares of land. During this period no new SINCS were added. The boundary of 1 SINC was amended but no change to the land area. No SINCS have been

deleted. There has been no net change in the SINC designation areas for Gosport during the monitoring period.

- 9.12 Nature conservation designations protect approximately 645 hectares within the Borough, which forms over 23% of its total area including water.<sup>16</sup> The location of the nature conservation designations are shown in Figure 9.5 below.

**Figure 9.5: International national and local nature conservation designations**



- 9.13 Figure 9.6 summarises the information held by HBIC relating to the condition of the SSSIs in Gosport's between 2016 and 2017. There has been no change since 2016.

<sup>16</sup> Figures do not include the marine pSPA Solent and Dorset Coast which extends well outside the County boundary and includes mainly open water habitat.

**Figure 9.6: Condition of Gosport's SSSIs 2016-2017**

Condition of Sites of Special Scientific Interest (SSSIs)		Condition of Sites of Special Scientific Interest (SSSIs) in Hampshire (as at 31st March 2017)
Favourable	Area (ha)	86
	Area (%)	32.29%
Unfavourable Recovering	Area (ha)	171
	Area (%)	64.5%
Unfavourable No Change	Area (ha)	2
	Area (%)	0.79%
Unfavourable Declining	Area (ha)	2
	Area (%)	0.74%
Part Destroyed	Area (ha)	
	Area (%)	
Destroyed	Area (ha)	4
	Area (%)	1.68%
<b>Grand Total</b>	<b>Area (ha)</b>	<b>265</b>

Source: Monitoring Change in Priority Habitats, Priority Species and Designated Area in Hampshire for Local Plan AMR's (2015/16 & 2016/17) (Table 4), Hampshire Biodiversity Information Centre

### **Coastal Access**

- 9.14 It is one of the Council's Strategic Priorities to have a high quality waterfront environment. Public access along the coastal frontage can contribute to enhancing the quality of life for local residents. With improvements to the coastal area and the Alver Valley Country Park there will be new opportunities over the plan period to improve the links between coast and countryside.

#### **GBLP Indicator: Losses and gains to pedestrian access along the coastline**

- 9.15 Policy LP37 of the GBLP promotes the protection of the coast and countryside. There have been no known changes to the amount of coastline accessible to the public over the past 12 months.

### **Renewable Energy**

#### **GBLP Indicator: New renewable energy production in the Borough by installed capacity and type which required planning permission**

- 9.16 Policy LP38: Energy Resources requires new development to meet at least the relevant national standards for energy use and CO<sup>2</sup> reduction. Improving the energy efficiency of the Borough's housing stock is important as 11.7%<sup>17</sup> of the households are experiencing fuel poverty where more than 10% of household income is used to maintain an adequate level of warmth.
- 9.17 In the 2016/17 monitoring period, there were no planning applications submitted for renewable energy schemes. In recent years solar panels have been installed

<sup>17</sup> Annual Fuel Poverty Statistics 2011

on a number of residential and commercial units in the Borough and this year the Council did receive 2 housing applications where solar panels were indicated as part of the proposals. In addition to this the Borough Council installed Solar PV on its own property assets in the following locations:

- Gosport Town Hall;
- Gloucester House;
- Woodlands House; and
- Fortune House.

**Flood Risk and Coastal Defences**

9.18 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 1-3 with land falling into Flood Zone 3 being at most risk of flooding. These zones do not take account of existing flood defence measures being in place. In February 2016 54 hectares of land are in Flood Zone 2 (only) and 327 hectares of land are in Flood Zone 3 (Based on Environment Agency maps published in February 2017).

**GBLP Indicator: Number of planning applications granted permission contrary to the advice of the Environment Agency on flood defence grounds**

9.19 The Council consults the Environment Agency on all applications in Flood Zones 2 and 3 and on planning proposals for sites exceeding 1 hectare in Flood Zone 1. During the monitoring period for this report, no planning applications were granted planning permission contrary to the advice of the Environment Agency.

**GBLP Indicator: Number of dwellings built in Flood Zones 2 and 3 2016-17**

Total Completions 2016-17 (gross)	Total Completions within Flood Zone 2/3
167	3

9.20 There were a total of 167 gross housing completions during the 2016-17 monitoring period. Of the completed schemes, 3 schemes were completed where the boundaries of the sites fall within Flood Zones 2 and 3. These schemes had undergone FRA and in the case of the schemes in Flood Zone 3, a sequential test had been carried out.

## 10.0 INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

### Overview

- 10.1 New development is likely to require different levels of infrastructure to help support it. The delivery of this infrastructure is an important part of the successful delivery of the regeneration opportunities identified in the Borough.

### Policy Context

- 10.2 Policy LP2 sets out the key principles relating to the infrastructure requirements to support the Local Plan. The GBLP identifies the type and level of infrastructure that is anticipated to be required in order to support the delivery of development identified in policy LP3: Spatial Strategy. Current levels of infrastructure provision and known requirements are set out in the Council's Infrastructure Assessment Report (2014) and the progress for delivery is set out in the Infrastructure Delivery Plan (2015).
- 10.3 The overarching approach and mechanisms in place for securing developer contributions are set out in detail in the GBLP Infrastructure section (pages 21-23). In summary, most developer contributions will be secured through the Community Infrastructure Levy. However in some instances there may be a requirement to collect a developer contribution through the planning obligations process, secured by a S106 Legal Agreement.
- 10.4 The following policies are relevant in terms of the monitoring information included in this Chapter and are set out in the box below:

<p><b><u>Gosport Borough Local Plan 2011-2029</u></b>                  LP2 – Infrastructure                  LP17 – Skills                  LP21 – Improving Transport Infrastructure                  LP34 – Provision of New OpenSpace and Improvements to Existing Open Space                  LP45 – Flood Risk and Coastal Erosion</p> <p><b><u>Indicators identified in the Local Plan</u></b></p> <p><b><u>Infrastructure</u></b></p> <ul style="list-style-type: none"> <li>• Assessment of progress for each element of infrastructure identified in the latest Infrastructure Delivery Plan or equivalent</li> </ul> <p><b><u>Skills</u></b></p> <ul style="list-style-type: none"> <li>• Skill related obligations secured as part of planning permissions</li> </ul> <p><b><u>Transport</u></b></p> <ul style="list-style-type: none"> <li>• New transport improvements provided through developer contributions</li> </ul> <p><b><u>Open Space</u></b></p> <ul style="list-style-type: none"> <li>• New green infrastructure and improvements to existing open space provided through developer contributions</li> </ul> <p><b><u>Flood Risk Management Measures</u></b></p> <ul style="list-style-type: none"> <li>• Permissions granted for coast protection/flood defence works</li> </ul> <p><b><u>Targets</u></b>                  None</p>
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## Monitoring Information

### **GBLP Indicator: Skills related obligations secured as part of planning permissions**

- 10.5 The need to improve the skills base for local residents is a key objective of the GBLP. The Borough has significant pockets of deprivation. These areas experience higher rates of economic inactivity, lower skill levels and qualification attainment than the Borough as a whole, and when compared to national regional averages. Policy LP17 seeks to help address this challenge. It is recognised both locally and within the PUSH sub region that South Hampshire needs to have a highly trained workforce in order to increase levels of productivity and to help secure personal aspirations. The policy applies to major employment developments including retail, leisure and office development greater than 1,000m<sup>2</sup> industrial development greater than 2,000m<sup>2</sup>, warehouse developments greater than 4,000m<sup>2</sup> and other developments likely to generate 50 full time equivalent jobs or more. In addition the policy also applies to construction jobs related to residential schemes of 40 or more dwellings.
- 10.6 There are a number of measures and initiatives which can help to develop the skills and training required to help Gosport's residents secure employment opportunities. The Council has developed a practice guide explaining to developers outlining the process for securing training in relation to major development schemes.
- 10.7 During the monitoring period a Skills Training Plan was secured planning condition at Huhtamaki (UK) Ltd Rowner Road Gosport (planning application number 16/00215/FULL).

### **GBLP Indicator: New transport improvements provided through developer contributions**

- 10.8 New developments will normally require a number of different infrastructure services and facilities in order to support it and developer contributions play a significant role in funding new provision.
- 10.9 The GBLP 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 motorised private transport. The provision of more employment in the Borough is essential to reducing out-commuting and congestion. In order to provide the transport infrastructure to support new development the Borough Council has been collecting developer contributions Figures 10.1-10.4 below show the amount of monies received and monies spent during the monitoring period.

**Figure 10.1: Transport Contributions Received by GBC 01.04.2016 - 31.03.2017<sup>18</sup>**

Site	Amount Received by GBC
Vicarage, Victoria Square, Lee-on-the-Solent	£16,371.00
Land adjoining 76 Frater Lane, Gosport	£3,745.00
Daedalus Park – Bulwark	£13,200.00
Daedalus Park – Diligence	£29,712.00
Daedalus Park – Albion	£39,800.00
Daedalus Park – Eagle	£25,016.00
Middlecroft Gospel Hall	£33,705.00
Land rear of 91 Clayhall Road	£3,745.00
47 Marine Parade East	£13,268.00
<b>Total</b>	<b>£178,562.00</b>

**Figure 10.2: Transport Contributions Received By HCC 01.04.2016 - 31.03.2017**

Site	Amount Received by HCC
N/A	0

10.10 Hampshire County Council received no developer contributions for Gosport during the monitoring period.

**Figure 10.3: Completed Cycleway Schemes during 01.04.2016 – 31.03.2017**

Site	Amount received
Leesland Park - shared use path	£39,000 (HCC Minor Works)
<b>TOTAL</b>	<b>£39,000</b>

**Figure 10.4: Transport Schemes Completed in 2016/17 that received funding from developer contributions<sup>19</sup>**

Scheme	Total Cost	Developer Contribution Element
Anns Hill Rd / Bury Road Junction Improvements	£291,000	£100,000
Lee on the Solent Infant School - Pedestrian access improvements	£3,941	£3,941

<sup>18</sup> This table refers to money collected and retained by GBC during the 2016/17 monitoring period. Application of the funds must accord with the provisions of the specific S106 agreements. Generally, in most cases funding cannot be applied at least until commencement of the development.

<sup>19</sup> Other Transport Schemes have been completed during the 2016/17 monitoring period. Only those schemes which included Developer Contributions are detailed here. All completed schemes/schemes in progress within Gosport and those with a Strategic impact outside Gosport are detailed in the Council's updated Infrastructure Delivery Plan.

**GBLP Indicator: New green infrastructure and improvements to existing open space provided through developer contributions**

- 10.11 Open space plays a key role in the creation of attractive urban environments in which people want to live, work and visit. They also play a significant role in promoting personal well-being and health. The highly urbanised nature of Gosport means the Borough's diverse forms of open space are valued and protected. Therefore policy LP34 supports the provision of new open space and seeks to maximise opportunities to enhance existing ones. New residential development will be granted planning permission provided appropriate provision has been made for public open space. In many instances this is provided in lieu of a financial contribution.
- 10.12 Figure 10.5 below shows the amount of developer contributions received by the Council for open space provision and enhancement for the last monitoring period.

**Figure 10.5: Open Space Contributions Received by GBC 01.04.2016 – 31.03.2017**

Site	Amount Received by GBC
Land adjoining 76 Frater Lane Gosport	£2,709
The Vicarage Victoria Square Lee-on-the-Solent	£7,371
Middlecroft Gospel Hall, Middlecroft Road Gosport	£20,892
63-65 Fareham Road Gosport	£6,474
52 Russell Road Lee-on-the-Solent	£1,382
Former Baptist Church 10-12 Stoke Road Gosport	£13,972
Land to r/o 91 Clayhall Road Gosport	£1,721
47 Marine Parade East, Lee-on-the-Solent	£6,776
<b>TOTAL</b>	<b>£61,297</b>

- 10.13 In addition to the developer contributions received for open space. The Council also receives developer contributions towards the Solent Disturbance and Mitigation Project (SDMP). This work is a collaborative project by a number of local authorities and other partner organisations including Natural England, the Environment Agency and RSPB. The work of the SDMP provides the best available evidence to underpin mitigating the effects of residential development around The Solent.
- 10.14 It is therefore a requirement that new residential development contributes towards appropriate mitigation measures which have included the creation of the Alver Valley Country Park as a suitable alternative natural green space (SANG) to deflect pressures away from sensitive parts of the coast. During the monitoring period the Council received £12,492. The work of the Partnership is on-going and can further information can be found on the following website: [http://www.solentems.org.uk/natural\\_environment\\_group/SRMP/SDMP/](http://www.solentems.org.uk/natural_environment_group/SRMP/SDMP/)
- 10.15 The open space schemes that were completed in 2016/17 and received funding from developer contributions are set out in Figure 10.6 below.

**Figure 10.6: Open Space schemes completed in 2016/17 that received funding from developer contributions**

Site	Project	Funding
Pathway Lighting	Lighting schemes (Forton Road, Grove Road, Lee-on-the-Solent Recreation Grounds, Privett Park, Bridgemary Park & Cunningham Drive	£2,395
Alver Valley Country Park	Western Gateway Play Area and ancillary works	£248,716
<b>Total</b>		<b>£251,111</b>

**GBLP Indicator: Permissions granted for coast protection/flood defence works**

- 10.16 The Eastern Solent Coastal Partnership have prepared the River Hamble to Portchester Coastal Flood & Erosion Risk Management Strategy (CFERMS). The Strategy covers 58km of coastline which stretches between Portchester Castle to Burrige (on the east bank of the River Hamble). It includes the Gosport and Lee-on-the-Solent coastline. The strategy was adopted by Gosport and Fareham councils in April 2015 and was approved by the Environment Agency in April 2016. It identifies a series of Strategic Management Zones (SMZs) and puts forward an action plan of planned works to be delivered over the GBLP plan period.
- 10.17 The Gosport area is covered by two SMZs (SMZ2 and SMZ3). SMZ2 covers the area from Fareham Creek to Gilkicker Point and SMZ3 covers the area from Gilkicker Point to Titchfield Haven. The initial assessment of the flood defence infrastructure required is set out in the Council's Infrastructure Delivery Plan (IDP).
- 10.18 The Environment Agency (EA) have approved funding for the Borough Council (through the Eastern Solent Coastal Partnership (ESCP)) to develop outline designs for three separate flood defence schemes called Forton Flood and Coastal Erosion Risk Management Scheme, Alverstoke Flood and Coastal Erosion Risk Management Scheme and Seafield Flood and Coastal Erosion Risk Management Scheme. These proposals were the subject of public consultation at a number of locations in the Borough during July 2017.
- 10.19 Subject to further funding approvals from the EA, the schemes once built, will reduce the present day flood risk to 266 homes and businesses in Gosport. Further information about these proposals can be found on the ESCP website at: <http://www.escp.org.uk/Gosport-Schemes>. As schemes are completed they will be reported in both the Council's IDP and AMR. No planning permissions were granted for coast protection/flood defence works in 2016/17.

## Appendix 1: Housing Phasing<sup>20</sup>

	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	
<b>Past completions</b>	339	75	-33	32	180	161													754	
<b>Projected Allocations</b>	0	0	0	0			13	14	184	190	104	115	90	90	65	65	64	35	1,029	
<b>Projections Large sites with planning</b>	0	0	0	0			158	201	296	84	118	31							888	
<b>Projections: Small sites with planning permission</b>	0	0	0	0			54	53	0	0	0	0	0	0	0	0	0	0	107	
<b>Projections: windfalls</b>	0	0	0	0	0				32	32	32	32	32	32	32	32	32	32	320	
<b>Total past completions</b>	339	75	-33	32	180	161													754	
<b>Total projected completions</b>							225	268	512	306	254	178	122	122	97	97	96	67	2,344	
<b>Cumulative completions</b>	339	414	381	413	593	754	979	1,247	1,759	2,065	2,319	2,497	2,619	2,741	2,838	2,935	3,031	3,098	3,098	
<b>PLAN: Draft Local Plan allocation annualised</b>	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	3,060	
<b>MONITOR: No. dwellings above or below cumulative allocation</b>	169	74	-129	-267	-257	-266	-211	-113	229	365	449	457	409	361	288	215	141	38		
<b>MANAGE: Annual requirement taking account of past and projected completions</b>	170	160	165	179	189	190	192	189	181	145	124	106	94	88	80	74	63	29		

<sup>20</sup> This table has been amended since the publication of the AMR in December 2017 in order to correct a formula error relating to the Totals column for ‘Total Projected Completions’ and ‘Total Cumulative Completions’ part of the trajectory. The correct figures are 2,344 and 3,098 respectively. It should be noted that the figures in Figure 5.2: *Housing supply as at 1st April 2017 for the entire plan period (2011-2029) (net figures) – summary table* were correct at the time of publication in December 2017.

**2011 -2029 phasing including SHLAA sites.**

