

Gosport Borough Council

# Authority Monitoring Report

December 2020



**GOSPORT**  
Borough Council

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

## **Authority Monitoring Report**

### **December 2020**

**Gosport Borough Council**

**Town Hall**

**High Street**

**Gosport**

**PO12 1EB**

**[planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk)**



**GOSPORT**  
Borough Council

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## ABBREVIATIONS

<b>AMR</b>	Authority Monitoring Report
<b>AVCP</b>	Alver Valley Country Park
<b>BRT</b>	Bus Rapid Transit
<b>CIL</b>	Community Infrastructure Levy
<b>CP</b>	Coastal Partners
<b>DfT</b>	Department for Transport
<b>EA</b>	Environment Agency
<b>FCERM</b>	Flood and Coastal Erosion Risk Management
<b>GBC</b>	Gosport Borough Council
<b>GBLP or GBLP 2011-2029</b>	Gosport Borough Local Plan 2011-2029 (Adopted October 2015)
<b>GBLP 2036</b>	The forthcoming Gosport Borough Local Plan 2036
<b>HAZ</b>	Heritage Action Zone
<b>HSHAZ</b>	High Street Heritage Action Zone
<b>HCC</b>	Hampshire County Council
<b>HDT</b>	Housing Delivery Test
<b>HDTAP</b>	Housing Delivery Test Action Plan
<b>IDP</b>	Infrastructure Delivery Plan
<b>IFS</b>	Infrastructure Funding Statement
<b>LCWIP</b>	Local cycling and walking infrastructure plans
<b>LDS</b>	Local Development Scheme
<b>LEP</b>	Local Enterprise Partnership
<b>MHCLG</b>	Ministry of Housing, Communities and Local Government
<b>MoD</b>	Ministry of Defence
<b>NPPF</b>	National Planning Policy Framework (last updated June 2019)
<b>PDL</b>	Previously Developed Land
<b>PfSH</b>	Partnership for South Hampshire
<b>PPG</b>	Planning Practice Guidance
<b>RSPB</b>	Royal Society for the Protection of Birds
<b>SCI</b>	Statement of Community Involvement
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SINC</b>	Site of Important for Nature Conservation
<b>SMZ</b>	Strategy Management Zone
<b>SPA</b>	Special Protection Area
<b>SPD</b>	Supplementary Planning Document
<b>SSSI</b>	Site of Special Scientific Interest

## 1.0 INTRODUCTION

### Role of the Authority Monitoring Report

- 1.1 This Authority Monitoring Report (AMR), published December 2020, monitors the policies and proposals of the Gosport Borough Local Plan 2011-2029 (GBLP). The GBLP was adopted by the Council on 14 October 2015.
- 1.2 Regular monitoring helps to assess the effectiveness of the Council's planning strategy, identify emerging trends and issues which may require a review of policy and assists in supporting an up to date evidence base.
- 1.3 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 (2019) (NPPF).
- 1.4 The AMR looks at the delivery of the policies in the adopted GBLP and uses the Output Indicators shown in Table 13.1 (page 219) of the Local Plan to measure progress.
- 1.5 The monitoring period reported in this year's AMR relates to **1 April 2019 to 31 March 2020** unless specifically stated. This approach is supported by advice in the Government's Planning Practice Guidance (PPG). Much of this AMR therefore covers the period before the pandemic and consequently some of the severe impacts will not be covered until next year's AMR. This monitoring will be essential to help inform the difficult planning policy decisions that need to be taken in the forthcoming Local Plan which will cover the period to 2036.

Previous AMR's are available on the Council's website at: [www.gosport.gov.uk/AMR](http://www.gosport.gov.uk/AMR)

## 2.0 LOCAL DEVELOPMENT DOCUMENTS

### Local Development Scheme

- 2.1 The Council published its Local Development Scheme (LDS) in November 2020. This document sets out a framework for the preparation of development plan documents including the timetable for the review of the Gosport Borough Local Plan 2036 (GBLP 2036). It sets out key dates relating to those planning documents identified in the LDS and can be seen at: [www.gosport.gov.uk/lds](http://www.gosport.gov.uk/lds)

### Gosport Borough Local Plan 2036

- 2.2 The Council is currently reviewing the adopted GBLP. The revised local plan will have regard to changes in national planning policy, the Partnership for South Hampshire (PfSH) Spatial Position Statement (published 2016) and the revised position statement which is currently being prepared. The GBLP 2036 is at the evidence gathering stage. The latest information about the GBLP 2036 is available at: [www.gosport.gov.uk/GBLP2036](http://www.gosport.gov.uk/GBLP2036)

### Adopted Supplementary Planning Documents

- 2.3 The Council has adopted a number of Supplementary Planning Documents (SPDs) focusing upon specific issues within the Borough, these are set out below and can be found at: [www.gosport.gov.uk/spd](http://www.gosport.gov.uk/spd)
- The Marine Parade Area of Special Character SPD (adopted May 2007);
  - The Daedalus SPD (adopted September 2011);
  - The Design SPD (adopted February 2014);
  - The Parking SPD (adopted February 2014);
  - The Gosport Waterfront and Town Centre SPD (adopted March 2018); and
  - The Lee West Area of Special Character SPD (adopted July 2019).

### Community Infrastructure Levy Charging Schedule

- 2.4 The Council adopted a Community Infrastructure Levy (CIL) Charging Schedule in October 2015. The Gosport CIL came into force on 1 February 2016. Further information about Gosport CIL including the Charging Schedule can be found at: [www.gosport.gov.uk/cil](http://www.gosport.gov.uk/cil)

### Infrastructure Funding Statement and Infrastructure Delivery Plan

- 2.5 The Infrastructure Funding Statement (IFS) sets out how developer contributions have been and will be used to provide infrastructure within Gosport Borough. This funding has been secured through planning permissions using the policies of the GBLP 2011-2029 and the linked CIL Charging Schedule (2016).
- 2.6 The IFS contains the Infrastructure List which replaces the CIL Regulation 123 List and reports on the infrastructure projects or types of infrastructure that the Borough Council intends to fund either wholly or partly using the CIL and other planning obligations. Appendix 2 of the IFS contains the Council's latest Infrastructure Delivery Plan (IDP) which sets out the latest identified infrastructure schemes, the lead providers, costings

and timescales. The IFS has been prepared in accordance with the requirements of The Community Infrastructure Levy Regulations 2010 (as amended) and national planning policy and guidance. The monitoring period for the IFS is 1 April 2019 to 31 March 2020 unless specifically stated. The IFS and IDP 2020 is published on the Council's website: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)

### Statement of Community Involvement

- 2.7 The Statement of Community Involvement (SCI) was adopted by the Council in March 2019. The SCI sets out how the Council engages with members of the public, local businesses and wider stakeholders during the preparation of all planning policy documents and planning applications received by the Council. The adopted SCI can be seen at: [www.gosport.gov.uk/sci](http://www.gosport.gov.uk/sci)

### Duty to Cooperate and Statements of Common Ground

- 2.8 The Localism Act 2011 sets out the statutory framework regarding the duty to co-operate. The duty to co-operate covers a number of public bodies and these are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Further information is contained in the National Planning Policy Framework (NPPF) (paragraphs 24 – 27, NPPF 2019).
- 2.9 Local authorities are under a Duty to Co-operate with each other and with other prescribed bodies on strategic matters such as housing, economic growth, transport and infrastructure provision which have cross-boundary implications. This needs to be undertaken constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters.
- 2.10 In South Hampshire, there is a long history of cross-boundary working between local authorities and their strategic partners. The Borough Council has been a founding member of the Partnership for Urban South Hampshire (PUSH) which was formed in 2003 and renamed the Partnership for South Hampshire (PFSH) in 2019. The PFSH includes twelve local authorities<sup>1</sup> and closely collaborates with the Solent Local Enterprise Partnership, the Environment Agency, Natural England and Homes England. Further information about PFSH can be found online: [www.push.gov.uk](http://www.push.gov.uk)
- 2.11 Work undertaken by the PFSH has been a core element in demonstrating collaborative working on strategic cross boundary issues between the various local authorities within the sub-region. The role of the PFSH was a critical element cited in the Council's Duty to Cooperate Statement (2014) produced for the Examination in Public for the current GBLP. This sets out how the Borough Council works with its neighbouring partners and other key organisations on common issues. The Duty to Co-operate Statement can be found on the Council's website<sup>2</sup>.
- 2.12 In June 2016 the South Hampshire Spatial Position Statement was published, it sets out development targets for each Council to 2034. It is based on significant cross-boundary

<sup>1</sup> East Hampshire District Council (part); Eastleigh Borough Council; Fareham Borough Council; Gosport Borough Council; Hampshire County Council (part); Havant Borough Council; New Forest District Council; Portsmouth City Council; Southampton City Council; Test Valley Borough Council (part); and Winchester City Council (part).

<sup>2</sup> [www.gosport.gov.uk/article/1305/Part-A-Gosport-LDF-related-Documents](http://www.gosport.gov.uk/article/1305/Part-A-Gosport-LDF-related-Documents) (Document number: LP/A4/5).

evidence and will assist local authorities in meeting the duty to cooperate on strategic and cross-boundary matters. Further work is currently being undertaken to update the evidence base to take into account the provisions of the latest NPPF. This will inform a new spatial strategy covering the period to 2036 with a long term vision to 2050. The document will also represent a multi-lateral statement of common ground.

- 2.13 A number of key initiatives have been developed through partnership working across the Solent area. A good example has been the Bird Aware Solent project which is made up of fifteen local authorities (including Gosport Borough Council), Natural England, RSPB, Hampshire and Isle of Wight Wildlife Trust and the Chichester Harbour Conservancy. In 2018 the project won an award for environmental conservation at the Royal Town Planning Institute South East annual awards. In 2019, the project won the award for planning for the natural environment at The Planning Awards. Information about the Bird Aware Solent project can be seen at: [www.birdaware.org](http://www.birdaware.org)
- 2.14 The NPPF (2019) contains the requirement to prepare a Statement of Common Ground which documents the cross-boundary matters being addressed and sets out the progress made in addressing these issues. The Statement of Common Ground will be made publicly available as part of the ongoing plan-making process.
- 2.15 Statements of Common Ground are prepared and maintained on an on-going basis throughout the plan making process. The advice in the PPG is that as a minimum these statements should be published when the area covered and the governance arrangements for the co-operation process have been identified and the substantive matters to be addressed have been determined. The Statement of Common Ground can then be used to identify any outstanding matters that will need to be addressed and the process for reaching agreements and where possible an indication of when such statements are likely to be updated.
- 2.16 The Statement of Common Ground should be published once the draft Local Plan has been published in order to show how collaborative working has been undertaken and these should be kept up to date. At this stage work is ongoing on the following statements:
- Partnership for South Hampshire (multi-lateral statement covering the South Hampshire sub-region); and
  - Fareham Borough Council (bi-lateral statement covering cross-boundary issues).



### 3.0 REGENERATION AREAS AND OTHER KEY DEVELOPMENT SITES

#### Overview

- 3.1 *Policy LP3: Spatial Strategy* of the GBLP makes provision for employment, housing and retail development to be delivered over the plan period. The quantum of development is set out below:

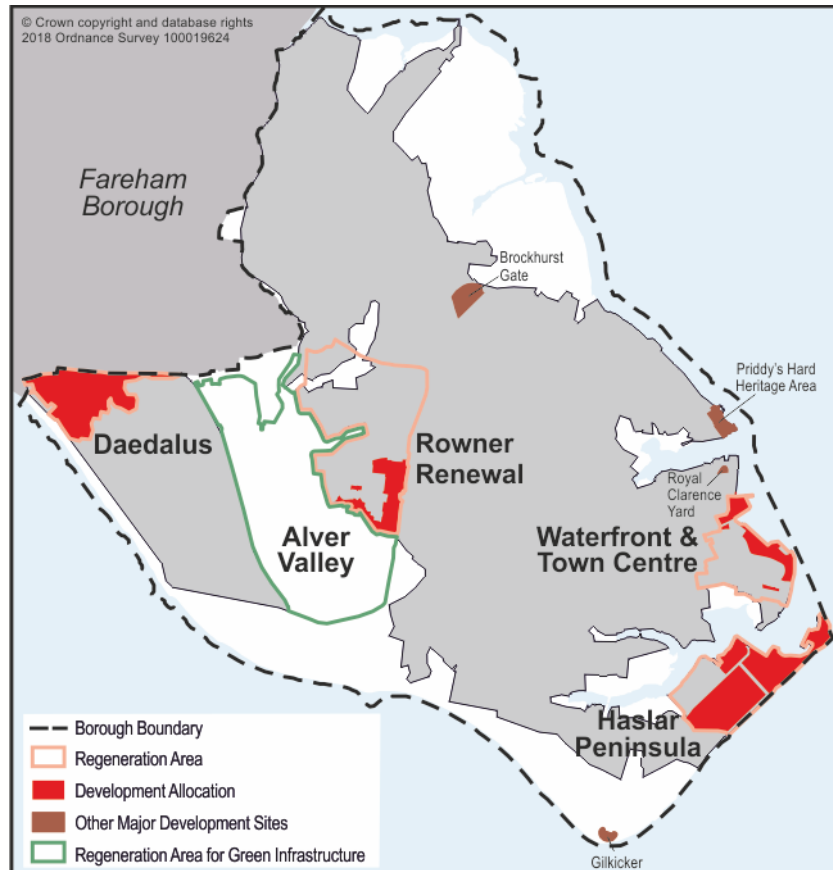
**Figure 1: Policy LP3 Spatial Strategy 2011-2029**

GBLP 2011-2029: Quantum of Development	
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. 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 necessary to meet the needs of the Borough's residents, businesses and visitors over the plan period.
- 3.3 A key asset to delivering Gosport's regeneration strategy is its rich and unique historic heritage. In recognition of this Gosport has been chosen as a Heritage Action Zone (HAZ), one of only 18 in the country. Historic England and the Council work with a range of partners to unlock the potential of these areas including attracting funding to help deliver regeneration projects. The HAZ is a five year programme and began in April 2019.
- 3.4 Gosport also has a High Street Heritage Action Zone (HSHAZ) which is breathing new life into empty historic buildings to provide housing, shops and community spaces. This HSHAZ includes both the Gosport Town Centre and Stokes Road areas. Gosport's High Street on the waterfront is home to a concentration of 18<sup>th</sup> and 19<sup>th</sup> century buildings connected to military and maritime trades and traditions. The HSHAZ seeks to bring empty buildings back to life and develop the cultural offering on the high street for the local community.
- 3.5 The Regeneration Areas identified in Policy LP3 include major redevelopment proposals on sites in the following locations:
- Gosport Waterfront and Gosport Town Centre (Policy LP4);
  - Daedalus (Policy LP5);
  - Haslar Peninsula (Policy LP6); and
  - Rowner (Policy LP7).
- 3.6 In addition to these areas, the GBLP also allocates a Regeneration Area for Green Infrastructure to form the Alver Valley Country Park (Policy LP8).

- 3.7 These regeneration areas are shown in figure 2 and the progress of development for each is set out in this chapter.
- 3.8 In addition to these strategic regeneration sites, a number of other allocations have been identified in the Local Plan (in policies LP9A-E) which make a key contribution to the regeneration of the Borough.

**Figure 2: Regeneration Areas and Other Major Development sites in Gosport**



### Monitoring

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

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>	
<b>Policies</b>	
LP3: Spatial Strategy	
LP4: Gosport Waterfront & Town Centre	
LP5: Daedalus	
LP6: Haslar Peninsula	
LP7: Rowner	
LP8: Alver Valley	
LP9A-E: Allocations outside of the Regeneration Areas	

<b>Indicators</b>
<ul style="list-style-type: none"> <li>• The number of net additional dwellings as set out in Policy LP3</li> <li>• Housing supply &amp; trajectory</li> <li>• The amount and type of net additional employment floorspace</li> <li>• The amount of retail development</li> <li>• Assessment of progress in each Regeneration Area and other allocations in the GBLP</li> </ul>
<b>Targets</b>
<ul style="list-style-type: none"> <li>• 3,060 net additional dwellings</li> <li>• 84,000m<sup>2</sup> net additional employment floorspace; and</li> <li>• 10,500m<sup>2</sup> net additional retail floorspace.</li> </ul>

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

- 3.10 The Gosport Waterfront and Town Centre Regeneration Area is one of the key development sites in Gosport with significant opportunities to deliver major benefits to local people. Residential development will play a key 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> (gross) employment and 6,500m<sup>2</sup> of retail uses. The Gosport Waterfront and Town Centre SPD (adopted March 2018) provides a detailed framework to guide development proposals in the area and is available online: [www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd)

### Residential

#### GBLP Indicator: The number of net additional dwellings 2011 to 2020

Completions 2011 to 2020	Completions 2019/20	Outstanding permissions	Outstanding allocation Policy LP4
87	0	34	579 – 779

- 3.11 During the monitoring period there were no completions. There are currently 34 outstanding permissions, 31 of these are in Mumby Road (planning application 14/00550/FULL) and 3 are small schemes in Gosport High Street.

### Employment

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

Completions 2011 to 2020	Completions 2019/20	Outstanding permissions	Outstanding allocation Policy LP4
-6,986	0	0	33,000

- 3.12 The Local Plan recognises that new employment floorspace will be developed which will potentially increase employment but result in no overall net gain in floorspace. However, the new units created will be more suited to modern business needs. The minus

completions figure accounts for the demolitions of floorspace on land at Mumby Road which now accommodates the Aldi store and an adjacent flattened development. There were no additional floorspace completions in the 2019/20 monitoring period.

## Retail

### GBLP Indicator: Amount of net additional retail floorspace (6,500m<sup>2</sup>) (net sales area)

Completions 2011 to 2020	Completions 2019/20	Outstanding permissions	Outstanding allocation Policy LP4
1,550	0	1,106	4,675

- 3.13 In November 2015 planning permission (planning application 14/00076/FULL) was granted for the hybrid application at the site of the Aldi store comprising of a 1,550m<sup>2</sup> A1 store and a single commercial unit of 275m<sup>2</sup> for class A1, A2, A3, A4, A5, B1 or D1 uses and 48 residential units. The class A1 food store opened in June 2015 with the 275m<sup>2</sup> of commercial floorspace outstanding. Planning permission was then granted and implemented to extend the Aldi car park (planning application 18/00216/FULL), the 275m<sup>2</sup> is therefore no longer available for retail or commercial use so has been *deducted* from the outstanding permissions figure.
- 3.14 There were no new retail completions in the regeneration area for the 2019/20 monitoring period.
- 3.15 Planning permission was granted for a change of use from B1 to a 54 bedroom hotel in the High Street, Gosport in January 2017 (planning application 16/00396/FULL). In July 2018 planning permission was granted for a larger scheme comprising of a 70 bedroom hotel with ancillary bar/café and retail (class A1) (planning application 18/00131/FULL). This proposal replaces the previously permitted scheme and was completed and opened in February 2020.
- 3.16 On the 31 January 2019 planning permission was granted for the erection of an extension to the Morrison's store in Walpole Road, Gosport (planning application 18/00371/FULL). When built, the scheme will result in an extension of 1,106 sq. m to the store and alterations to the car park. The scheme has not yet been started.

### Daedalus Regeneration Area (Policy LP5)

- 3.17 Policy LP5 makes provision for 75,000m<sup>2</sup> (gross) employment floorspace comprising of B1, B2 and B8 uses, a range of leisure and recreational facilities, a small amount of retail and up to 350 dwellings. The key information regarding the planning history at Daedalus is set out below:

#### Planning History

Planning application no.	Comments	Date approved
15/00247/FULL	Planning permission was granted for 8,947m <sup>2</sup> of B1, B2 or B8 floorspace at Daedalus Park which is in addition to the area granted outline consent (below in 11/00282/OUT) and this scheme has been completed.	October 2015
11/00282/OUT	An outline planning application was submitted by South East England Development Agency (superseded by Homes and Communities Agency, now Homes England). The proposal was for an employment-led mixed use scheme of 69,992m <sup>2</sup> of commercial floorspace (Classes B1, B2 and B8); up to 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.	January 2016
17/00100/FULL	Planning permission was granted for the 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. <b>Scheme completed in 2019/20.</b>	September 2017
17/00101/FULL	Planning permission was granted for 3,583m <sup>2</sup> of B1, B2 and B8 uses on Daedalus Park Site B (North), this scheme is also located in part of the area covered by the outline consent. <b>Scheme completed in 2019/20.</b>	February 2018

## Residential

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

C3 dwellings			
Completions 2011 to 2020	Completions 2019/20	Outstanding permissions	Outstanding allocation Policy LP5
157	56	144	49

- 3.18 In total 200 C3 residential units have been permitted at Daedalus (planning application 17/00592/DETS), 56 were completed in 2019/20. Out of 144 remaining dwellings, 111 dwellings were reported to be under construction at 31 March 2020.

C2 Residential Institutions (C3 dwelling equivalent)			
Completions 2011 to 2020	Completions 2019/20	Outstanding permissions as C3 equivalent	Outstanding permissions as C2 units
0	0	18	32

- 3.19 In addition, 32 C2 (residential institution) bedrooms were permitted, this is equivalent to 18 C3 dwellings using the Governments methodology for calculating dwelling house equivalents for the Housing Delivery Test. These C2 units are outstanding and are monitored separately as shown above.

## Employment

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

- 3.20 In 2019/20 a total of 5,173m<sup>2</sup> of employment floorspace (gross) was completed at Daedalus. This is made up of the following schemes:
- Daedalus Park (Site B South) (planning application 17/00100/FULL). A total of 1,590m<sup>2</sup> of B1-B8 floorspace, and;
  - Daedalus Park (Site B North) (planning application 17/00101/FULL). A total of 3,583m<sup>2</sup> of B1-B8 floorspace.
- 3.21 The total amount of additional employment floorspace (gross) is shown in figure 3.

**Figure 3: Total amount of additional employment floorspace (75,000m<sup>2</sup>) (Gross)**

Total Completions 2011 to 2020 (a)	Annual Completions 2019/20	Outstanding permissions (b)	Outstanding allocations Policy LP5 (c)	Total (a + b + c)
14,120	5,173	69,992	0	84,112

3.23 The total figure for employment floorspace at Daedalus exceeds the 75,000m<sup>2</sup> (gross) set out in Policy LP5. The breakdown is included in figure 4:

**Figure 4: Breakdown of employment planning permissions at Daedalus**

Planning application number	Date Permitted	Location	Permitted Floorspace (m <sup>2</sup> )	Completed Floorspace (m <sup>2</sup> )	Comment
<b>OUTLINE PLANNING PERMISSION</b>					
11/00282/OUT	28.01.2016	Daedalus	69,992	0	
<b>DETAILED PERMISSIONS RELATING TO OUTLINE PERMISSION ABOVE (11/00282/OUT)</b>					
17/00100/FULL	01.09.2017	Daedalus Park (Site B South)	1,590	1,590	Complete. Site within the boundary of planning application 11/00282/OUT
17/00101/FULL	08.02.2018	Daedalus Park (Site B North)	3,583	3,583	Complete. Site within the boundary of planning application 11/00282/OUT
<b>FULL PLANNING APPLICATION (OUTSIDE OF THE OUTLINE CONSENT DETAILED ABOVE)</b>					
15/0247/FULL	21.10.2015	Daedalus Park	8,947	8,947	Outside of the boundary of the outline consent
<b>Total</b>			<b>78,939</b>	<b>14,120</b>	

### Commercial

**GBLP Indicator: The amount and type of additional retail floorspace (up to 1,075m<sup>2</sup> with shops restricted to no more than 200m<sup>2</sup>)**

Completions 2011 to 2020	Completions 2019/20	Outstanding permissions	Outstanding allocations Policy LP5
0	0	1,075	0

3.24 The planning consent for the Daedalus site (planning application 11/00282/OUT) allows for up to 1,075m<sup>2</sup> of retail floorspace (permitted as Classes A1, A2, A3 and/or A4) with **A1 retail uses (shops) restricted to no more than 200m<sup>2</sup>**. This is to ensure the development does not adversely impact the vitality and viability of Lee-on-the-Solent District Centre and means the majority of retail floorspace on the Daedalus site will be either financial and professional services, restaurants and cafes and/or drinking establishments. There will only be limited shopping floor space to serve the Daedalus site itself.

### Haslar Peninsula (Policy LP6)

3.25 There are three principal areas forming Haslar Peninsula:

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

### Royal Hospital Haslar

3.26 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 incorporates medical and care facilities, a hotel (with up to 78 beds), a church, convenience store, health centre, tearoom, restaurant, office and business units, 286 residential units and 244 self-contained retirement units.

3.27 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 granted in December 2015 for details for the waterside area (north) (planning application 15/00117/DETS). Planning permission (reserved matters) was granted in March 2019 for further details related to the redevelopment of the site (planning application 15/00683/DETS). There have also been a number of other planning permissions granted in relation to temporary buildings.

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

C3 dwellings			
Completions 2011 to 2020	Completions 2019/20	Outstanding permissions	Outstanding allocation Policy LP6
17	0	269	14

3.28 In total 286 C3 residential units have been permitted at Royal Hospital Haslar. No units were completed in this monitoring period and there are currently 269 outstanding permissions.

C2 Residential Institutions (C3 dwelling equivalent)			
Completions 2011 to 2020	Completions 2019/20	Outstanding permissions as C3 equivalent	Outstanding permissions as C2 units
0	0	169	304

3.29 In total, 304 C2 (Residential Institutions) bedrooms were permitted, this is equivalent to 169 C3 dwellings using the Government's methodology for calculating dwelling house equivalents for the Housing Delivery Test and is monitored separately as shown above.



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

Completions 2011 to 2020	Completions 2019/20	Outstanding permissions
1,242	0	1,563 <sup>3</sup>

- 3.30 No employment floorspace was completed during the monitoring period.

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

Completions 2011 to 2020	Completions 2019/20	Outstanding permissions
0	0	1,663

- 3.31 The GBLP does not contain a specific floorspace figure in Policy LP6 for the amount of commercial floorspace (A1-A5) that could be accommodated on site. However, in the policy 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.
- 3.32 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 299m<sup>2</sup> of A1 retail floorspace and 1,364m<sup>2</sup> of A3-A5 uses.
- 3.33 Planning permission was also granted (planning application 12/00591/OUT) for a hotel comprising of 4,123m<sup>2</sup> (78 bedrooms) and this remains outstanding.

**Blockhouse**

- 3.34 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. This release date has been delayed and the Council is awaiting confirmation regarding the latest position. 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.
- 3.35 As part of the Gosport Heritage Action Zone (HAZ), Historic England completed a survey of the assets of Fort Blockhouse and a review of the designations and listings within the site. This led to seven new Grade II listings on 13 November 2020, full details of these can be found online: [www.gosport.gov.uk/article/2009/listed-buildings](http://www.gosport.gov.uk/article/2009/listed-buildings)
- 3.36 To achieve the best advantage for future economic regeneration on the site the Borough Council continues to work closely with Historic England and the Defence Infrastructure Organisation.

<sup>3</sup> In Table 6.1 of the GBLP it was assumed Haslar Hospital could accommodate net additional employment floorspace of 4,000m<sup>2</sup>; the planning permission is for 2,805 m<sup>2</sup> and therefore for the purposes of this table this is the figure that completed floorspace is being monitored against.

### Haslar Marine Technology Park

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

### Rowner (Policy LP7)

#### Background

- 3.38 Policy LP7 aims to provide up to 700 dwellings with approximately 200 net additional 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 also includes a new superstore with smaller units for retail, food and drink to replace the previous neighbourhood centre at Nimrod Drive.
- 3.39 To date there have been a total of 620 gross completions with 80 dwellings outstanding. There are currently 10 dwellings under construction within the final phase of Rowner, located south of Howe Road.

**Figure 5: 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
2017/18	97	97
2018/19	8	8
2019/20	27	27
<b>Total</b>	<b>620</b>	<b>113</b>
<b>Outstanding permissions (01/04/2020)<sup>4</sup></b>	80	80

- 3.40 New development at Rowner started in the monitoring period of 2009/10. The base date for monitoring the GBLP is 1 April 2011. To show the progress for the development as a whole, figure 5 shows the residential completions at Rowner during the preceding monitoring period of 2010/11.
- 3.41 In addition to development at Alver Village, the GBLP allocates Davenport Close, situated close to Alver Village, as suitable to accommodate residential development. Planning permission was granted for 23 dwellings in 2013 (planning application 13/00406/FULL) and the scheme has been completed. The new neighbourhood centre at Nimrod Drive was completed in May 2013; no further retail developments are proposed at Alver Village.

<sup>4</sup> 80 residential units are outstanding at 1 April 2020 however due to the latest information available regarding the progress of the site, 70 units are unlikely to be built. This has been taken into account in the housing supply figures throughout the Council's housing supply work and in this AMR.

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

Completions 2011 to 2020	Completions (m <sup>2</sup> ) 2019/20	Outstanding permissions	Outstanding allocation Policy LP7
2,250	0	0	0

**Alver Valley (Policy LP8)****Background**

- 3.42 The Alver Valley Country Park (AVCP) 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 link between open lands to the north of the Borough with the coast. The AVCP 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.
- 3.43 Following the continuing success of the Alver Valley Country Park, the Western Gateway Car Park extension was completed in the Summer of 2019 adding a further 40 spaces to the original 45 spaces and includes disabled parking and cycle access. This attractive gateway to the Country Park benefits from branded signage and a major new play area. A toilet block which accommodates a Changing Places fully-accessible toilet, a café and a washing area for dogs and muddy boots is also now almost complete.
- 3.44 The extension and enhancement of the East Car Park at the Eastern Gateway off Grange Road provides 110 spaces including 6 disabled spaces. Both car parks have been partly funded by the Solent Local Enterprise Partnership (LEP) with the Government's Growth Fund in partnership with Gosport Borough Council. 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 enable the BMX track to meet the standards required for national competitions. This new track is complete and provides a key recreational facility for local residents.
- 3.45 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), available at: [www.gosport.gov.uk/avcpmanagement](http://www.gosport.gov.uk/avcpmanagement)
- 3.46 A planning application (planning application 20/00028/FULL) for a new garden centre with a café, toilets and other visitor facilities was approved at the Grange Farm Gateway in the Country Park in November 2020.

**Allocations outside the Regeneration Areas**

- 3.47 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

- 3.48 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.
- 3.49 In September 2019, planning permission was granted for a mixed use development including 29 dwellings (planning application 17/00599/FULL) which has attracted significant external funding. The 29 dwellings proposed in this development are in addition to the allocation in Policy LP9A and on land that is not included in the original GBLP allocation.
- 3.50 In addition to the 29 dwellings the scheme includes the creation of holiday lets, a new coastal forces museum, a craft brewery, and a restaurant/pub.

## Policy LP9B Economic Development Areas

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

- 3.51 Planning permission was granted on 15 November 2017 for a retail led scheme at Land at the junction of Fareham Road and Heritage Way (known as Brockhurst Gate) comprising of 7,215m<sup>2</sup> of retail uses and a drive-thru restaurant (planning application 16/00598/FULL). The retail element is limited to a maximum of 4,707m<sup>2</sup>. The food and beverage and retail units were completed in 2018/19.
- 3.52 In July 2019, a planning application was submitted for the erection of 3 buildings to form an employment development on land adjacent to the Brockhurst Gate allocation area (planning application 19/00316/FULL). This includes the construction of 3,578m<sup>2</sup> of employment floorspace (Use Class B1a, B1c, B2 and B8). The proposal was granted permission in October 2020 and includes a Section 106 agreement relating to a financial contribution for off-site improvements for the provision/improvement of football facilities within the Gosport Borough Council administrative area. Further updates on this scheme will be provided in 2020/21.

## Policy LP9C Employment Sites

- 3.53 There were no completions or permissions granted for schemes on sites allocated under Policy LP9C during the monitoring period. These sites are, Grange Road, Land south of Huhtamaki site and Land at Aerodrome Road.

## Policy LP9D Residential Allocations

### Royal Clarence Yard

- 3.54 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 in the previous local plan.

- 3.55 In June 2015 planning permission was granted for a change of use from a B1 office to a single 2 bedroom live/work unit (planning application 14/00450/FULL), this was completed during the previous monitoring period 2018/19.
- 3.56 In January 2016 planning permission was granted for 13 dwellings (planning application 15/00183/FULL) which have been completed. Permission was also granted for 55 dwellings comprising 1 and 2 bedroom units on Block NM7 (planning application 15/00620/FULL), these dwellings were under construction but nearing completion at 31 March 2020. It is expected that these will be completed in the 2020/21 monitoring period.

### **Fort Gilkicker**

- 3.57 Planning permission at Fort Gilkicker for 26 dwellings was granted in December 2013 (planning application 13/00312/EXT). Construction commenced in 2017/18 with an improved road to the site. There has been no further progress in this monitoring period.

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

- 3.58 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**

- 3.59 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 the site by 2026. More recently, the MoD announced an 'updated disposal date following detailed work to assess the optimum laydown required to support operational capability'. The MoD updated intention for disposal is now 'no earlier than 2029'<sup>5</sup>.
- 3.60 The Borough Council strongly considers that HMS Sultan should be retained as a major MoD training facility. The Council is also working with the Base and other partners to explore civilian business opportunities to intensify employment levels at HMS Sultan. If the site is disposed of the Council's preferred option for the long term future of Sultan is to retain and enhance employment opportunities on the western site.

<sup>5</sup> Five-year plan for key military sites announced: [www.gov.uk/government/news/defence-secretary-announces-five-year-plan-for-key-military-sites](http://www.gov.uk/government/news/defence-secretary-announces-five-year-plan-for-key-military-sites)

## 4.0 TRANSPORT AND ACCESSIBILITY

### Overview

- 4.1 Improving accessibility to, and within, the Gosport peninsula is a key objective of the GBLP. 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.
- 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 and output indicators are relevant to this chapter.

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>	
<b>Policies</b>	
LP2: Infrastructure LP21: Improving Transport Infrastructure	
<b>Indicators</b>	
<ul style="list-style-type: none"> <li>• New length of cycleway</li> <li>• New transport improvements provided through developer contributions (see chapter 10 of this report)</li> </ul>	
<b>Targets</b>	
<ul style="list-style-type: none"> <li>• None</li> </ul>	

### 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.
- 4.5 This chapter also presents an assessment of accessibility within the Borough using public transport. Information relating to developer contributions towards transport infrastructure is set out in *Chapter 10: Infrastructure and Developer Contributions*.
- 4.6 The following section provides an overview of proposed transport schemes to assist both strategic and local objectives for Gosport.

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

- 4.7 During this year's monitoring period, no additional cycle facilities were completed in the Borough.

**Figure 6: Completions of Cycleway Network 2019/20**

Scheme	Length (m)	Completion date
None	0	N/A

### Transport Schemes 2019/2020

- 4.8 The following section sets out the progress made on a range of strategic transport schemes since the previous monitoring period of 2018/19.

### Local Cycling and Walking Infrastructure Plan (LCWIP)

- 4.9 Local Cycling and Walking Infrastructure Plans (LCWIPs), as set out in the Government's Cycling and Walking Investment Strategy, are a strategic approach to identifying cycling and walking improvements required at the local level. During the monitoring period, work commenced on a LCWIP for Gosport. The Plan is being led by Hampshire County Council (HCC) and will identify preferred routes and core zones for further development, prioritise a programme of infrastructure improvements for further investment, and provide a narrative which supports the identified improvements and network. Progress of the LCWIP will be reported in future AMRs.

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

#### Stubbington Bypass

- 4.10 A bypass is under construction 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 the 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.
- 4.11 It will also remove barriers to growth and encourage investment and regeneration, including at the Solent Enterprise Zone (Daedalus) and improve connectivity and provide the additional road network resilience necessary to promote new employment, whilst enhancing quality of life within Stubbington.
- 4.12 The preferred route and changes to the Titchfield Gyratory were agreed by the HCC Executive Member for Economy, Transport and Environment on 9 July 2015, and subsequently a planning application for the Stubbington bypass was approved by the County Council.
- 4.13 A funding contribution of £8.5 million was approved by HCC, 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.



- 4.14 A public inquiry into the Compulsory Purchase Order and Side Roads Order was held on the 26 and 27 November 2018. On 20 May 2019 the Secretary of State for Transport confirmed the Inspector's recommendation for the outcome of the Public Inquiry to confirm the Orders.
- 4.15 The scheme is currently in the construction phase with work progressing on all existing routes using off peak temporary traffic signals. This is to enable excavation work for public utility service diversions (water, gas, etc.), road widening and drainage work. The large scale earthworks to form the new road, its drainage features, earth bunds, and foundations are continuing. The embankment on Titchfield Road near the A27 (Fareham) has been cut back and the ground reinforced. Work is ongoing to finish shaping the slope and to install drainage. Further detailed information together with the latest updates can be found at:

[www.hants.gov.uk/transport/transportschemes/stubbingtonbypass](http://www.hants.gov.uk/transport/transportschemes/stubbingtonbypass)

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

- 4.16 A dedicated bus and cycleway along the former railway line are 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 eventually Welborne in Fareham. There is also the potential for delivering improved bus access to Daedalus.
- 4.17 A bid for funding from the 2017 National Productivity Investment Fund was successful and a further £1.4 million of additional funding for the alternative southern junction that retains Rowner Road Bridge was secured in partnership with Portsmouth City Council from the Department for Transport's (DfT) Transforming Cities Fund in March 2019.
- 4.18 Planning permission has been granted by HCC to amend the southern section of the approved scheme to provide a new junction arrangement at Rowner Road. The amended scheme includes a new ramp to connect the busway to Rowner Road. This change will allow the Rowner Road Bridge to be retained along with the existing shared-use route for pedestrians and cyclists under Rowner Road.
- 4.19 Approval to progress this revised scheme was given at HCCs Executive Member for Environment and Transport Decision Day on 23 April 2019.
- 4.20 HCC have appointed Dyer and Butler for the construction of the scheme and works commenced on site in June 2020 and is expected to be complete by Autumn/Winter 2021. Further information is available at:

[www.hants.gov.uk/transport/transportschemes/brtphaseii](http://www.hants.gov.uk/transport/transportschemes/brtphaseii)

- 4.21 In addition, two new bus stops have been installed on the BRT Phase 1 route at Vian Close. Further information can be found at:

[www.hants.gov.uk/transport/transportschemes/brtbusstops](http://www.hants.gov.uk/transport/transportschemes/brtbusstops)

### **Access to Daedalus Enterprise Zone**

- 4.22 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.



- 4.23 Works are progressing on the completion of the new spine road (Daedalus Drive) and other internal estate roads which are nearing completion and will assist in unlocking the development potential of the Daedalus waterfront area. It is expected that the new junction with Stubbington Lane will be opened once the new roads have been adopted.

#### **A32 / Wych Lane Junction Improvement**

- 4.24 As a result of a successful funding bid by HCC to the DfT's Safer Roads Fund, investigations into a scheme to improve safety and to address the following objectives at the A32/Wych Lane junction are progressing:

- To improve safety at the junction with specific reference to the right turn lane movements.
- To improve the efficiency of the junction without having a detrimental impact on road traffic congestion and putting pressure on local roads by creating 'rat-runs'.
- To improve access to local employment areas (Fareham Reach).
- To improve facilities at the junction for pedestrians and cyclists with links into existing cycle networks (Henry Cort Way - BRT route).

- 4.25 Further information can be found at:

[www.hants.gov.uk/transport/transportchemes/a32wychlanejunctionimprovement](http://www.hants.gov.uk/transport/transportchemes/a32wychlanejunctionimprovement)

- 4.26 The scheme has been redesigned to maintain as many of the existing trees as possible and also includes the planting of six additional trees. Works are expected to commence in early 2021 with the works expected to be completed approximately late spring/summer 2021. Future progress on this scheme will be reported in next year's AMR.

## 5.0 HOUSING

### Overview

- 5.1 The 2011 Census identified that Gosport Borough had a population of 82,622 people, an increase of 8.1% from the 76,415 people recorded in 2001. The 2019 Small Area Population Forecasts published by HCC show Gosport's population in 2019 at 83,732 people<sup>6</sup>.
- 5.2 There were a total of 35,430 households recorded in the 2011 Census, and an urban density in Gosport of 32.6 people per hectare making it one of the most densely populated areas in the South East.
- 5.3 According to the long term population projections used for the Local Plan 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%. At the same time 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 national trends. 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. As part of this trend there is a marked increase in those living beyond 85 with an 82% increase between 2011 and 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 to 64), it is projected that these age groups will decrease from 64% in 2011 to 58% in 2029. According to the latest forecasts the economically active population (i.e. those employed, self-employed or actively seeking employment), will fall by 3.9%<sup>7</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.
- 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 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

<sup>6</sup> Hampshire County Council Small Area Population Forecasts can be found at: [www.hants.gov.uk/landplanningandenvironment/facts-figures/population/estimates-forecasts](http://www.hants.gov.uk/landplanningandenvironment/facts-figures/population/estimates-forecasts)

<sup>7</sup> Hampshire County Council Long-term population forecasts (October 2013) based on anticipated number of dwellings to be completed between 2011 and 2029.

four or more bedrooms and 2.6% 5 bedroom units (Census 2011). Further information about housing and demographics in the Borough can be found in the Gosport Profile at: [www.gosport.gov.uk/gosportprofile](http://www.gosport.gov.uk/gosportprofile)

### 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, 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 to 2029, an annual requirement of 170 dwellings.
- 5.10 The policy box below sets out the relevant policies, local plan indicators and targets relevant for monitoring the effective delivery of housing within the Borough.

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>
<b>Policies</b>
LP3: Spatial Strategy LP24: Housing LP26: Gypsies, Travellers and Travelling Showpeople
<b>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>

### Monitoring Information

- 5.11 Housing supply can be evaluated using the housing trajectory in Appendix 1. As part of the plan making process local planning authorities prepare a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA provides an assessment of the Borough’s housing land supply in relation to its assessed need, it identifies sites within the Borough which are in suitable locations and capable of being delivered within a 5 year timeframe. The identification of a site in the SHLAA does not, however, determine whether a site should be allocated for housing development. The SHLAA was last published in July 2014 and is currently being updated as part of the GBLP 2036.

**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, this equates to 170 dwellings per year. The net additional number of dwellings built during the period April 2011 to March 2020 is 1,166 dwellings. Over the plan period to date, the housing requirement is 1,530 net additional dwellings (i.e. 170 p.a. x 9 years (2011 to 2020)). Figure 7 shows that the net housing completions have fallen below the GBLP target of 1,530 dwellings (net) (2011 to 2020) by a shortfall of 364 dwellings:

**Figure 7: Total Net and Gross Housing Completions 2011 to 2020**

	<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
2017/18	219	229
2018/19	58	75
2019/20	135	148
<b>Total</b>	<b>1,166</b>	<b>1,653</b>

5.13 The large difference between gross and net completions is due to the Alver Village (also called Rowner Renewal) project with the net figures taking into account the significant number of demolitions involved.

5.14 To date, the average number of net completions is 129.5 dwellings per annum over the plan period (i.e. 1,166 / 9 (2011-2020)). The average completions are expected to increase over the next five years with the construction of dwellings at several permitted schemes. This includes land at Daedalus, Royal Haslar Hospital and Royal Clarence Yard where a combined total of 655 dwellings (including C2 as C3 equivalent) were outstanding at the end of monitoring period in 2019/20.

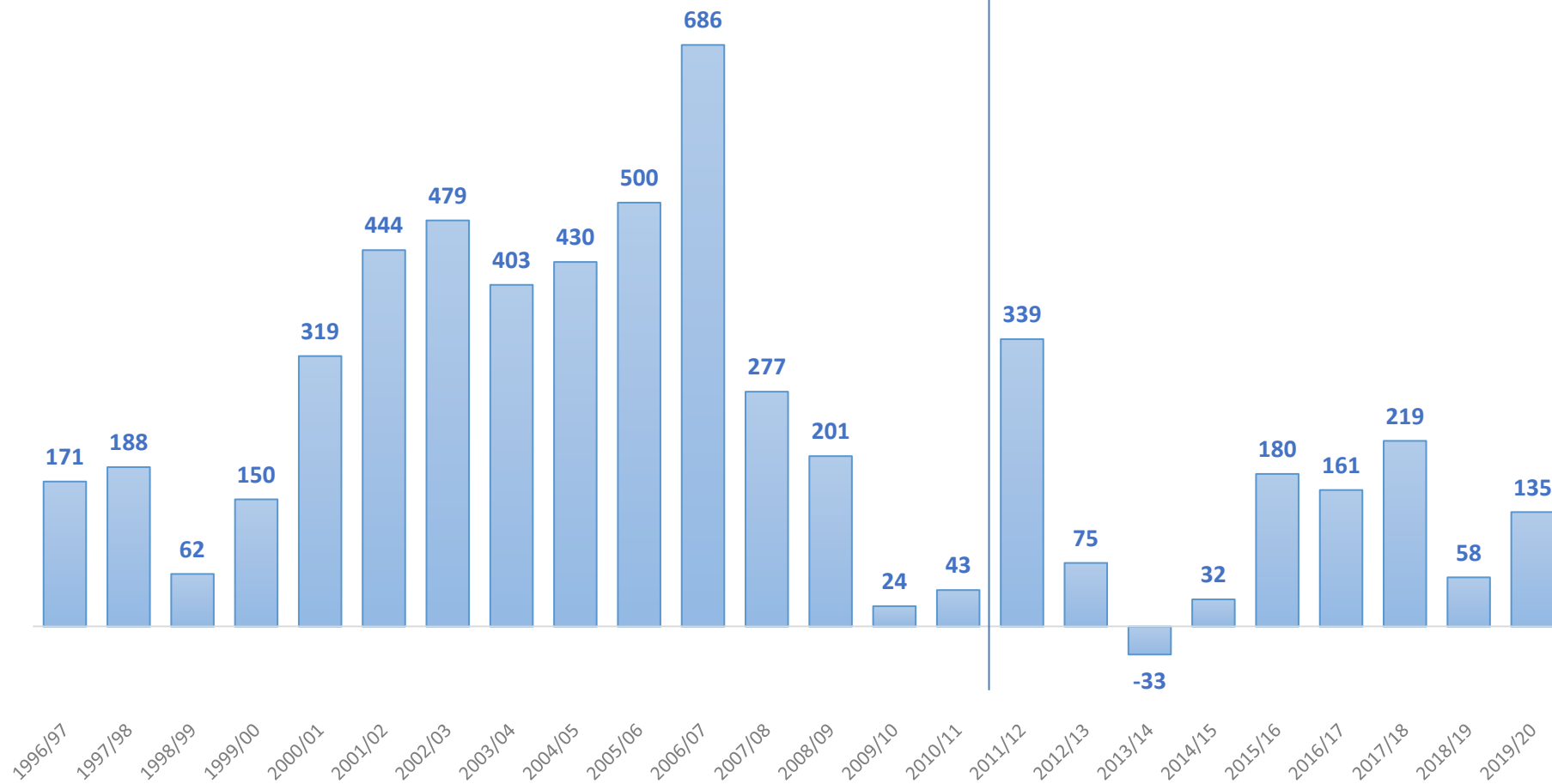
5.15 Figure 8 (following page) shows the net dwelling completions since 1996 and in the current plan period since 2011. The data shows that:

- between 1996 and 2020 (24 years) there was a total of 5,543 net dwelling completions, an average of 231 dwellings per annum; and
- in the 15 years from 1996 to 2011 (prior to the current plan period) there was a total of 4,377 net dwelling completions, this averages 292 per annum; and
- in the current GBLP plan period (since 1 April 2011), the total number of completions is 1,166 dwellings, an average of 130 per annum.

**Figure 8: Net dwelling completions (Source: GBC Monitoring)**

Net dwelling completions  
1996/97 to 2019/20

Current plan period (2011 to 2020)  
1,166 dwellings (130 per annum)



### GBLP Indicator: Housing supply and trajectory

- 5.16 The residual Local Plan allocation for the remaining plan period (2020/21 to 2028/29) is 1,894 dwellings (i.e. 3,060 – 1,166) which represents 210 dwellings per year and forms the target for the next 9 years until the end of the plan period in 2029. The projected net supply of additional dwellings from 1 April 2020 to 31 March 2029 is 1,923 which takes into account sites with planning permission, allocated sites and projected windfalls. Figure 9 provides a detailed summary of the Council's housing land supply position for the plan period to 2029.
- 5.17 Over the entire plan period (2011 to 2029) the Borough Council has identified a housing supply of 3,089 dwellings and is therefore meeting its identified need of 3,060 net additional dwellings for the plan period.

**Figure 9: Housing Supply as at 1 April 2020 for the entire plan period (2011 to 2029) (net figures) - Summary Table**

	Number of Dwellings (Net Gain)
<b>Completions 2011 to 2020 (a)</b>	1,166
<b>Existing permissions (including C2 as C3 equivalent<sup>8</sup>) (b)</b>	868
<b>Sub Total</b>	<b>2,034</b>
<b>Large sites (allocations in GBLP) without planning permission (10+ dwellings)</b>	
Royal Haslar Hospital (remaining part of existing allocation in Policy LP6)	14
Daedalus (remaining part of existing allocation in Policy LP5)	49
Other allocations (Stoners Close, Laphorn Close & Wheeler Close (Policy LP9d))	47
Priddy's Hard Heritage Area (Policy LP9a)	100
Gosport Waterfront and Town Centre sites <sup>9</sup> (Policy LP4) expected before 2029	579
<b>Subtotal: Large sites (c)</b>	<b>789</b>
<b>Small site Windfall Allowance<sup>10</sup> (d)</b>	<b>266</b>
<b>Total outstanding supply (b) + (c) + (d)</b>	<b>1,923</b>
<b>Total supply (a) + (b) + (c) + (d)</b>	<b>3,089</b>

- 5.18 The Gosport Housing Trajectory 2020 which is based on the GBLP provides details of the delivery target. A detailed breakdown of the figures that underpin the housing supply over the remainder of the plan period is shown in Appendix 1.
- 5.19 The Council also considers there are other deliverable sites, which are unallocated and not yet permitted, with the potential to deliver 380 dwellings within the plan period to 2029. This

<sup>8</sup> From 2019/20 onwards it is considered appropriate to include C2 units as C3 dwelling equivalent in the Council's housing supply as allowed for in the Government's Housing Delivery Test methodology. There is a planning permission for 938 dwellings. This includes 336 C2 units which are included as C3 dwelling equivalent (187 dwellings). It is unlikely that 70 dwellings as part of the Rowner Renewal scheme will be delivered so these are not included in housing supply for the plan period. This leaves a total of 868 outstanding permissions.

<sup>9</sup> The supply in the Waterfront and Town Centre regeneration is based on the allocation (900 dwellings) minus completions between 2011 and 2020 (87 dwellings), minus outstanding permissions (34 dwellings).

<sup>10</sup> This is calculated by taking the average number of completions on small sites (between 1 and 10 dwellings) (including garden sites – see paragraph 5.21 for information regarding methodology change) since 2001/02 (i.e. 38 dwellings); and multiplied by 7 years (which represents the remaining years of the plan minus the next two years which instead are the existing small sites with planning permission).

includes Blockhouse, Haslar Barracks, Rowner Road Service Station and Land at Addenbrooke House (which was considered by the Regulatory Board on 22 July 2020 and approved subject to conditions, the consent is yet to be issued due to ongoing negotiations).

### Five and Ten Year Housing Land Supply

- 5.20 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 appropriate buffer to ensure choice and competition in the market for land.
- 5.21 Advice published by the Ministry of Housing, Communities and Local Government sets out the main stages for assessing the supply of deliverable sites. Advice published in the National Planning Practice Guidance (2019) (paragraph 007, Reference ID: 68-007-20190722) states that for sites with outline planning permission, allocated in a development plan, permission in principle or identified on a brownfield register; evidence is required to demonstrate that housing completions will begin on the site within 5 years. The evidence to demonstrate deliverability can include:
- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
  - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
  - firm progress with site assessment work; or
  - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

### Windfall

- 5.22 From 2018/19 onwards the methodology used to produce the allowance for windfall sites during the plan period has changed following updates to the NPPF (2019).
- 5.23 Windfall sites are those sites not specifically identified in the Local Plan. The original NPPF (2012) stated that allowance for windfall sites ‘should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens’ (paragraph 48, NPPF, 2012). In accordance with this requirement, the previously reported windfall allowance **did not** include dwellings built in residential gardens.
- 5.24 The revised NPPF (released July 2018) introduced a change to this wording. The stipulation that residential gardens cannot be included in the calculation was removed and replaced by ‘plans should consider the case for setting out policies to resist inappropriate

development of residential gardens, for example where development would cause harm to the local area' (paragraph 70, NPPF, 2019).

- 5.25 Given this change in national policy, the Borough Council considers it appropriate to include garden sites in the windfall allowance. This change is reflected in the higher figure of 38 dwellings per year, compared to the previous 32 dwellings per year. This change to the methodology makes no change to the Council's approach to development in residential gardens; such proposals will continue to be assessed in accordance with the relevant policies in the GBLP and only permitted where appropriate.

### Five year supply

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

Five Year Housing Requirement for Gosport		
	Dwellings	Annual Average
Housing Requirement 2011 to 2029 (GBLP)	3,060	170
Total Completions 2011 to 2020 (net)	1,166	129.5
Housing Requirement 2019/20 to 2028/29	1,894	210.4
5 Year Requirement 2020 to 2025 (i.e. 5 x 210.4) (a)	1,052	210.4
5% Buffer (b)	52.6	-
Total 5 year Requirement (a + b)	<b>1,105</b>	221

*Requirement figure is rounded to nearest whole number.*

Five Year Supply of Deliverable Housing Sites – 1 April 2020 to 31 March 2025		
Sites with planning permission (including C2 as C3 equivalent <sup>11</sup> )	610 <sup>12</sup>	
Other Deliverable Sites	494	
<b>Total Deliverable sites</b>	<b>1,104</b>	
Windfall <sup>13</sup>	114	
<b>Total Deliverable Sites with Windfall</b>	<b>1,218</b>	

- 5.26 Figure 10 clearly demonstrates that there is a five year supply of deliverable sites in the Borough. There are sufficient deliverable sites to deliver 1,218 dwellings which exceed the housing requirement for this period which is the equivalent of a 5.8 year supply (i.e. 1,218/210.4 (i.e. the on-going annual requirement)). When taking the 5% buffer into account the housing supply reduces to 5.5 years (i.e. 1,218/221).

<sup>11</sup> From 2019/20 onwards it is considered appropriate to include C2 units as C3 dwelling equivalent in the Council's housing supply as allowed for in the Government's Housing Delivery Test methodology.

<sup>12</sup> There is a planning permission for 938 dwellings. This includes 336 C2 units which are included as C3 dwelling equivalent (187 dwellings). 610 dwellings are expected within 5 years. For the purposes of the 5 year housing supply, it is unlikely that 70 dwellings as part of the Rowner Renewal scheme will be delivered so these are not included in the 5 year supply.

<sup>13</sup> This is calculated by taking the average number of completions on small sites (between 1 and 10 dwellings) (including garden sites - see paragraph 5.20 for information regarding methodology change) since 2001/02 (i.e. 38 dwellings); and multiplied by 3 years out of the 5 years with the next two years instead being the existing small sites with planning permission.



## Ten Year Supply

- 5.27 The NPPF also requires local authorities to identify a supply of specific developable sites, for years 6 to 10.
- 5.28 Figure 11 shows that for a 10 year period there are sufficient deliverable sites to provide 2,498 dwellings; this is 261 dwellings above the requirement of 2,237. This surplus is based on a number of sites the Council expects will come forward before 2030 including Haslar Barracks and some residential development at Fort Blockhouse. In addition, it includes significant development within the Gosport Waterfront and Town Centre, as allocated in Policy LP4 of the GBLP 2011-2029.

**Figure 11: Ten 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 to 2029 (GBLP)	3,060	170
Completions 2011 to 2020 (net)	1,166	129.5
Housing Requirement 2020/21 to 2028/29	1,894	210.4
10 Year Housing Requirement 2020 to 2030 (outstanding plan period requirement + additional year of standard method requirement of 343 dwellings)	<b>2,237</b>	223.7

*Requirement figure is rounded to nearest whole number.*

<b>Ten Year Supply of Deliverable Housing Sites – 1 April 2020 to 31 March 2030</b>		
Sites with Planning Permission <sup>14</sup> (a)	868	
Other deliverable sites (b) <sup>15</sup>	1,344	
<b>Total Deliverable Sites (a + b)</b>	<b>2,212</b>	
Windfall <sup>16</sup> (c)	286	
<b>Total Supply (a + b + c)</b>	<b>2,498</b>	

## Housing Delivery Test

- 5.29 The Housing Delivery Test (HDT) was introduced in the NPPF in July 2018. It is based on the delivery of housing over the past three years compared to the current Local Plan requirement (if the Local Plan was adopted less than 5 years ago). Further information can be found online: [www.gov.uk/government/collections/housing-delivery-test](http://www.gov.uk/government/collections/housing-delivery-test)

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 5.30 Figure 12 shows the 2018 result, figure 13 the 2019 result and figure 14 shows the figures it is expected the 2020 measurement result will use as the Government is yet to publish the official figures.

<sup>14</sup> There is a planning permission for 938 dwellings. This includes 336 C2 units which are included as C3 dwelling equivalent (187 dwellings). 868 dwellings are expected within 5 years. For the purposes of the 10 year housing supply, it is unlikely that 70 dwellings as part of the Rowner Renewal scheme will be delivered so these are not included in the 10 year supply.

<sup>15</sup> This includes outstanding allocations and other future development sites such as the former Gosport Police Station, Haslar Barracks, Rowner Road Service Station and Land at Addenbrooke House.

<sup>16</sup> This is calculated by taking the average number of completions on small sites (between 1 and 10 dwellings) (including garden sites - see paragraph 5.21 for information regarding methodology change) since 2001/02 (i.e. 38 dwellings); and multiplied by 8 years out of the 10 years with the next 2 years instead being the existing small sites with planning permission. Post 2029 is calculated using a new methodology which takes the average number of completions on small sites (between 1 and 5 dwellings) (including garden sites) since 2001/02 (i.e. 20 dwellings); this new figures only accounts for the final year of the 10 year housing supply.

5.31 If the HDT is not met this can result in the Local Plan becoming out of date. This can lead to the Council having less control over where development takes place in the Borough. The test is being phased in so that the number of houses the Council will be measured against will increase each year. These transitional arrangements are:

- The ‘presumption in favour of sustainable development’ would apply should housing delivery fall below:
  - 25% from November 2018
  - 45% from November 2019
  - 75% from November 2020
- If housing delivery falls to under 95% of the target over a three-year period, a local authority will need to produce an action plan to assess the causes of under-delivery and identify actions to increase delivery (from November 2018);
- An additional 20% buffer will be added to a local authority’s five-year supply should delivery fall below 85% (from November 2018).

5.32 Local authorities are able to include the contribution made by residential institutions (Class C2) using an adjustment ratio set by the government to calculate the dwellings equivalent. This is calculated by taking the number of additional C2 bedroom completions and dividing them by the average number of adults in households in England, which is currently 1.8. The result is included in the figures below.

#### Housing Delivery Test: 2018 measurement

5.33 The *HDT: 2018 measurement* was published by MHCLG in February 2019<sup>17</sup>. The total completions figure for the three year period was 567 and the Housing Delivery Test result 111%. The Council therefore passed the Housing Delivery Test in 2017/18.

**Figure 12: Housing Delivery Test 2017/18 result based on net completions between 2015 and 2018 (including Class C2 equivalent completions)**

Years	GBLP Requirement	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2015/16	170	180	0	180
2016/17	170	161	5	166
2017/18	170	219	2	221.2
<b>Total</b>	<b>510</b>	<b>560</b>	<b>7</b>	<b>567.2</b>

#### Housing Delivery Test: 2019 measurement

5.34 The *HDT: 2019 measurement* was published by MHCLG in February 2020<sup>18</sup>. The total completions figure between 2016 and 2019 is **446**, and the *HDT: 2019 measurement* is **87%**. An under-delivery of approximately 65 dwellings means the Council was required to prepare an action plan. The Council has published its Housing Delivery Test Action Plan, further detail is explained below.

<sup>17</sup> HDT: 2018 measurement available from: [www.gov.uk/government/publications/housing-delivery-test-2018-measurement](http://www.gov.uk/government/publications/housing-delivery-test-2018-measurement)

<sup>18</sup> HDT: 2019 measurement available from: [www.gov.uk/government/publications/housing-delivery-test-2019-measurement](http://www.gov.uk/government/publications/housing-delivery-test-2019-measurement)

**Figure 13: Housing Delivery Test 2018/19 result based on net completions between 2016 and 2019 (including Class C2 equivalent completions)**

Years	GBLP Requirement	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2016/17	170	161	5	166
2017/18	170	219	2	221.2
2018/19	170	55	3	58.3
<b>Total</b>	<b>510</b>	<b>435</b>	<b>10</b>	<b>445.5</b>

#### Housing Delivery Test: 2020 measurement (predicted)

- 5.35 The total completions figure between 2017 and 2020 is 415, and the *HDT: 2020 measurement* predicted to be **81%**. When the results are published by the Government in February 2021, it is expected that the Council will be required to prepare a Housing Delivery Test Action Plan and apply an additional 20% buffer on the 5 year land supply.

**Figure 14: Housing Delivery Test Predicted Result 2019/20 based on net completions between 2017 and 2020 (including Class C2 equivalent completions)**

Years	GBLP Requirement	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2017/18	170	219	2	221.2
2018/19	170	55	3	58.3
2019/20	170	135	0	135
<b>Total</b>	<b>510</b>	<b>409</b>	<b>5</b>	<b>414.5</b>

#### Gosport Housing Delivery Test Action Plan (HDTAP)

- 5.36 The publication of the Housing Delivery Test results in February 2020 by MHCLG showed that the Borough Council scored 87% for the 2019 HDT result, with an under-delivery of approximately 65 dwellings over three years.
- 5.37 Local Planning Authorities that fail to meet delivery targets are required to take appropriate action to address under delivery. As a consequence of the HDT result, Gosport Borough Council was required to prepare a Housing Delivery Test Action Plan (HDTAP). The purpose of the HDTAP is to identify key issues for the under delivery of new housing in the borough and outline what actions will be taken to increase and maintain delivery levels.
- 5.38 The HDTAP was agreed at Economic Development Board on 1 July 2020 and outlines a number of actions to increase housing delivery and ensure that this is maintained over the longer term. Actions include:
- Working proactively with partners to ensure the delivery of key strategic sites
  - Facilitating the delivery of a variety of suitable development sites including land within public ownership
  - Completing the Local Plan Review
- 5.39 The Council's HDTAP covers the period 2019/20 and is available at: [www.gosport.gov.uk/HDT](http://www.gosport.gov.uk/HDT)

## Nutrient Neutrality

- 5.40 As of early 2019, the issue of nitrate pollution has created a significant barrier to the delivery of housing in South Hampshire including all of Gosport Borough. Natural England’s scientific advice to local authorities has meant any residential development which would contribute to nitrate pollution should not be permitted unless there is a robust mitigation scheme in place which requires that a development is nitrate neutral. Whilst nitrate pollution arises from a number of sources, including in particular agricultural run-off and outfalls, new occupied dwellings would add to the pressures through the waste generated. Nutrient overload creates vast mats of algae over the Solent’s mudflats, stopping oxygen getting through to the animals in the sediment and causing mass mortality, especially in hot weather. Natural England considers that the existing levels of nitrates are causing harm to the ecosystem and failure of environmental standards.
- 5.41 Essentially, by virtue of the nitrate issue, no homes can be built in South Hampshire without adequate mitigation. This has resulted in a number of planning applications the Council is considering being kept ‘on hold’ as applicants have not been able to secure mitigation. The Borough Council continues to work with its neighbours in the Partnership for South Hampshire (PfSH), Natural England, and Environment Agency to resolve this issue and seek short, medium and long term solutions which protect the environment and allow the delivery of new homes. As of November 2020, approximately 100 dwellings in the Borough were backlogged because of the nutrients issue. While several planning decisions have been issued by the Borough Council with developers securing appropriate mitigation, it is evident that the issue will have a significant impact over the supply of new homes in the sub-region and the Borough Council’s future Housing Delivery Test results.

### GBLP Indicator: Density of housing completions

- 5.42 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 provides 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 15 below.

**Figure 15: Densities of new dwellings completed between 2011 and 2020**

Year	Density – Percentage of dwellings built			
	Less than 30dph	30-45dph	45-60dph	More than 60dph
2011/12	2.6	48.4	2.3	46.7
2012/13	2.1	24.6	6.8	66.4
2013/14	2.5	20.5	45.0	32.0
2014/15	6.0	43.4	38.0	12.6
2015/16	8.1	57.1	30.0	4.8
2016/17	6.5	49.1	11.4	33.0
2017/18	12.7	37.1	10.0	40.2
2018/19	6.7	14.6	30.7	48.0
2019/20	5.4	21.6	19.0	54.0
<b>Average</b>	5.8%	35.2%	21.5%	37.5%

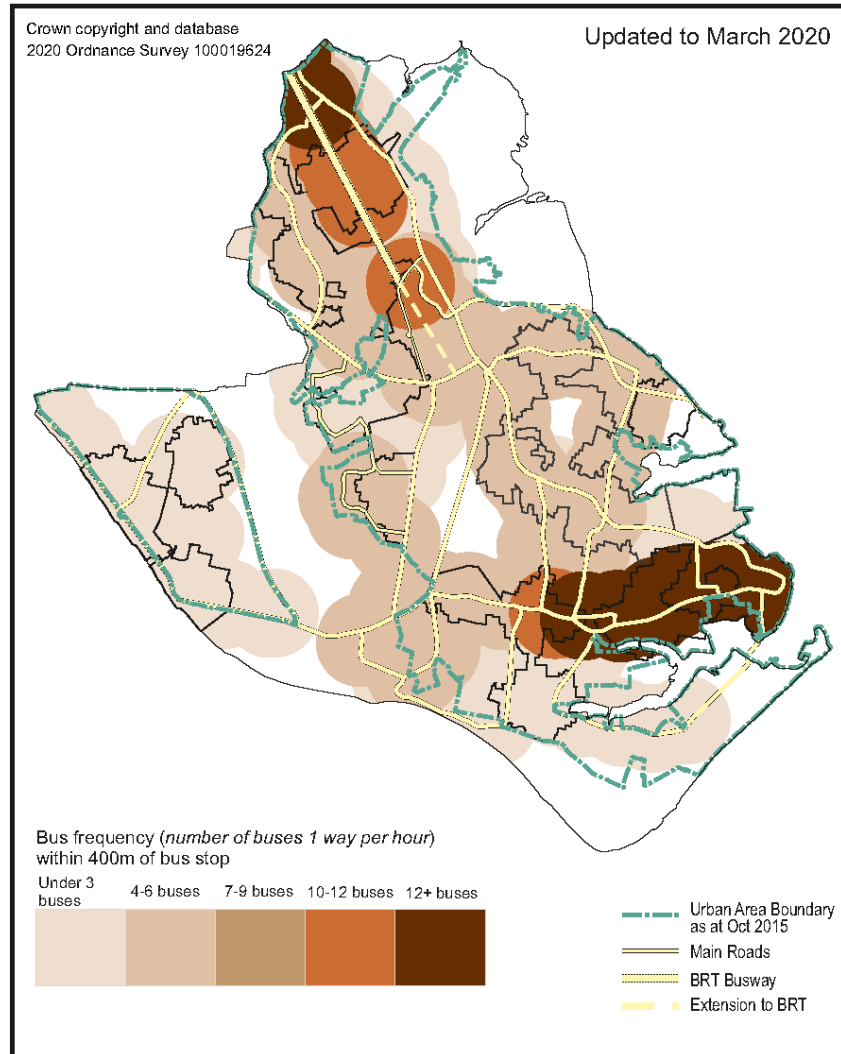
Source: Hampshire County Council and GBC monitoring (as of 1 April 2020)

- 5.43 In 2019/20, 54% of new dwellings were built at densities of more than 60dph, this is the highest proportion since 2012/13.
- 5.44 Ease of accessibility to a wide range of services and facilities contributes significantly to the development of sustainable communities. The hierarchy of principal, local and neighbourhood centres in the Borough plays 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 maps have been produced and are presented on the following pages.

### Frequency of Buses on the Gosport Peninsula

- 5.45 Figure 16 shows the frequency of bus services 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.
- 5.46 The frequency of buses servicing areas of the Borough is one of the elements that are used to indicate those areas of the Borough with best access to services, which potentially could be most suitable for higher densities of development.

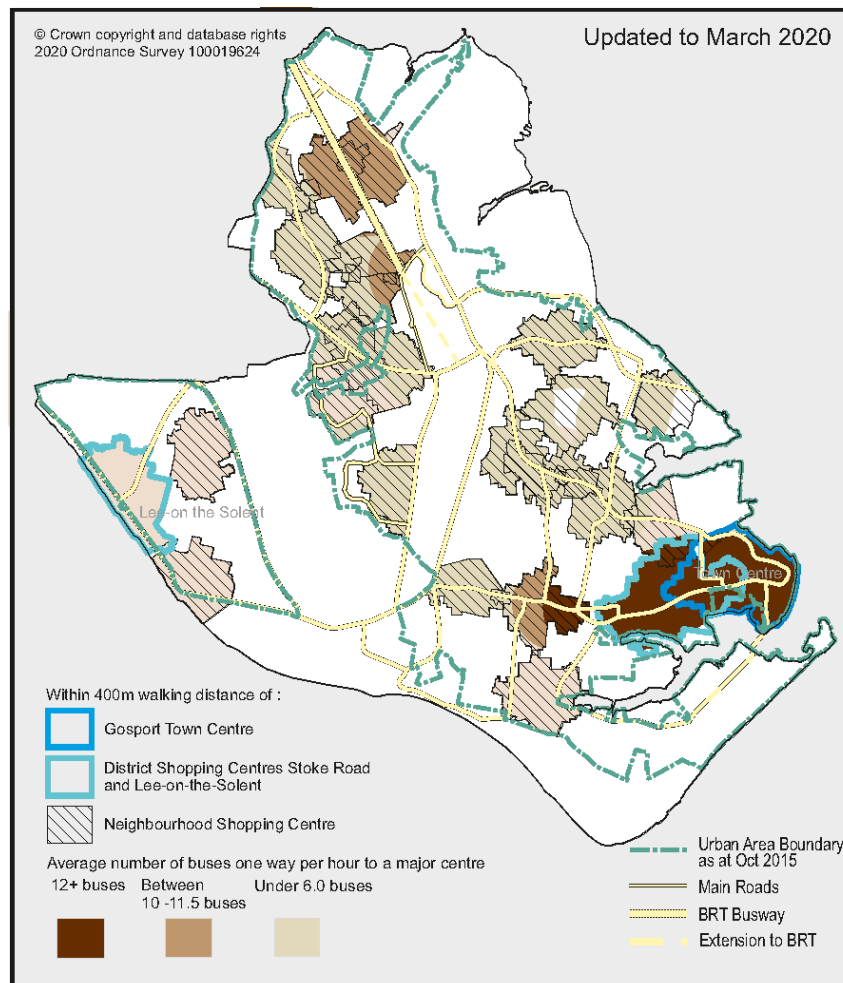
**Figure 16: Frequency of Bus Services**



### Access to Centres

5.47 Figure 17 shows the 400m walking distance around the shopping centres and bus accessibility. Differentiation is made between Gosport Town Centre with its bus accessibility 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 18.

**Figure 17: Accessibility to Centres**



5.48 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 up to 2 buses an hour to a major centre.

5.49 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 built environment.



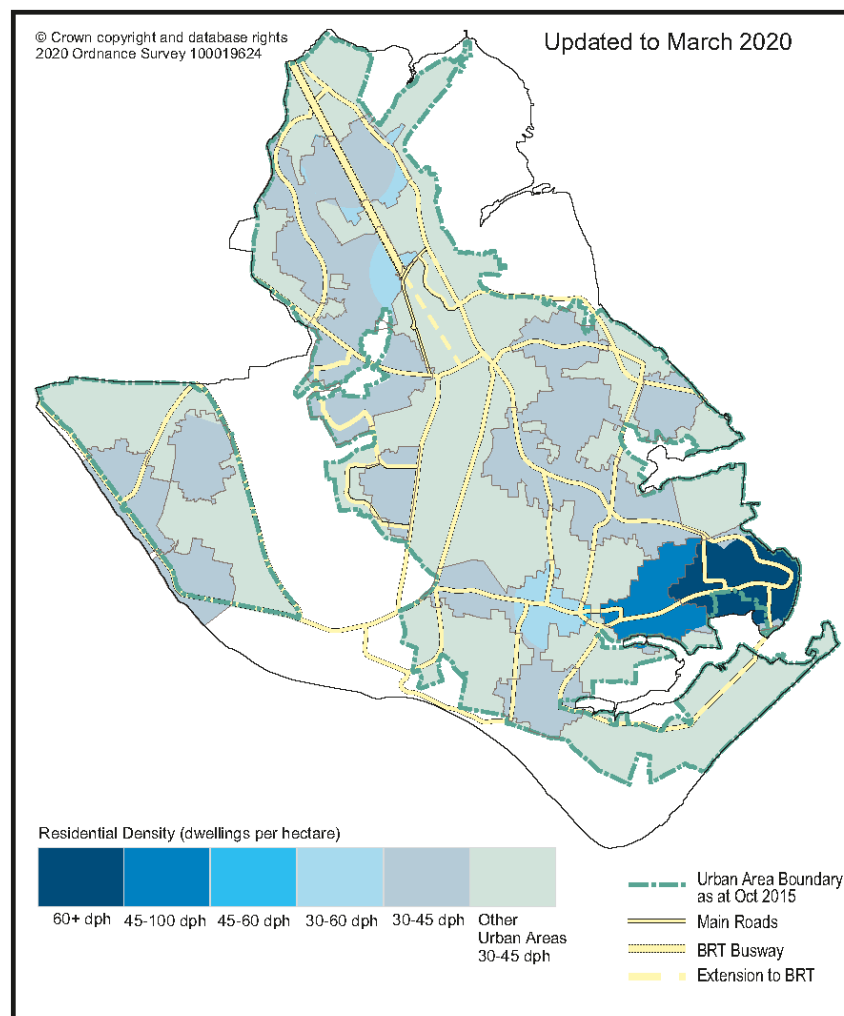
5.50 Figure 18 shows the indicative potential residential densities using the matrix set out in the GBLP. Figure 19 shows the accessibility and indicative potential housing densities in the Borough.

**Figure 18: Indicative Residential Density Matrix (dwellings per hectare – dph)**

		Public Transport Accessibility		
		High	Medium	Low
<b>Location</b>		12 or more 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)
<b>Sites within a walking distance of 400m</b>	<b>Gosport Waterfront and Town Centre</b>	Over 60dph	-	-
	<b>District Centres</b>	45-100dph	45-100dph	30-45dph
	<b>Neighbourhood Centres</b>	45-60dph	30-60dph	30-45dph
<b>Other urban areas</b>		30-45dph	30-45dph	30-45dph

Source: GBLP (2015), page 145.

**Figure 19: Accessibility and indicative potential housing densities**





### Housing Distribution and Type

5.51 *Policy LP24: Housing* states that the priority for new housing development should be the reuse of previously developed land (PDL). The urbanised nature of the Borough has meant that a key priority for the Council has been to secure the efficient reuse of PDL for development. Residential garden development is not counted as previously developed. Since 2011, 89.8% of all dwellings built in Gosport Borough (gross completions) have been built on PDL. In 2019/20, 75% of completions were on PDL. This lower figure is partly due to the 27 completions on land south of Howe Road, a site which was previously undeveloped.

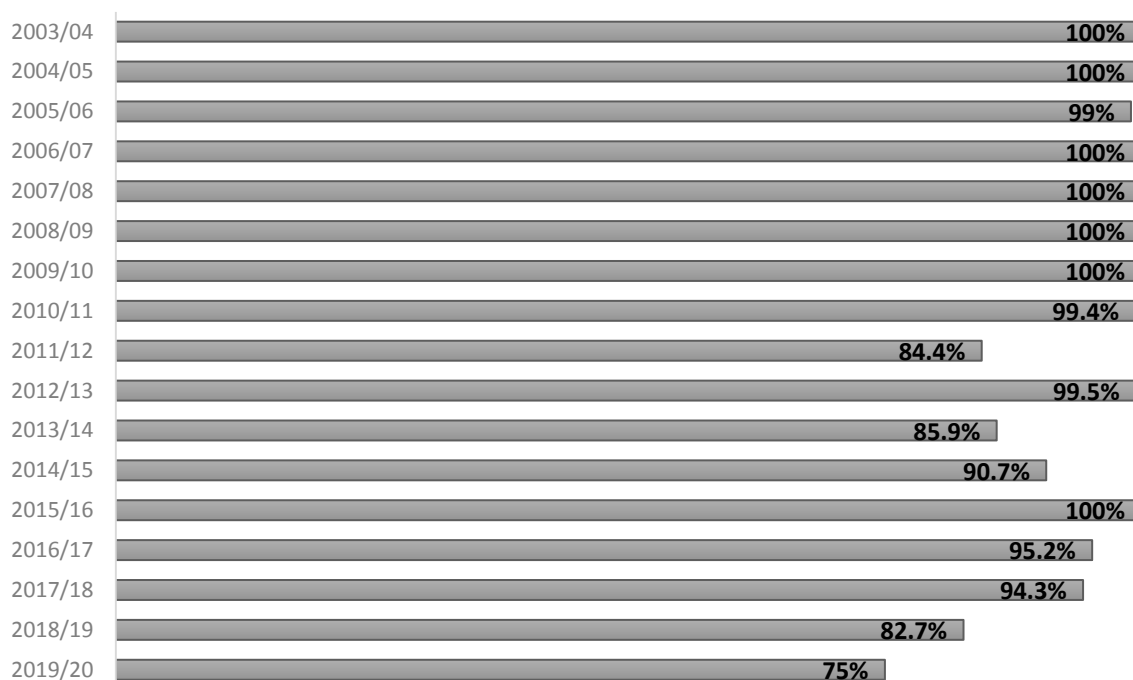
**Figure 20: Dwellings built on Previously Developed Land (gross completions)**

Year	Number of Dwellings (gross)	Percentage (%)
2011/12	293	84.4
2012/13	193	99.5
2013/14	67	85.9
2014/15	186	90.7
2015/16	210	100
2016/17	159	95.2
2017/18	216	94.3
2018/19	62	82.7
2019/20	111	75.0
<b>Total</b>	<b>1,497</b>	<b>89.8%</b>

5.52 Figure 21 shows the proportion of completions (gross) built on PDL in Gosport Borough since 2003/04.

**Figure 21: Completions on PDL (Source: GBC Monitoring)**

Percent of gross completions built on Previously Developed Land  
2003/04 to 2019/20



## Affordability

5.53 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 (2015), paragraph 11.15, page 144).*

### GBLP Indicator: Affordable Housing Completions

5.54 During the 2019/20 monitoring period 14 affordable dwellings (gross) were completed. A total of 531 (gross) affordable homes have been built since 2011/12. This represents a significant proportion (32%) of all homes built (gross) since 2011/12.

**Figure 22: Affordable Housing Completions 2011-2020**

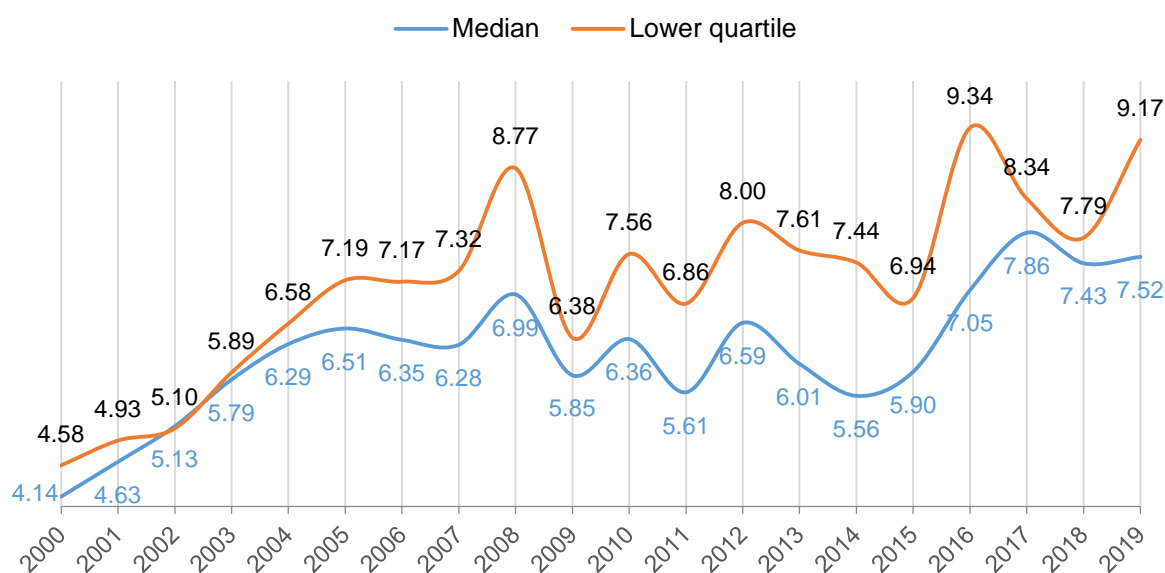
Year	Gross Affordable Completions
2011/12	163
2012/13	133
2013/14	8
2014/15	86
2015/16	32
2016/17	40
2017/18	50
2018/19	5
2019/20	14
<b>Total</b>	<b>531</b>

5.55 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 Gosport Profile contains information related to key headline statistics for house prices, rents and income and can be found at: [www.gosport.gov.uk/gosportprofile](http://www.gosport.gov.uk/gosportprofile)

### Ratio of House price to workplace-based earnings

5.56 The affordability of housing in the Borough is a factor that is taken into account when assessing the number of homes which need to be planned for. The Government’s standard method for assessing housing need includes an adjustment to take account of affordability. The data used to measure the affordability of an area is the median workplace-based affordability ratios which are published by the Office for National Statistics. This statistic provides a measurement comparing the median house price in the Borough and the median gross annual workplace earnings. For example, an affordability ratio of 7 means that the average house costs seven times the average annual income. Figure 23 shows the change in affordability for Gosport Borough since 2000.

**Figure 23: Gosport Borough - Ratio of median house price to median gross annual workplace-based earnings and ratio of lower quartile house price to lower quartile gross annual workplace-based earnings**<sup>19</sup>



### Households on Joint Housing Register

5.57 One key element of demand for affordable housing is the number of applicants on the Council’s Joint Register. Figure 24 shows that the number of households on the Borough Council’s Joint Housing Register increased between 2003 and 2011/12. 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 but has been increasing since the change in methodology.

**Figure 24: Number of Households on Gosport's Joint Housing Register**

Year	Number of Households
2003/04	2,405
2004/05	2,674
2005/06	2,968

<sup>19</sup> House price to workplace-based earnings ratio: Table 5c (median) and Table 6c (lower quartile). Available from: [www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian](https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian)

Year	Number of Households
2006/07	3,167
2007/08	3,422
2008/09	3,486
2009/10	3,684
2010/11	3,791
2011/12	3,751
2012/13	3,601
2013/14	1,491
2014/15	898
2015/16	805
2016/17	925
2017/18	1,107
2018/19	1,134
2019/20	854

Source: Gosport Borough Council Housing Service (31 March 2020)

### Completions by Type and Size

- 5.58 The breakdown of new dwellings by development type completed during the monitoring period is shown in figure 25.

**Figure 25: Breakdown of Completions by Development Type 2019/20**

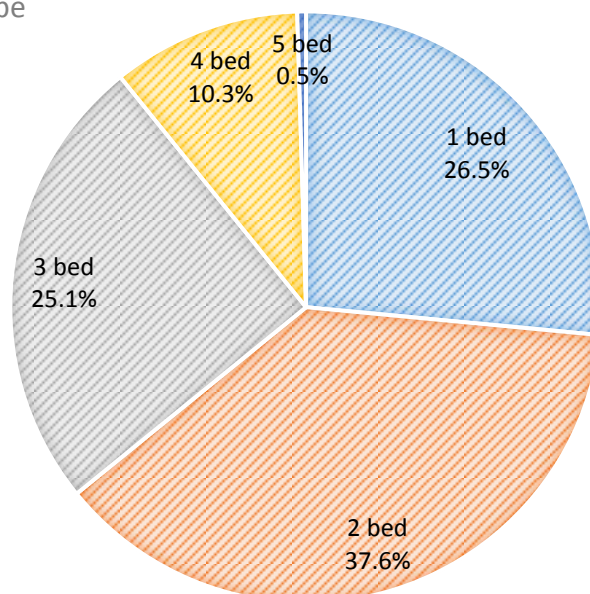
Development Type	Completions (Gross)
New	97
Redevelopment	40
Conversion	4
Subdivision	7
<b>Total</b>	<b>148</b>

- 5.59 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 data set out in figure 26 shows that a range of dwelling sizes have been provided in the Borough.

**Figure 26: Number of dwellings (gross) completed 2011-2020 by dwelling size**

Year	Size					Total
	1 bed	2 bed	3 bed	4 bed	5 bed	
<b>2011/12</b>	83 (23.9%)	183 (52.7%)	63 (18.2%)	18 (5.2%)	0 (0%)	347 (100%)
<b>2012/13</b>	71 (36.6%)	90 (46.4%)	19 (9.8%)	13 (6.7%)	1 (0.5%)	194 (100%)
<b>2013/14</b>	16 (20.5%)	28 (35.9%)	28 (35.9%)	6 (7.7%)	0 (0%)	78 (100%)
<b>2014/15</b>	30 (14.6%)	75 (36.6%)	61 (29.8%)	39 (19%)	0 (0%)	205 (100%)
<b>2015/16</b>	20 (9.5%)	97 (46.2%)	55 (26.2%)	37 (17.6%)	1 (0.5%)	210 (100%)
<b>2016/17</b>	33 (19.8%)	61 (36.5%)	53 (31.7%)	20 (12%)	0 (0%)	167 (100%)
<b>2017/18</b>	90 (39.3%)	70 (30.6%)	43 (18.8%)	23 (10%)	3 (1.3%)	229 (100%)
<b>2018/19</b>	39 (52%)	15 (20%)	10 (13.3%)	10 (13.3%)	1 (1.3%)	75 (100%)
<b>2019/20</b>	33 (22.3%)	50 (33.8%)	62 (41.9%)	2 (1.4%)	1 (0.7%)	148 (100%)
<b>Total</b>	415 (26.5%)	669 (37.6%)	394 (25.1%)	168 (10.3%)	7 (0.5%)	1,653 (100%)

Average bedroom type  
2011 to 2020



### Self-Build Register

- 5.60 The Ministry of Housing, Communities & Local Government publish a PPG which provides guidance on how local authorities should implement the statutory duties of the Self Build and Custom Housebuilding Act 2015, which came into force on 31 October 2016.
- 5.61 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. Figure 27 shows the total number of people on the Council's Self-Build Register.

**Figure 27: Number of interested individuals and associations for Self-Build in Gosport (at April 2020)**

<b>Number of interested individuals</b>	39
<b>Number of associations</b>	0

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

- 5.62 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 GPLP 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 filled by Gosport residents. This suggests that when local jobs are provided, they are successfully occupied by local people.
- 6.4 There are approximately 26,000 jobs in Gosport Borough which has declined by 21.2% from 33,000 jobs in 2000, although an increase from a low of 24,000 jobs in 2012. In the Solent region, Gosport (0.50) stands out as recording the lowest jobs density in the Solent which not only falls significantly below the Solent LEP average (0.78) but also ranks as the 11<sup>th</sup> lowest jobs density of all local authority areas in the UK<sup>20</sup>.
- 6.5 Despite the closure of several Ministry of Defence establishments there is still a higher than average proportion of jobs within the public administration sector (this includes defence, health and education) compared to that at county and regional levels. Furthermore, there are 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 is enabling these sectors to develop further throughout the plan period.
- 6.6 There are areas of the Borough which experience higher levels of deprivation. The English Indices of Deprivation 2019<sup>21</sup> show that Gosport's Index of Multiple Deprivation (IMD) ranking at 2019 is 130<sup>th</sup> out of 317 local authorities nationally (with 1 most deprived). This is a very slight relative decline from 2015 where Gosport Borough was ranked 131<sup>st</sup> out of 326 local authorities. Within the Borough, levels of deprivation are unevenly spread with variation in the rankings attributed to different areas. There are 32,844 Lower Super Output Area's (LSOAs) in England, ranking from 1 (which is most deprived) to 32,844 (least deprived). The lowest scoring LSOA in Gosport achieves a rank of 3,134 putting it in the

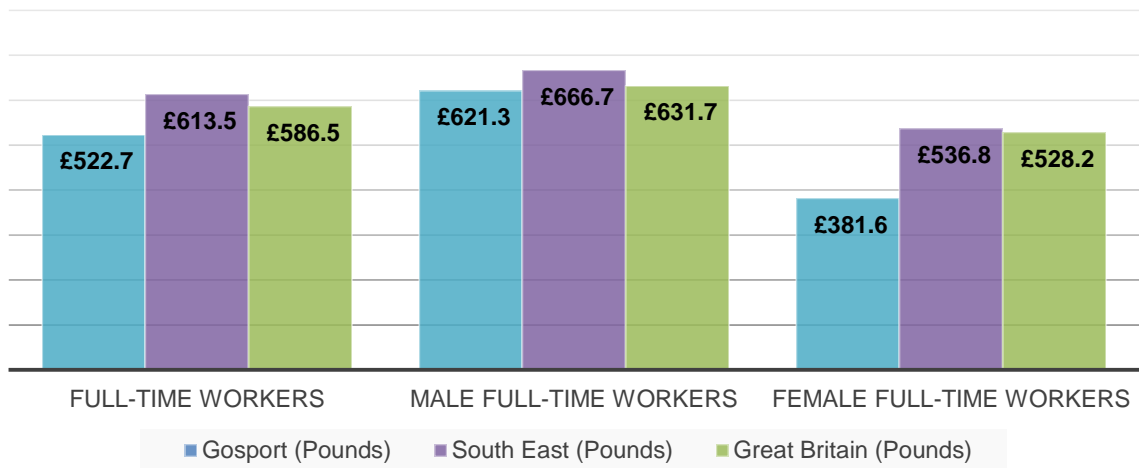
<sup>20</sup> ONS jobs density (11<sup>th</sup> lowest in 2018) – this includes employees, self-employed, government-supported trainees and HM Forces (from MoD).

<sup>21</sup> English Indices of Deprivation 2019, MHCLG (2019), available from: [www.gov.uk/government/statistics/english-indices-of-deprivation-2019](http://www.gov.uk/government/statistics/english-indices-of-deprivation-2019)

10% most deprived nationally, whilst the highest scoring LSOA achieves a rank of 31,014 putting it in the top 10% least deprived nationally. A full analysis of the Indices of Deprivation 2019 can be found in the Gosport Profile at [www.gosport.gov.uk/gosportprofile](http://www.gosport.gov.uk/gosportprofile)

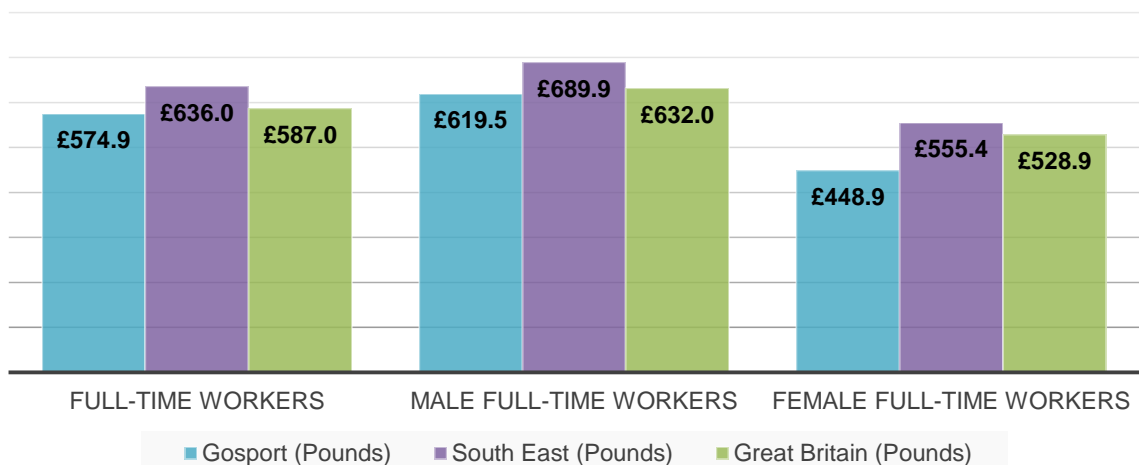
6.7 Earnings by workplace for both males and females have remained lower within the Borough when compared to those at both national and regional level over the longer term period. Earnings by residence have also shown a general long term trend to be below those at the national and regional level.

Median weekly pay (gross) for employees **working** in Gosport ↓



22

Median weekly pay (gross) for employees **living** in Gosport ↓



23

6.8 This analysis highlights that a full time worker can earn 10% more by working outside of the Borough than inside it and consequently highlights the need to diversify the economy with a

<sup>22</sup> Earnings by place of work (2019). Source: ONS annual survey of hours and earnings – workplace analysis (available from: [www.nomisweb.co.uk](http://www.nomisweb.co.uk))

<sup>23</sup> Earnings by place of residence (2019). Source: ONS annual survey of hours and earnings – resident analysis (available from: [www.nomisweb.co.uk](http://www.nomisweb.co.uk))

higher proportion of better paid skilled jobs. The disparity is particularly noticeable for female full time workers (17.6% higher earnings outside of the Borough compared to in).

- 6.9 The Council's Gosport Profile provides further key headline statistics relating to Gosport's economic and employment profile. The Gosport Profile can be seen online at: [www.gosport.gov.uk/gosportprofile](http://www.gosport.gov.uk/gosportprofile)
- 6.10 Overall many of the factors above can be tackled through maximising opportunities to provide jobs and in enhancing the skills base through training, both key priorities in the policies of the GBLP.

### Policy Context

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

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>	
<b>Policies</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 <b>84,000 square metres</b> of net additional employment floorspace over the period 2011-2029</li> </ul>	

### Monitoring Information

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

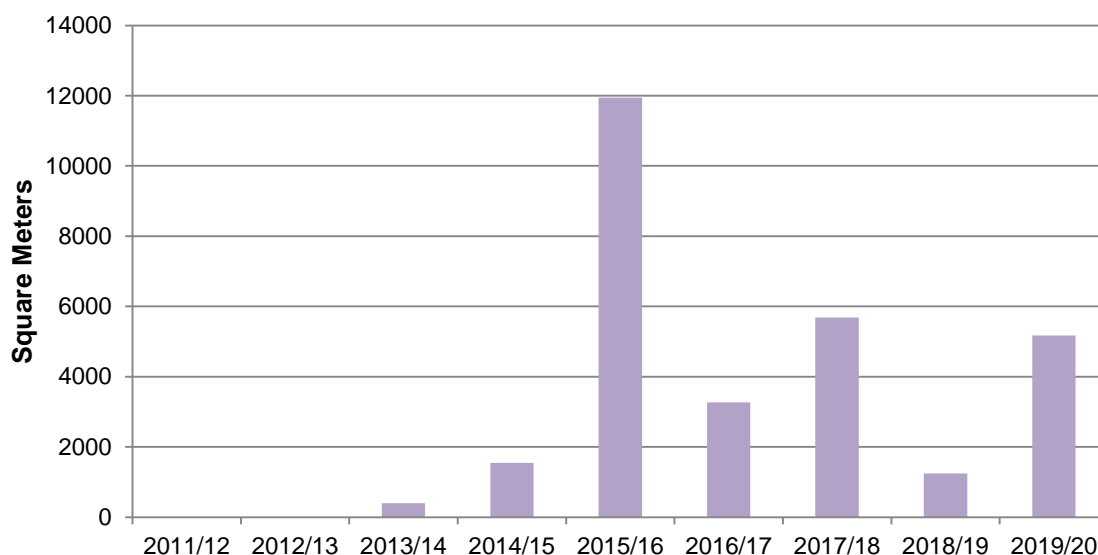
- 6.12 In the AMR completions are only reported if they occupy at least 200m<sup>2</sup> of floorspace. In the 2019/20 monitoring period 5,173m<sup>2</sup> of employment floorspace was completed. This is at Daedalus and is made up of the following two schemes:
  - Daedalus Park (Site B South) (planning application 17/00100/FULL). A total of 1,590m<sup>2</sup> of B1-B8 floorspace, and;
  - Daedalus Park (Site B North) (planning application 17/00101/FULL). A total of 3,583m<sup>2</sup> of B1-B8 floorspace.
- 6.13 Figure 28 shows the amount of employment floorspace completed since 2011 (the base date for the GBLP) which contributes towards meeting the Local Plan target of 84,000m<sup>2</sup>.



**Figure 28: Employment floorspace completed since 2011 (Gross)**

Year	Floorspace completed (sq. m)
2011/12	0
2012/13	0
2013/14	392
2014/15	1,541
2015/16	11,949
2016/17	3,268
2017/18	5,679
2018/19	1,242
2019/20	5,173
<b>Total</b>	<b>29,244</b>

**Employment Floorspace Completions  
2011 to 2020 (Gross)**



- 6.14 Figure 29 (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.
- 6.15 On 30 October 2020, planning permission was granted for an employment development (use classes B1A, B1C, B2 and B8) (planning application 19/00316/FULL) at Land at Brockhurst Gate, Cotsworth Road. When built this will provide a total of 4,404m<sup>2</sup> of new employment floorspace. This was permitted outside of the monitoring period for this AMR but will be included in Figure 29 (below) in next years AMR.

**Figure 29: Potential employment floorspace contributing to the GBLP allocation of 84,000m<sup>2</sup> as at 1 April 2020**

	Employment floorspace (net change) (m <sup>2</sup> )	Employment floorspace (gross) (m <sup>2</sup> )
<b>Total completions (1 April 2011 – 31 March 2020)</b>		
<b>Completions and losses</b>		
Former Cyanamid Site, Fareham Road (now known as Fareham Business Park)	-2,353	13,490
Daedalus (Phase 1: 15/0247/FULL)	+8,947	8,947
Daedalus (Site B North: 17/00101/FULL)	+3,583	3,583
Daedalus (Site B South: 17/00100/FULL)	+1,590	1,590
Royal Haslar Hospital	+1,242	1,242
Gosport Waterfront <sup>24</sup>	-6,986	0
Other sites <sup>25</sup>	-810	392
<b>Sub Total (a)</b>	<b>+5,213</b>	<b>29,244</b>
<b>Outstanding planning permissions (as at 1 April 2020)</b>		
Daedalus (Phase 2)	+42,259	69,992
Royal Haslar Hospital <sup>26</sup> (B1a)	+1,563	1,563
Priddy's Hard Heritage Area (17/00599/FULL)	+522	+522
Unit 50, Hoeford Point (17/00203/OUT)	+7,500	7,500
Haslar Marina (18/00118/FULL)	+376	376
<b>Sub Total (b)</b>	<b>+52,220</b>	<b>79,953</b>
<b>Potential floorspace within existing employment sites (as at 1 April 2020)</b>		
Toronto Place	+315	315
166 Fareham Reach	+500	500
Huhtamaki, Rowner Road (B1-B8)	+9,629	11,660
<b>Sub Total (c)</b>	<b>+10,444</b>	<b>12,475</b>
<b>Outstanding Allocations<sup>27</sup></b>		
Grange Road	+8,400	8,400
Aerodrome Road	+1,100	1,100
Priddy's Hard Heritage Area	+478	478
Gosport Waterfront <sup>28</sup>	- <sup>29</sup>	26,000
Other Town Centre sites	- <sup>30</sup>	7,000
<b>Sub Total (d)</b>	<b>+9,978</b>	<b>42,978</b>
<b>Total</b>	<b>77,855</b>	<b>164,650</b>

<sup>24</sup> This is made up of the loss of the Mayfield Buildings (loss of 5,131 sq.m) and the Crewsaver Building (loss of 1855 sq.m).

<sup>25</sup> This is made up of 4-6 White Hart Road (loss of 607 sq.m (B1a)) and Heritage Business Park (loss of 203 sq.m (B2)).

<sup>26</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 1,242m<sup>2</sup> has been completed, for the purposes of the supply table 1,563m<sup>2</sup> is considered to be the revised employment floorspace supply for this site.

<sup>27</sup> For the purposes of the supply table the Brockhurst Gate Economic Development allocation has been removed as since April 2017 the site was granted planning permission for a retail park which is now complete.

<sup>28</sup> Will include proposals at The Retained Area at Royal Clarence Yard-part of the site has now been named as Victoria Quay

<sup>29</sup> New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

<sup>30</sup> New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

- 6.17 Figure 30 shows the level of industrial and office completions within Gosport by the amount and type of commercial use. The figure for this year's monitoring period is 5,173m<sup>2</sup> which was completed at Daedalus (see chapter 3.0).

**Figure 30: Amount and type of employment floorspace completed – 2019/20 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	5,173	5,173
<b>Total</b>	<b>5,173</b>	<b>5,173</b>

- 6.18 Figure 31 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 31: Outstanding planning permissions by Use Class at 1 April 2020**

Use Class	Outstanding Planning Permissions (m <sup>2</sup> ) (Net)	Outstanding Planning Permissions (m <sup>2</sup> ) (Gross)
B1a Offices	2,085 <sup>31</sup>	2,085
B1b Research & development	7,500	7,500
B1c Light industry	0	0
B2 General industry	0	0
B8 Storage & distribution	0	0
B1-B8 (non-specific)	42,635 <sup>32</sup>	70,368
<b>Total</b>	<b>52,220</b>	<b>79,953</b>

- 6.19 Figure 32 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.

**Figure 32: Outstanding potential floorspace within allocations by Use Class identified in the GBLP at 1 April 2020**

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)	9,978	42,978
<b>Total</b>	<b>9,978</b>	<b>42,978</b>

<sup>31</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 1,242m<sup>2</sup> has been completed, for the purposes of the supply table 1,563m<sup>2</sup> is considered to be the revised employment floorspace supply for this site. This figure also includes 522m<sup>2</sup> which was permitted at Priddy's Hard during the monitoring period (planning application 17/00599/FULL).

<sup>32</sup> This figure is made up of 42,259m<sup>2</sup> at Daedalus and 376m<sup>2</sup> at Haslar Marina.

- 6.20 The floorspace figures set out in figure 32 are subject to change over future monitoring periods depending on the submission of detailed proposals in reserved matters applications.

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

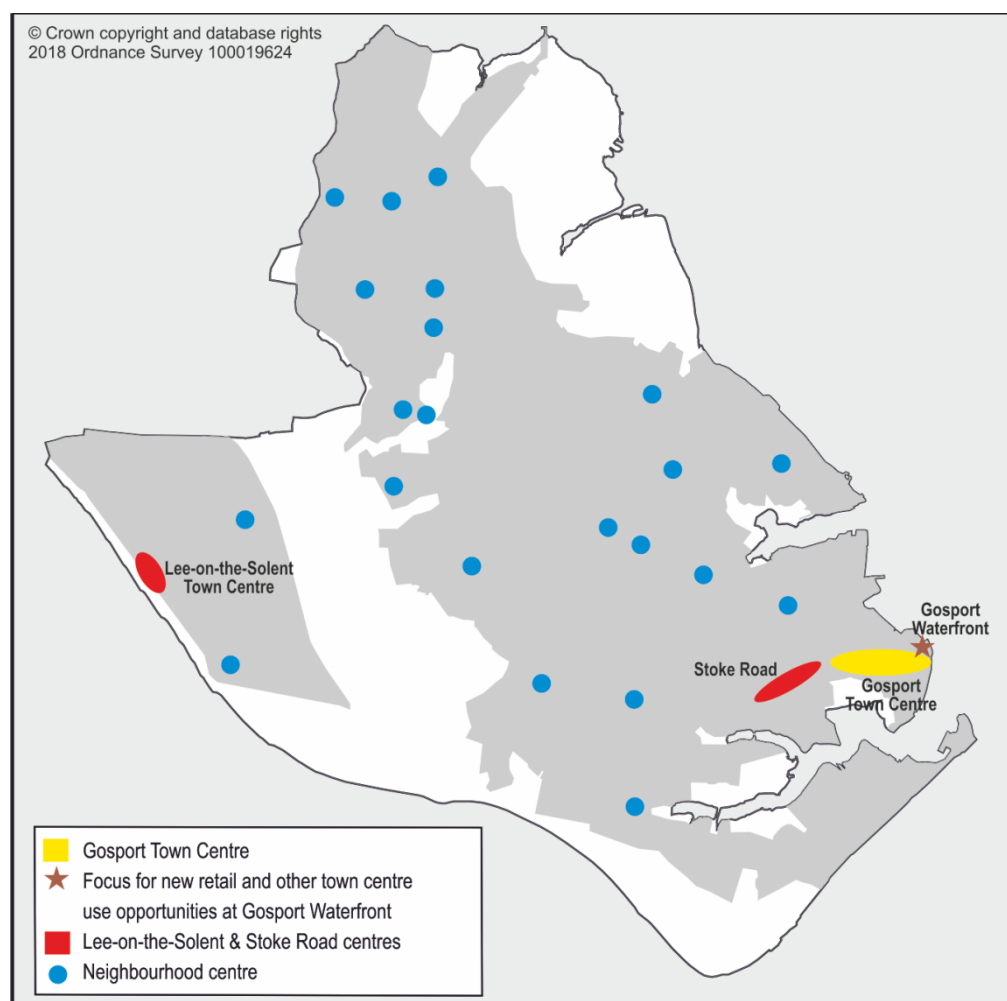
- 6.21 There were no new losses of employment floorspace above 200 m<sup>2</sup> during the 2019/20 monitoring period.

## 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 figure 33).

**Figure 33: Location of retail centres in Gosport Borough**



- 7.2 There are a number of issues affecting the Borough's centres which require a local plan policy response. Key issues include:

- The year on year increase of spending on-line;
- Competition from other centres and significant leakage of expenditure out of the Borough by Gosport residents;
- Competition from out-of-town 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.

7.3 It is expected that the COVID-19 pandemic will accelerate ongoing changes in shopping trends including increased on-line shopping which will have significant implications for the Borough’s retail centres. The far reaching impacts of the pandemic on town centre businesses will continue to be monitored in future AMRs to enable the Council’s future planning policy position in the emerging Local Plan to reflect the scale of the challenge. It is anticipated that the next monitoring period (2020-21) will identify the impacts of COVID-19 much more clearly.

7.4 In addition to the impact of COVID-19 on our centres, the Government introduced far reaching changes to the classification scheme for different uses in town centres and high streets. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 amend the Town and Country Planning (Use Classes) Order 1987 and introduce significant changes to the long established system of ‘use classes’. These changes enable retail units to change between a wider range of uses without planning permission. The approach to monitoring in line with these new use classes will be reviewed for the next AMR in 2021.

### Policy Context

7.5 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:

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>	
<b>Policies</b>	
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	
<b>Indicators</b>	
<ul style="list-style-type: none"> <li>• The amount of retail development in relation to target set out in Policy LP3</li> <li>• Types of uses in each of the Borough’s centres (LP27)</li> <li>• % of retail uses in each centre (Thresholds set out in Policy LP28)</li> <li>• Vacancy rates (LP28)</li> </ul>	
<b>Targets</b>	
<ul style="list-style-type: none"> <li>• The amount of retail development permitted in relation to provision for <b>10,500 sq.m.</b> net additional retail floorspace (LP3)</li> <li>• 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)</li> <li>• 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)</li> </ul>	

- 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.**

- 7.6 *Policy LP3: Spatial Strategy* makes provision for 10,500m<sup>2</sup> of net additional floorspace for retail and other town centre uses.
- 7.7 Figure 34 (following page) shows that a total of 1,605 m<sup>2</sup> of A1 retail floorspace that has been permitted was outstanding at the end of the monitoring period. In total as of 31 March 2020, a total of 15,704 m<sup>2</sup> of A1 retail floorspace is either completed, outstanding and/or allocated. This is made up of developments over 200 m<sup>2</sup>. For clarity, the location of each completion in each year of the plan period is detailed in figure 34.

Figure 34: 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 to 2020</b>			
<i>2011/12</i>			
Pier House, Marine Parade	333	-	-
Royal Clarence Yard, Weevil Lane <sup>33</sup>	-	-	223
<i>2012/13</i>			
<i>None</i>			
<i>2013/14</i>			
Royal Clarence Yard, Weevil Lane	-	1,397	-
Gosport Leisure Park, Forest Way	-	-	690
Alver Village Tesco (Rowner Renewal)	2,046	-	186
<i>2014/15</i>			
Asda, Dock Road	788	-	-
KFC, 154 Fareham Road	-	-	290
<i>2015/16</i>			
Aldi, Harbour Road	1,550	-	-
<i>2016/17</i>			
<i>None</i>			
<i>2017/18</i>			
<i>None</i>			
<i>2018/19</i>			
Brockhurst Gate, Heritage Way	4,707	-	2,508
<i>2019/20</i>			
<i>None</i>			
<b>Sub total</b>	<b>9,424</b>	<b>1,397</b>	<b>3,897</b>
<b>Outstanding Permissions at 1 April 2020</b>			
Daedalus	200 <sup>34</sup>	-	875
Royal Hospital Haslar	299 <sup>35</sup>	-	1,324
Mayfield Buildings Harbour Road	0 <sup>36</sup>	-	-
Morrison's, Walpole Road (extension)	1,106	-	-
Starbucks, Gosport Leisure Park, Forest Way	-	-	316
Fareham Business Park, Fareham Road	-	-	71 <sup>37</sup>
<b>Sub total</b>	<b>1,605</b>	<b>-</b>	<b>2,586</b>
<b>Outstanding Allocations</b>			
Gosport Waterfront	4,675	-	-
<b>Total</b>	<b>15,704</b>	<b>1,397</b>	<b>6,483</b>

<sup>33</sup> Completion in 2011/12 at Royal Clarence Yard was a restaurant.

<sup>34</sup> 1,075 m<sup>2</sup> permitted food and beverage at Daedalus however this figure is conditioned to only allow for 200m<sup>2</sup> of A1 retail.

<sup>35</sup> 299 m<sup>2</sup> for A1 use only secured by planning condition for planning application 12/00591/OUT

<sup>36</sup> Planning permission (planning application 14/00076/FULL) was granted for the hybrid application at the site of the Aldi store comprising of a 1,550m<sup>2</sup> A1 store and a single commercial unit of 275m<sup>2</sup> for class A1, A2, A3, A4, A5, B1 or D1 uses and 48 residential units in November 2015. The class A1 foodstore opened in June 2015 with the 275m<sup>2</sup> of commercial floorspace remained outstanding. Planning permission was granted to extend the Aldi car park (planning application 18/00216/FULL, decision granted 25.07.2018).

<sup>37</sup> This is part of a larger scheme for 255.4m<sup>2</sup> (planning application 15/00432/FULL).



- 7.8 Figure 35 shows the amount of retail and other town centre uses completed between 2011 and 2020. There were no completions in this monitoring period of 2019/20.

**Figure 35: Retail and other town centre uses completions 2011 to 2020 (over 200m<sup>2</sup>)**

Year	A1 only	A1-A5 (unspecified) and A2-A5 (specified)
2011/12	333	223
2012/13	0	0
2013/14	2,046	2,273
2014/15	788	290
2015/16	1,550	0
2016/17	0	0
2017/18	0	0
2018/19	4,707	2,508
2019/20	0	0
<b>Total</b>	<b>9,424</b>	<b>5,294</b>

### Hotel Provision

- 7.9 Planning permission was granted for a change of use from B1 to a 54 bedroom hotel in the High Street Gosport in January 2017 (planning application 16/00396/FULL). In July 2018 planning permission was granted for a larger scheme comprising of a 70 bedroom hotel with ancillary bar/café and retail (class A1) (planning application 18/00131/FULL). The scheme is now complete and opened in February 2020.
- 7.10 Hotel developments, both completed and those with outstanding planning permission are detailed in figure 36. Due to the type of planning application some schemes are only available as either number of beds or floorspace.

**Figure 36: Hotel developments (since 2011)**

Scheme (and planning application number)	Number of beds	or Floorspace (sq. m)
<b>Completions (2011 to 2020)</b>		
Construction of new hotel (Premier Inn, Gosport) (11/00249/FULL)	64	N/A
Premier Inn extension, Gosport Leisure Park (16/00076/FULL)	36	N/A
Travelodge, Gosport High Street (18/00131/FULL)	70	N/A
<b>Sub total</b>	170	-
<b>Outstanding permissions at 1 April 2020</b>		
Haslar Hospital (12/00591/OUT)	78	4,123
Daedalus (11/00282/OUT)	N/A	8,320
<b>Sub total</b>	78	12,443
<b>Total</b>	<b>248 beds</b>	<b>12,443 sq. m</b>

## Principal and District Centre Profiles

- 7.11 This year's surveys were carried out in March 2020<sup>38</sup>. *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)**

- 7.12 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

- 7.13 *Policy LP28* establishes thresholds for non-A1/A2 uses. In Gosport Town Centre and Lee-on-the-Solent District Centre, Policy LP28 (part 1b) 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.
- 7.14 The Stoke Road District Centre has primary and secondary frontages. 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. Figure 37 shows the amount of A1, A2 and non-A1/A2 uses in the centres.

**Figure 37: Percentage of commercial unit frontages within the Gosport Town Centre, Stoke Road and Lee-on-the-Solent District Centres in 2020 (Policy LP28)**

Type of frontage	Use Class	Frontage (m)	% of frontage by use
<b>Gosport Town Centre Principal Centre 2020</b>			
All Primary	A1	790.4	51.0
	A2	233.9	15.1
	Non-A1/A2	525.0	33.9
	<b>Total</b>	<b>1,549.3</b>	<b>100</b>
<b>Stoke Road District Centre District Centre 2020</b>			
Primary	A1	238.3	47.73
	A2	88.2	17.67
	Non-A1/A2	172.7	34.60
	<b>Total</b>	<b>499.2</b>	<b>100</b>
Secondary	A1	215.7	38.8
	A2	57.7	10.4
	Non-A1/A2	282.1	50.8
	<b>Total</b>	<b>555.5</b>	<b>100</b>

<sup>38</sup> The surveys were undertaken prior to the Government's announcement on 23<sup>rd</sup> March 2020 regarding the Coronavirus outbreak and subsequent necessary restrictions and social distancing. Consequently, five of the smaller Neighbourhood Centres were unable to be surveyed at this time. These centres were: Elson Rd, Palmyra Rd, Forton Rd Nos. 335-359 - 262-278, Forton Rd 45-95; and Dartmouth Court Priddy's Hard. **Therefore, data for these centres uses the findings of the 2019 Retail Centre Surveys.**

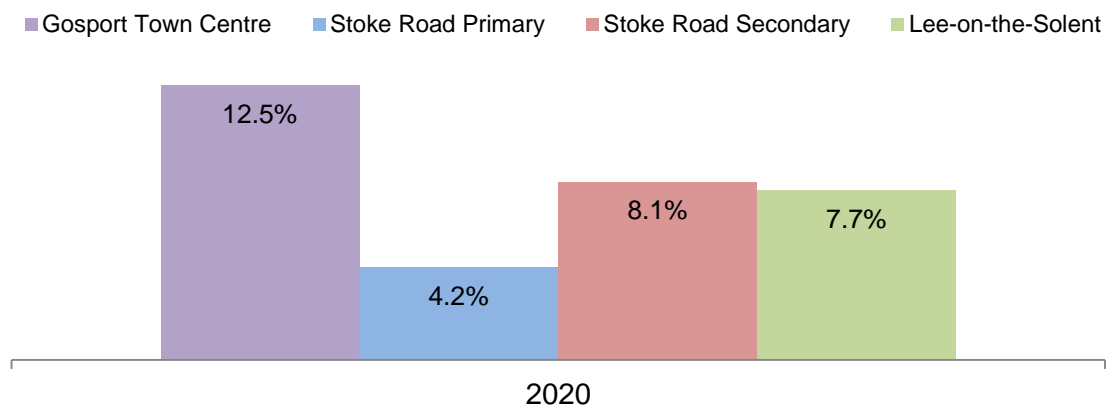
Type of frontage	Use Class	Frontage (m)	% of frontage by use
<b>Lee-on-the-Solent District Centre 2020</b>			
All Primary	A1	468.4	66.9
	A2	50.4	7.2
	Non A1/A2	181.4	25.9
	<b>Total</b>	<b>700.2</b>	<b>100</b>

- 7.15 The monitoring for this year shows that there are further limited increases in the proportion of non-A1/A2 uses within the Gosport Town Centre and in the secondary frontage of Stoke Road District Centre above the policy thresholds of 33% and 50% respectively.
- 7.16 It will be necessary for the Council to consider reviewing the threshold policy in the future given the changing nature of retail and the need to encourage a greater diversity of uses in the town centres in order to encourage residents and visitors to continue to spend time and money in them. This approach is reflected in the objectives and proposals of the Gosport Waterfront and Town Centre Supplementary Planning Document (2018) which recognises the need for greater diversity of commercial units in the Town Centre. The recent introduction of the Use Classes Order in The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 will enable units to change between a wider range of uses without planning permission.

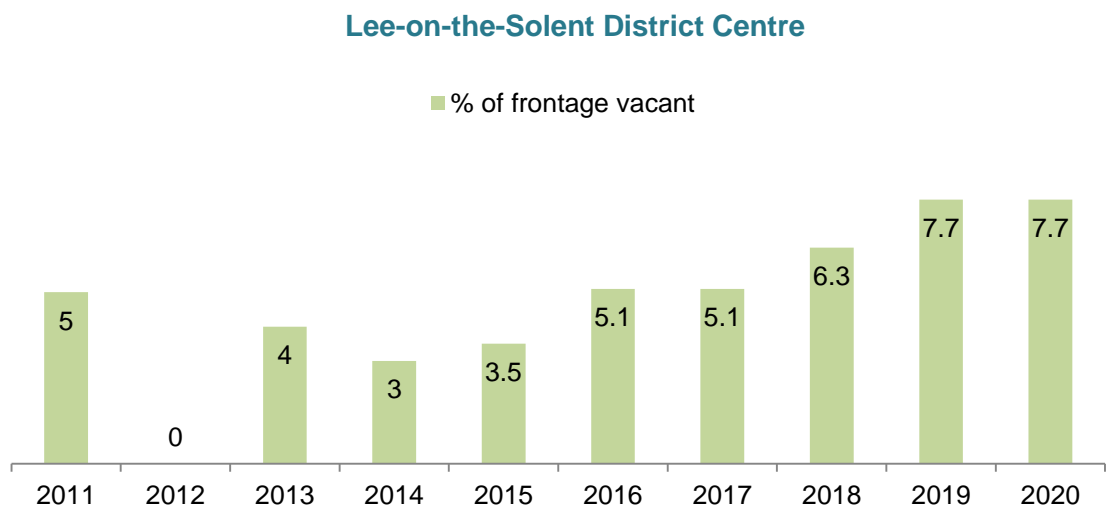
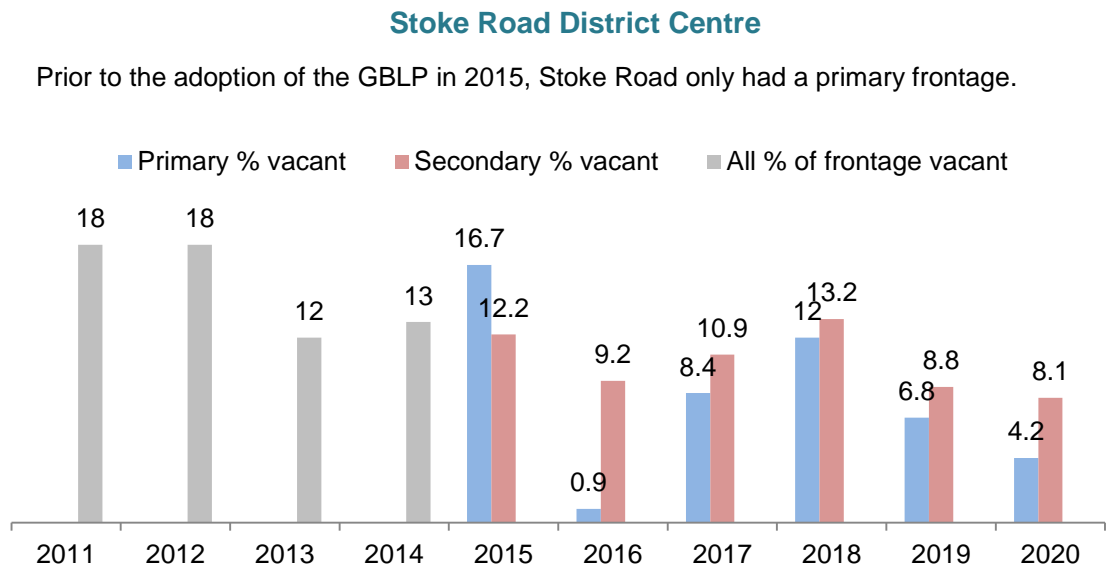
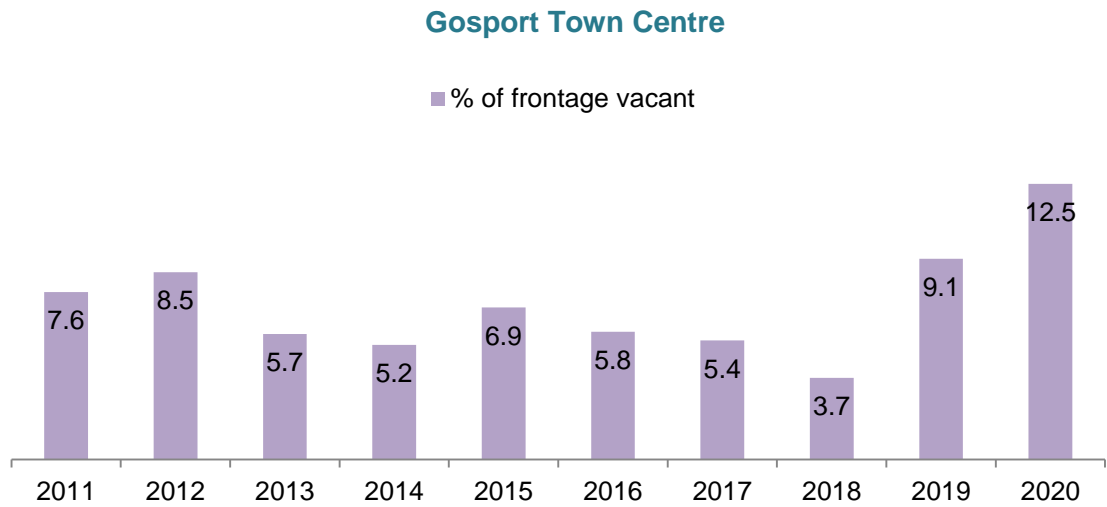
**GBLP Indicator: Vacancy rates by frontage (Gosport Town Centre, Stoke Road and Lee-on-the-Solent District Centres)**

- 7.17 Vacancy rates are identified in the PPG as making a useful contribution towards the ‘health check’ of a centre over time. Figure 38 shows the vacancy levels in Gosport Town, Stoke Road Centre and Lee-on-The-Solent centres for 2020 and figure 39 compares trends between 2011 and 2020 in these centres.
- 7.18 Vacant frontage in Gosport Town Centre has increased from 9.1% in 2019 to 12.5% in 2020. This may be in part due to ongoing changes in shopping trends including increased on-line shopping and the opening of new retail parks within the area as well as the very initial impact of the COVID-19 pandemic where there were some signs of businesses temporarily closing prior to the Government announcements in late March 2020. Vacant frontage in Stoke Road (primary and secondary frontages) has reduced from the levels seen in 2019. Vacant frontage in Lee-on-the-Solent District Centre has remained the same as it was in 2019. The next monitoring period will identify the impacts of Covid-19 much more clearly.

**Figure 38: Vacancy rates by frontage at Gosport Town Centre, Stoke Road and Lee-on-the-Solent District Centres in March 2020**



**Figure 39: Vacancy rates by frontage between 2011 and 2020 for Gosport Town Centre, Stoke Road and Lee-on-the-Solent Centres (% of frontage that is occupied by vacant unit)**



## Neighbourhood Centres

- 7.19 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.
- 7.20 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.
- 7.21 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 40 sets out the retail and services profile of each neighbourhood centre. A number of centres have exceeded the policy threshold of 50% for non-A1/A2 uses and this may indicate a need to review the thresholds as part of the work on the GBLP 2036.

**Figure 40: Percentage of A1/A2 and non-A1/A2 uses within Neighbourhood Centres at March 2020**

Name of centre	Use class	Frontage (m)	% of frontage occupied
<b>Alver Village</b>	A1	86.7	81.6
	A2	0	0
	Non A1/A2	19.5	18.4
<b>Alverstoke Village</b>	A1	54.4	59.6
	A2	4.9	5.4
	Non A1/A2	32.0	35.0
<b>Antice Court, Twyford Drive, Lee-on-the-Solent</b>	A1	36.6	65.1
	A2	0	0
	Non A1/A2	19.6	34.9
<b>Beauchamp Avenue</b>	A1	21.1	74.3
	A2	0	0
	Non A1/A2	7.3	25.7
<b>Brewers Lane</b>	A1	14.2	40.6
	A2	0	0
	NonA1/A2	20.8	59.4
<b>Brockhurst Road</b>	A1	101.5	73.3
	A2	5.2	4
	Non A1/A2	48.7	23

Name of centre	Use class	Frontage (m)	% of frontage occupied
<b>Bury Cross</b>	A1	27.0	32.1
	A2	0	0
	Non A1/A2	57.2	67.9
<b>Carisbrooke Road</b>	A1	35.6	44.6
	A2	0	0
	Non A1/A2	44.3	55.4
<b>Dartmouth Court (2019)<sup>39</sup></b>	A1	35.5	83.0
	A2	0	0
	Non A1/A2	7.4	17.0
<b>Elson Road (2019)<sup>39</sup></b>	A1	26.1	38.0
	A2	0	0
	Non A1/A2	42.9	62.0
<b>Forton Road/Bedford Street (2019)<sup>39</sup></b>	A1	65.6	85.0
	A2	11.6	15.0
	Non A1/A2	0	0
<b>Forton Road/Parham Road (2019)<sup>39</sup></b>	A1	81.3	49.2
	A2	0	0
	Non A1/A2	84.1	50.8
<b>Forton Road/The Crossways</b>	A1	71.7	47.9
	A2	4.7	3.1
	Non A1/A2	73.3	49.0
<b>Gregson Avenue</b>	A1	64.1	59.5
	A2	0	0
	Non A1/A2	43.7	40.5
<b>Nobes Avenue</b>	A1	57.3	79.7
	A2	0	0
	Non A1/A2	14.6	20.3
<b>Palmyra Road</b>	A1	52.9	65.6
	A2	0	0
	Non A1/A2	27.8	34.4
<b>Portsmouth Road</b>	A1	23.8	55.2
	A2	0	0
	Non A1/A2	19.3	44.8

<sup>39</sup> The surveys were undertaken prior to the Government's announcement on 23 March 2020 regarding the Coronavirus outbreak and subsequent necessary restrictions and social distancing. Consequently, five of the smaller Neighbourhood Centres were unable to be surveyed at this time. These centres were: Elson Rd, Palmyra Rd, Forton Rd Nos. 335-359 - 262-278, Forton Rd 45-95; and Dartmouth Court Priddy's Hard. **Therefore, data for these centres uses the findings of the 2019 Retail Centre Surveys.**

Name of centre	Use class	Frontage (m)	% of frontage occupied
Queens Parade	A1	38.6	24.8
	A2	0	0
	Non A1/A2	117.3	75.2
Rowner Lane	A1	32.7	74.7
	A2	0	0
	Non A1/A2	11.1	25.3
Rowner Road	A1	48.8	51.5
	A2	0	0
	Non A1/A2	46	48.5
St. Nicholas Avenue	A1	15.3	49.4
	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)

- 7.22 The vacancy rates in figure 41 are based upon the neighbourhood centre frontages set out in *Appendix 4: Centres and Commercial Frontages* of the GBLP. Most centres are generally performing well with low vacancy rates. There has however been some increase in vacant frontage since 2015.



Figure 41: Vacancy rates by frontage in Neighbourhood Centres 2015 to 2020

Name of Centre	Vacant Frontage %						Five year trend (2016 to 2020)
	2015	2016	2017	2018	2019	2020	
Alverstoke Village	0	0	0	0	0	0	↔
Alver Village	0	0	0	0	0	0	↔
Antice Court, Twyford Drive, Lee-on-the-Solent	0	0	0	0	0	0	↔
Beauchamp Avenue	0	0	0	0	0	0	↔
Brewers Lane	17	17	0	0	0	0	↓
Brockhurst Road	7	7.1	21.3	25	8.6	0	↓
Bury Cross	0	0	47	27.7	18.8	18.8	↑
Carisbrooke Road	0	0	0	0	0	0	↔
Dartmouth Court	18.9	0	0	18.9	0	0	↔
Elson Road	63.1	26.6	34.6	26.6	26.6	26.6	↔
Forton Road/ Bedford Street	5.7	0	12	12.7	12.7	12.7	↑
Forton Road / Parham Road	11.8	11.8	31.1	21.5	21.3	21.3	↑
Forton Road/ The Crossways	9.2	9.2	8.6	0	0	3.1	↓
Gregson Avenue	10.2	10.2	0	5.4	10.7	4.9	↓
Nobes Avenue	10	10	9.9	20.2	30.2	20.3	↑
Palmyra Road	6.7	6.7	5.9	5.9	5.9	5.9	↓
Portsmouth Road	14.8	0	0	0	0	0	↔
Queens Parade	0	0	0	0	0	0	↔
Rowner Lane	0	0	5	2	2	2	↑
Rowner Road	10.8	10.8	0	0	0	0	↓
St. Nicholas Avenue	0	3.2	3.2	2	3.2	3.2	↔
Tukes Avenue	0	0	0	46.2	46.2	46.2	↑

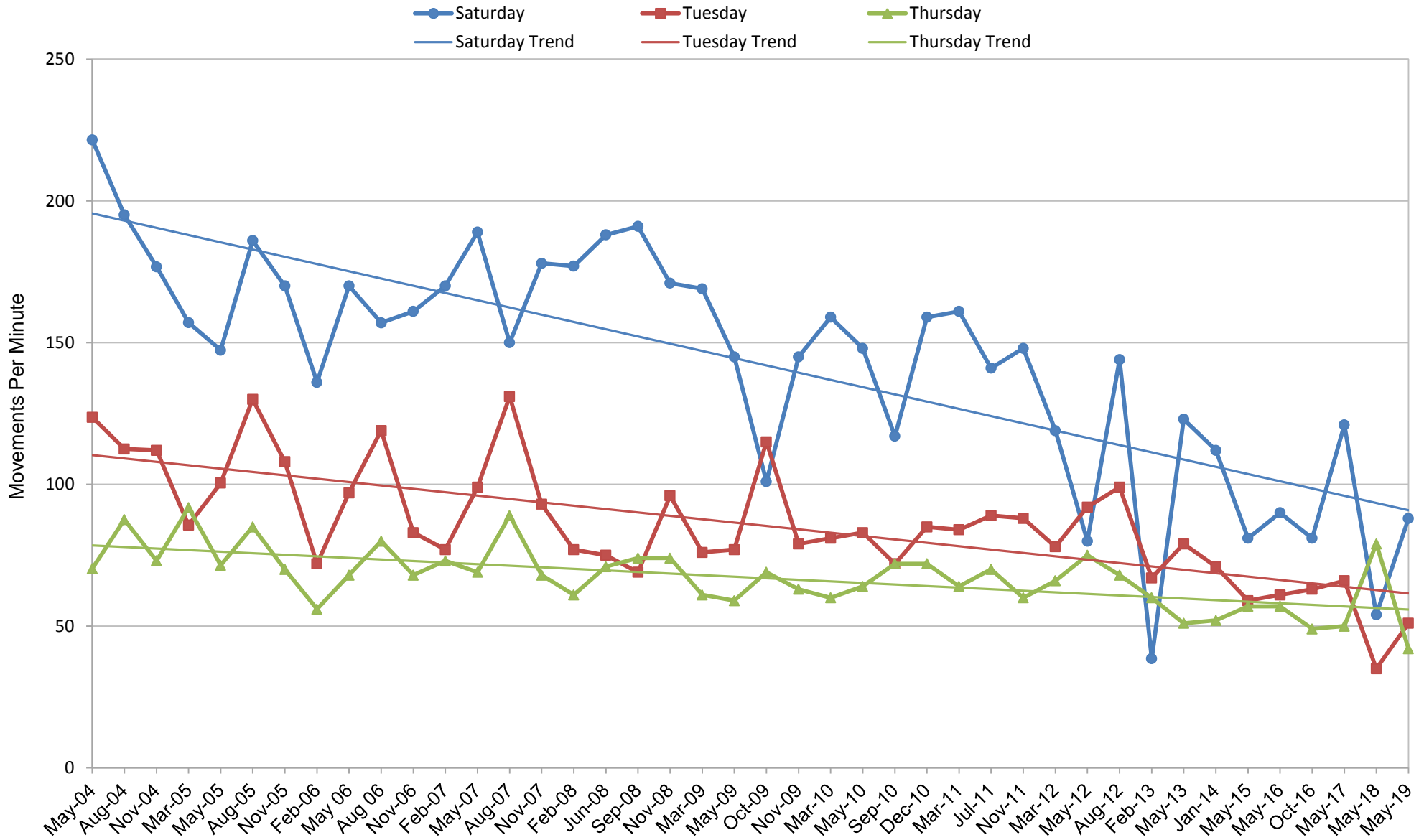
7.23 Those centres with consistently high vacancy rates over the last five years are Elson Road, Forton Road/ Parham Road, Nobes Avenue, and Tukes Avenue all of which have had an average vacancy rate of over 15% since 2015 and a current vacancy rate of over 20%.

7.24 Two centres have a reduced vacancy rate and there have been no increases in the vacancy rate compared to 2019. Those centres with over 20% vacant frontage have remained the same as 2019 at 4 centres.

### **Pedestrian Footfall in Gosport Town Centre**

- 7.25 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. Footfall trends since 2004 are shown on the following page.
- 7.26 Due to the COVID 19 pandemic no footfall surveys have been undertaken in 2020. Footfall surveys will be undertaken in 2021.

### Pedestrian Footfall 2004 to 2019



## Retail Floorspace

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

- 7.27 There were no new permissions granted for retail floorspace over 200m<sup>2</sup> during the monitoring period.

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

- 7.28 Planning permission was granted on 15 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 16/00598/FULL). The retail element is limited to a maximum of 4,707m<sup>2</sup>.
- 7.29 The permitted scheme on Land at Fareham Road/Heritage Way (Brockhurst Gate) (planning application 16/00598/FULL) was completed in 2018/19.

## 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, 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.

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>	
<b>Policies</b>	
LP32: Community, Cultural and Built Leisure Facilities	
<b>Indicators</b>	
<ul style="list-style-type: none"> <li>• Total amount of completed community facilities</li> <li>• Total amount of losses of community facilities</li> </ul>	
<b>Targets</b>	
<ul style="list-style-type: none"> <li>• None</li> </ul>	

### Monitoring Information

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

- 8.4 There was a total of 373m<sup>2</sup> D2 uses completed during the monitoring period. This was solely from the completion of a change of use from Class A1 (shop) to Class D2 (Assembly and Leisure) for an indoor leisure, pool arena and snooker hall at 132a High Street, Gosport (planning application 19/00065/FULL). This relocated from above Bonmarché in Gosport High Street.

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

- 8.5 There was a total of 357m<sup>2</sup> of lost D2 floorspace recorded during the monitoring period. This relates to the proposal at 46 Marine Parade East, Lee-on-the-Solent for the redevelopment of the Sailing Club site to provide a replacement sailing club with 465m<sup>2</sup> of D2 floorspace and 9 residential units (planning application 18/00058/FULL) which was under construction at March 2020. Overall, the scheme will therefore result in a net addition of 108m<sup>2</sup> of D2 floorspace.

## 9.0 ENVIRONMENT

### Overview

- 9.1 This chapter 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.
- 9.2 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 the Borough's open spaces and built heritage are an integral part of maintaining a high quality urban environment.

### Policy Context

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

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>	
<b>Policies</b>	
LP11: Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens	
LP36: Allotments	
LP37: Access to the Coast and Countryside	
LP38: Energy Resources	
LP39: Water Resources	
LP42: Internationally and Nationally Important Habitats	
LP43: Locally Designated Nature Conservation Sites	
LP44: Protecting Species and Other Features of Nature Conservation Importance	
LP45: Flood Risk and Coastal Erosion	
<b>Indicators</b>	
<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>	
<b>Targets</b>	
<ul style="list-style-type: none"> <li>• None</li> </ul>	

## Monitoring Information

### Heritage Assets

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

- 9.4 There are 17 Conservation Areas designated in the Borough including the most recently designated Conservation Area for Haslar Barracks and the extended Bury Road Conservation Area. There are 201 Listed entries covering approximately 540 Listed Buildings and/or structures, and approximately 100 Locally Listed Buildings and 12 Scheduled Ancient Monuments (SAMs). There are a number of Historic Parks and Gardens including the grounds of the Royal Hospital Haslar and Haslar Royal Naval Cemetery, which are both Grade II Registered Parks of National Importance. *Policy LP11: Designated Assets* seeks to conserve and where possible enhance heritage assets and a number of buildings and features are listed. Further information on the Borough's heritage assets is available online: [www.gosport.gov.uk/conservation](http://www.gosport.gov.uk/conservation)
- 9.5 Figure 42 identifies previous changes to heritage assets since the plan was adopted in October 2015. Two new listings at Fort Monckton are reported in this monitoring period, these were however listed by Historic England in 2018. There have also been seven new listings at Fort Blockhouse, Haslar Road in November 2020.

**Figure 42: Changes to Heritage Assets**

Heritage Asset	Type	Date of change	Status
<b>Haslar Road</b>			
Admiralty boundary stone Fort Blockhouse	II	13.11.20	New Listing
Arrogant Block Fort Blockhouse	II	13.11.20	New Listing
Cannon Bollard Fort Blockhouse	II	13.11.20	New Listing
Former Gatehouse Datestone Fort Blockhouse	II	13.11.20	New Listing
Former Guardhouse (now called the Post Office) Fort Blockhouse	II	13.11.20	New Listing
Submarine Memorial Chapel of St Nicholas Fort Blockhouse	II	13.11.20	New Listing
Submariners' Memorial Fort Blockhouse	II	13.11.20	New Listing
<b>Haslar Gunboat Yard and Sheds</b>			
Gunboat Sheds & Workshop	I	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

Heritage Asset	Type	Date of change	Status
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)
<b>Haslar Royal Naval Cemetery</b>			
Haslar Royal Naval Cemetery, Clayhall Road	Historic Parks and Gardens Listed Park	26.05.16	New Listing
Clayhall Royal Naval Cemetery Chapel	II Listed	05.02.16	New Listing
Submariner's Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
HMS L55 Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
HMS Boadicea Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
HMS Eurydice Memorial, Clayhall Royal Naval Cemetery	II* Listed	05.02.16	New Listing
HMS Thunderer Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
<b>Military Road, Fort Monckton</b>			
Fort Monckton- The Former Central Magazine	II* Listed	07.02.18	New Listing
Fort Monckton- The Former Officers' Mess	II Listed	07.02.18	New Listing
<b>Bury Road</b>			
Bury Road Conservation Area No. 3	Conservation Area	29.08.18	Extended formally by GBC at Regulatory Board (29.08.2018)

### Heritage Action Zone Status

- 9.6 Following a bid to Historic England in August 2018, Gosport Borough Council was successful in its application for Heritage Action Zone (HAZ) status. Heritage Action Zones were established by Historic England as a means of prioritising their input into areas with particularly challenging heritage issues and where the built heritage can be seen as a key element of promoting the value of a place, and form part of a strategic approach to the



delivery of economic regeneration. The aim of a HAZ is to achieve economic growth by using the historic environment as a catalyst.

- 9.7 Through the Heritage Action Zone, Historic England and Gosport Borough Council are working with local partners to deliver and implement a programme of support that best meets local requirements. With Gosport's legacy of historic Ministry of Defence sites, Historic England have demonstrated a commitment to supporting key regeneration initiatives through confirmation of this status.
- 9.8 The HAZ was officially launched in June 2019; it includes a number of projects from feasibility studies to place making and public engagement. The nature of the projects can be summarised in four broad categories:
- Implementation schemes (for example the Gosport Lines; Alver Valley Heritage Trail; potential Stokes Bay Heritage Trail; Priddy's Hard enhancements).
  - Masterplanning and feasibility studies (for example Fort Blockhouse and Submarine Escape Training Tower (SETT); Fort Rowner and the Daedalus historic core).
  - Review and designation of heritage assets and conservation areas: in particular a review of Alverstoke and Anglesey Conservation Areas, to include the potential to designate a new Stokes Bay Conservation Area; a review of Royal Clarence Yard Conservation Area and consideration of a Gosport Lines Conservation Area.
  - Training and employment measures including developing a programme to enhance local heritage building schemes
- 9.9 Work has already commenced on a feasibility study looking at the future of the 'buildings at risk;' For Rowner (Grade II Listed), funded by the One Public Estate; a viability study for the Wardroom at Daedalus funded by Historic England and other studies for the SETT, and Fort Blockhouse are also in preparation.
- 9.10 Further updates on the progress of the HAZ will be reported in next year's AMR and quarterly updates are available on the Council's website: [www.gosport.gov.uk/haz](http://www.gosport.gov.uk/haz) .
- 9.11 Further information is also available online at Historic England: [www.historicengland.org.uk/services-skills/heritage-action-zones/gosport/](http://www.historicengland.org.uk/services-skills/heritage-action-zones/gosport/)

### **High Street Heritage Action Zone (HSHAZ)**

- 9.12 Gosport Borough Council working in partnership with Hampshire Cultural Trust (operators of Gosport Museum and Gallery) is one of 68 English locations to secure 'High Street Heritage Action Zone' (HSHAZ) status for the Gosport High Street and Stoke Road Conservation Areas. As a result, the area will receive government funding of £1.78 million for the implementation of a four year multi project programme agreed with Historic England.
- 9.13 The board High Street is the historic centre of Gosport with a high concentration of historic buildings. Stoke Road has its own fascinating past and has recently been added to the Historic England "At Risk Register". The Gosport HSHAZ area is the community and civic centre of Gosport, providing an opportunity to bring Gosport town centre to life and infuse it with a strong identity, catalysing further investment and regeneration.

- 9.14 Key projects in the four year programme will include the redevelopment of the Old Grammar School, built on the line of the Gosport ramparts near the entrance to the town, and the Royal Arms with its unique stained glass canopy fronting onto Stoke Road.
- 9.15 The concept of the HSHAZ is to bring back into greater use, under-utilised high street buildings by creating community, residential, creative, cultural, work or commercial opportunities, designed to safeguard heritage buildings and reinstate their key historical features.
- 9.16 The contract for the HSHAZ was signed on 25 June 2020. The Council's Economic Development department has now moved from the planning stage to delivery stage, putting in place a HSHAZ Board and Programme Delivery Team to move projects forward.
- 9.17 One of the preliminary HSHAZ projects – the *High Street and Stoke Road Property Ownership Study* - is already complete. In addition, external consultants have been appointed to undertake a *High Street Market Study* to review the market and make recommendations for its future operation. In addition, the consultants will undertake an *Indoor Market Feasibility Study* for the High Street, with both studies due to be completed by the end of 2020.
- 9.18 A full overview of the HSHAZ programme and its 19 projects, along with the most recent progress can be found online: [www.gosport.gov.uk/article/1723](http://www.gosport.gov.uk/article/1723)

## Allotments

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

- 9.19 *Policy LP36: Allotments* 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 approximately 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 parts of the Borough there are waiting lists. The number of plots, vacancies and waiting list numbers are shown in figure 43.
- 9.20 There are waiting lists for plots on all allotment sites and Leesland Park has the longest. Residents can put their name down on the waiting list for more than one site. There are proposals to create new allotments at Manor Way Lee-on-the-Solent which were approved for the purposes of public consultation by the Council in June 2018.

**Figure 43: Vacancy rates for allotments in Gosport (at April 2020) (GBC sites only)**

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	379	42	11.1%	97
Camden	177	17	9.6%	55
Elson	83	5	6%	65
Lee-on-the-Solent	111	4	3.6%	95
Leesland Park	66	3	4.54%	126
Middlecroft	192	6	3.13%	48
Park Road	17	1	5.88%	82
Rowner	79	15	18.9%	53
Tukes Avenue	3	0	0%	19
Wych Lane	9	0	0%	48
<b>Total</b>	<b>1116</b>	<b>93</b>	<b>8.3%</b>	<b>688</b>

## Biodiversity

- 9.21 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 and local policy, these special and sensitive habitats will have continued protection. It is also important to enhance biodiversity within the Borough.

- 9.22 Hampshire Biodiversity Information Centres (HBIC) annual report, published in October 2020, provides comprehensive information relating to biodiversity in Gosport Borough, showing the extent of designated sites and habitats in the Borough. Further information including HBICs annual monitoring reports can be found online:

[www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre](http://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre)

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

- 9.23 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 means that this section is comparable to the information published in AMR's since 2013, but varies when compared to reports from 2012 and earlier<sup>40</sup>. 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.
- 9.24 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 44 includes the latest known monitoring data for Gosport which is 31 March 2020. Further surveys continue to be undertaken through the Hampshire Habitat Survey Programme on the extent of priority habitats.
- 9.25 The main change reported in the extent of priority habitats in the Borough is an increase in Lowland Meadow Priority Habitat which was recorded at Bedenham in recent surveys.

**Figure 44: BAP Extent of Priority Habitats in Gosport (31 March 2020)**

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	GBC area (ha)	% of GBC area	2018/19 GBC area (ha)	Change in area (ha)
<b>Grasslands</b>							
<b>Lowland Calcareous Grassland</b>	Comprehensive	2,041	0.53				
<b>Lowland Dry Acid Grassland</b>	Comprehensive. Some overlap with Lowland Heath	3,667	0.94	10	0.36	10	0
<b>Lowland Meadows</b>	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	1,406	0.36	20	0.73	12	8
<b>Purple Moor Grass and Rush Pastures</b>	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1,547	0.40	1	0.04	1	0

<sup>40</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	Combined Hants area (ha)	% of Combined Hants area	GBC area (ha)	% of GBC area	2018/19 GBC area (ha)	Change in area (ha)
<b>Heathlands</b>							
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	11,829	3.05	4	0.15	4	0
<b>Woodland, wood-pasture and parkland</b>							
Lowland Beech and Yew Woodland	Not comprehensive. On-going work to distinguish from Lowland Mixed Deciduous Woodland.	301	0.08				
Lowland Mixed Deciduous Woodland	Ongoing work as all ancient/ non ancient woodland has been included yet not all has been surveyed for qualifying NVC types.	36,479	9.39	74	2.69	77	-3
Wet Woodland	Fairly comprehensive. Areas will exist in LMDW that are not yet surveyed for qualifying types.	2,165	0.56	22	0.80	22	0
Wood-Pasture and Parkland	Not comprehensive. Further work needed to classify this habitat within historic parkland.	5,544	1.43	15	0.55	15	0
<b>Arable, orchards and hedgerows</b>							
Arable Field Margins	Incomplete. Figures only show SINC's on arable land designated for rare arable plant assemblages.	[94]	[0.02]	[0.0]	[0.00]	[0]	[0]
Hedgerows	No comprehensive information for Priority hedgerows. All hedgerows mapped as linear features (km).	[16,448]	n/a	[25]	n/a	[25]	[0]
Traditional Orchards	Work to be undertaken to incorporate areas recently identified by PTES under contract to NE.	0.8	0.00				
<b>Open waters</b>							
Eutrophic Standing Waters	No comprehensive information yet available.	45	0.01	1.9	0.07	2	0
Rivers	Incomplete data. Approx. figures for Chalk Rivers only calculated from EA's River GIS layer (km).	[629]	n/a	[0]	n/a	[0]	[0]

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	GBC area (ha)	% of GBC area	2018/19 GBC area (ha)	Change in area (ha)
<b>Wetlands</b>							
<b>Coastal and Floodplain Grazing Marsh</b>	Work ongoing to verify all qualifying grazing marsh. Some overlap with Lowland Meadows and with Purple Moor Grass and Rush Pastures.	9,413	2.42	59	2.15	58	1
<b>Lowland Fens</b>	Comprehensive.	1,898	0.49	0	0.00	0	0
<b>Reedbeds</b>	Not comprehensive.	254	0.07	14.5	0.53	14	1
<b>Coastal</b>							
<b>Coastal saltmarsh</b>	EA data partly verified.	896	0.23	28	1.02	28	0
<b>Coastal Sand Dunes</b>	EA data partly verified.	47	0.01	0.4	0.01	0	0
<b>Coastal Vegetated Shingle</b>	Comprehensive.	218	0.06	62.6	2.28	63	0
<b>Intertidal mudflats</b>	EA data partly verified.	4,463	1.15	111	4.04	111	0
<b>Maritime Cliff and Slopes</b>	Comprehensive.	42	0.01				
<b>Saline lagoons</b>	Comprehensive.	55	0.01	9.5	0.35	9	0
<b>Marine</b>							
<b>Seagrass beds</b>	Not comprehensive. Separate HWT data available.	49	0.01				
<b>Total</b>		<b>82,359</b>	<b>21.20</b>	<b>433</b>	<b>15.74</b>	<b>426</b>	<b>7</b>

**Table notes:**

1. The Hampshire and district totals of Priority habitat are the sum of the individual Priority habitat types (excluding Arable Field Margins and Rivers). This is not the total area of land covered by Priority habitat within Hampshire and each district because some Priority habitat types overlap and hence are double counted (e.g. Coastal and Floodplain Grazing Marsh may overlap Lowland Meadows or Purple Moor Grass and Rush Pastures).
2. Because the total area of Priority habitat may include areas when habitats overlap, the % of the district area covered by Priority habitat may be slightly over-exaggerated.
3. Minor changes in area might not always reflect real change but are the result of a rounding of figures.

9.26 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. Of the 50 species, 30 are UK Priority species and are listed on S41 of the NERC Act 2006. The remainder are on the Hampshire BAP list. This year's survey shows that Gosport has 26 of the 50 species, an increase from 24 out of 50 in 2018/19. Two new species were recorded, the *Plebejus argus* (Silver-studded Blue, Butterfly) and the *Eptesicus serotinus* (Serotine bat, Mammal). The species present are set out in figure 45 below.

**Figure 45: Hampshire BAP species found in Gosport (new species = highlighted)**

Scientific name	Common name	Group	Hampshire trend 2009 – 2019 (assessed 2020)
<i>Triturus cristatus</i>	Great crested newt	Amphibian	Decline <sup>41</sup>
<i>Bombus humilis</i>	Brown-band carder bee	Bee	Stable
<i>Lucanus cervus</i>	Stag Beetle	Beetle	Stable
<i>Alauda arvensis</i>	Skylark	Bird	Decline
<i>Branta bernicla bernicla</i>	Dark-bellied Brent Goose	Bird	Stable
<i>Caprimulgus europ.</i>	Nightjar	Bird	Stable
<i>Lullula arborea</i>	Woodlark	Bird	Stable
<i>Luscinia megarhyn</i>	Nightingale	Bird	Decline
<i>Pyrhula pyrrhula</i>	Bullfinch	Bird	Stable
<i>Streptopelia turtur</i>	Turtle Dove	Bird	Decline
<i>Sylvia undata</i>	Dartford Warbler	Bird	Increase
<i>Tringa totanus</i>	Redshank	Bird	Decline
<i>Vanellus vanellus</i>	Lapwing	Bird	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterfly	Increase
<i>Cupido minimus</i>	Small Blue	Butterfly	Fluctuating
<i>Lysandra coridon</i>	Chalk Hill Blue	Butterfly	Fluctuating
<b><i>Plebejus argus</i></b>	Silver-studded Blue	Butterfly	Stable
<i>Gammarus insensibilis</i>	Lagoon sand shrimp	Crustacean	Stable <sup>42</sup>
<i>Carex divisa</i>	Divided Sedge	Plant	Decline
<i>Chamaemelum nobile</i>	Chamomile	Plant	Decline
<i>Orchis morio</i>	Green-winged orchid	Plant	Decline
<i>Zostera marina/noltii</i>	Eelgrass	Plant	Stable <sup>43</sup>
<i>Arvicola terrestris</i>	European Water Vole	Mammal	Stable <sup>44</sup>
<b><i>Eptesicus serotinus</i></b>	Serotine bat	Mammal	Decline? <sup>45</sup>
<i>Apoda limacodes</i>	Festoon	Moth	Increase
<i>Hemaris fuciformis</i>	Broad-bord. Bee Hawk-moth	Moth	Fluctuating

(Source: Table 9: Distribution of Hampshire Species (2009 - 2019) Hampshire Biodiversity Information Centre (2020))

<sup>41</sup> The national status of a Great Crested Newt is still thought to be declining and this applies on a county level (Source: HBIC Monitoring Report (October 2020).

<sup>42</sup> Trends were previously based on a 1997 survey of the Hampshire saline lagoons. A Natural England funded survey of all lagoons in 2013 recorded its presence in saline lagoons at several sites including Gilkicker Lagoon.

<sup>43</sup> Repeat surveys on selected Eelgrass beds carried out by the HIWWT and the EA suggests these beds are stable. However there are thought to be local declines in some areas as a result from physical disturbance from fishing activity which has been highlighted by the Defra European Marine Sites Risk Review for the Solent EMS.

<sup>44</sup> Water voles in Hampshire may be showing a slight upward trend, coupled with several recent and successful reintroduction programmes.

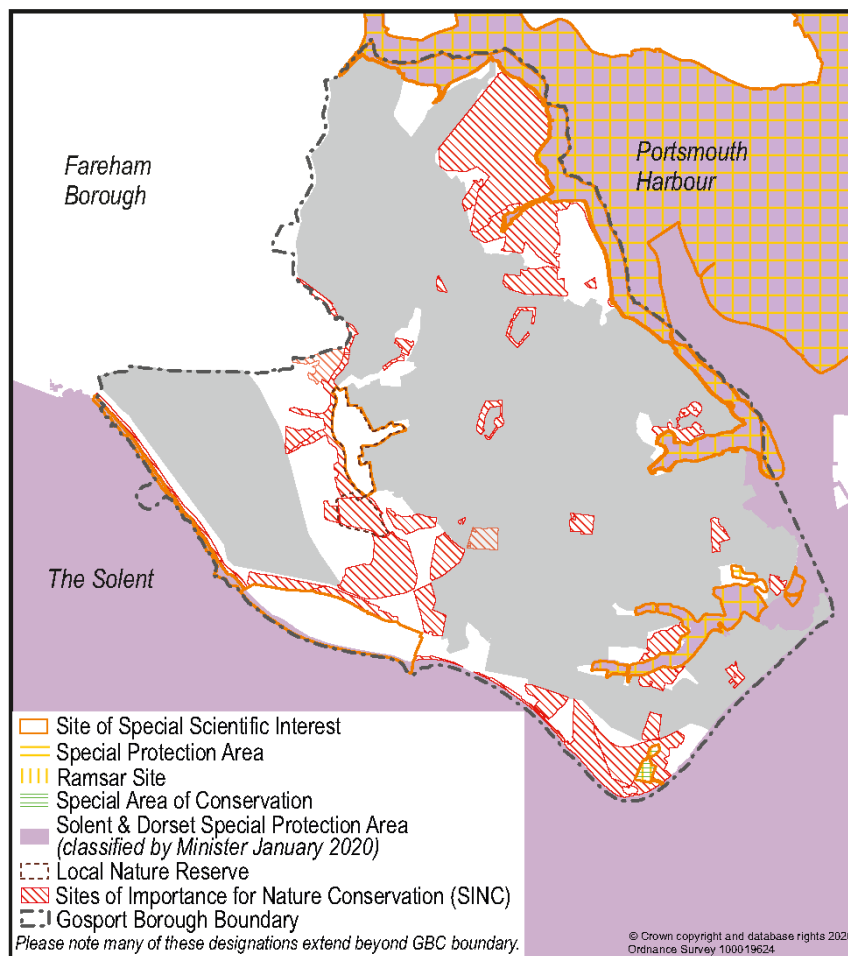
<sup>45</sup> HBG are aware of fewer maternity roosts in Hampshire. However, while recorder effort is increasing, it's still too low to indicate any clear trends. National Bat Monitoring Programme records trends from 1999 to 2016 and shows the maternity roost count figure is a decline of 1.3% (a decline of 19.9% over the whole period).



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

- 9.27 Nature conservation designations protect approximately 688 hectares within the Borough, which forms over 25% of its total area (including water). The location of the nature conservation designations are shown in figure 46 below and figure 47 shows the changes in nature conservation designations since the GBLP was adopted in October 2015.
- 9.28 Figure 46 also includes the Solent and Dorset Coast SPA which was officially classified on 16 January 2020. Further information about the SPA can be found online: [www.gov.uk/government/consultations/solent-and-dorset-coast-potential-special-protection-area-comment-on-proposals](http://www.gov.uk/government/consultations/solent-and-dorset-coast-potential-special-protection-area-comment-on-proposals)
- 9.29 As of December 2020, there were 39 SINCS in the Borough amounting to 373.29 hectares of land. This is the same as reported in the previous AMR for 2018/19.
- 9.30 The latest SINCS to be approved were in the previous monitoring period (2018/19), these were Fort Grange (0.18 ha) and Fort Rowner (3.85 ha).

**Figure 46: International, national and local nature conservation designations**





**Figure 47: Changes in Nature Conservation Designations since October 2015 (as of December 2020)**

Designation	Name of Feature	Date of Notification	Reason
<b>Special Protection Area (SPA)</b>			
Special Protection Area	Solent and Dorset Coast SPA	16/01/2020	Classified as Solent and Dorset Coast Special Protection Area (SPA) on 16 January 2020.
<b>Sites of Importance for Nature Conservation (SINCS)</b>			
Sites of Importance for Nature Conservation (SINCS)	Bastion No.1 Moat	18/01/2018	Criteria and boundary change
Sites of Importance for Nature Conservation (SINCS)	Priddy's Hard	18/08/2016	Criteria change
Sites of Importance for Nature Conservation (SINCS)	West of the River Alver	07/06/2016	Criteria and boundary change
Sites of Importance for Nature Conservation (SINCS)	Lee-on-the-Solent Golf Course South	07/06/2016	Criteria and boundary change
Sites of Importance for Nature Conservation (SINCS)	Alver Valley	07/12/2015	Criteria and boundary change
Sites of Importance for Nature Conservation (SINCS)	Rowner Copse (two sites)	16/11/2015	Criteria change
Sites of Importance for Nature Conservation (SINCS)	Fort Brockhurst	14/09/2015	New site
Sites of Importance for Nature Conservation (SINCS)	Fort Grange	17/7/2019	New site
Sites of Importance for Nature Conservation (SINCS)	Fort Rowner	17/7/2019	New site
Sites of Importance for Nature Conservation (SINCS)	Lee-on-the-Solent Beach	17/7/2019	Criteria and Boundary change

- 9.31 The HBIC Monitoring Report shows there has been no changes in the condition assessment results this year. In the previous monitoring period (2018/19) some significant areas of coastal habitat were re-classified from 'unfavourable recovering' to 'favourable'. Previously there was also a significant change in the area classified 'unfavourable recovering', with many areas instead classified 'unfavourable no change'. The table below summarises the information held by HBIC relating to the condition of the SSSIs in Gosport.

Condition	Combined Hants area (ha)	Combined Hants area (%)	GBC area (ha)	GBC area (%)	2018/19 GBC area (ha)	Change in area (ha)
<b>Favourable</b>	22,355.61	44.2	56.59	21.3	56.59	0
<b>Unfavourable Recovering</b>	23,717.42	46.9	82	30.9	82	0
<b>Unfavourable no Change</b>	2,788.01	5.5	120.23	45.3	120.23	0
<b>Unfavourable Declining</b>	1,675.13	3.3	1.95	0.7	1.95	0
<b>Part Destroyed</b>	6.34	0	0	0	0	0
<b>Destroyed</b>	17.44	0	4.46	1.7	4.46	0
<b>Grand Total</b>	<b>50,559.93</b>	<b>100.0</b>	<b>265.23</b>	<b>100.0</b>	<b>265.23</b>	<b>0</b>

Source: Table 13E Condition of Sites of Special Scientific Interest (SSSIs) as at 31st March 2020) (HBIC October 2020)

Note: Although data has been provided by Natural England (NE), the total amount of SSSI may differ from NE figures because NE do not always assign a proportion of an SSSI to the correct district where the majority of that SSSI occurs within another district, whereas HBIC are able to clip the SSSI management units directly to the district boundaries.

### Nutrient Neutrality

- 9.32 As of early 2019, the issue of nitrate pollution has created a significant barrier to the delivery of housing in South Hampshire including all of Gosport Borough. Natural England's scientific advice to local authorities has meant any residential development which would contribute to nitrate pollution should not be permitted unless there is a robust mitigation scheme in place which requires that a development is nitrate neutral. Whilst nitrate pollution arises from a number of sources, including in particular agricultural run-off and outfalls, new occupied dwellings would add to the pressures through the waste generated. Nutrient overload creates vast mats of algae over the Solent's mudflats, stopping oxygen getting through to the animals in the sediment and causing mass mortality, especially in hot weather. Natural England considers that the existing levels of nitrates are causing harm to the ecosystem and failure of environmental standards.
- 9.33 The Borough Council continues to work with its neighbours in the Partnership for South Hampshire (PfSH), Natural England, and Environment Agency to resolve this issue and seek short, medium and long term solutions which protect the environment and allow the delivery of new homes.

### Costal Access

- 9.34 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**

- 9.35 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.
- 9.36 Work is well underway by Natural England on the England Coast Path, a new national trail around England’s coast. The route will pass through Gosport Borough and is currently being finalised. It is hoped the new route will encourage walking around the coast. Parts of the route have now been approved by the Secretary of State. Throughout the next stage Natural England will work with Hampshire County Council and Portsmouth City Council on preparing the route for public use. The latest information regarding the process of the coastal path in the south of England can be found at: [www.gov.uk/government/publications/england-coast-path-in-the-south-of-england](http://www.gov.uk/government/publications/england-coast-path-in-the-south-of-england)

**Renewable Energy**

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

- 9.37 *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. National information shows that the number of households experiencing fuel poverty in Gosport in 2018 was an estimated 2,739 households or 7.2%. This is a reduction of 344 households compared to 2017 and 584 households compared to 2010 when 10.8% of households were considered in fuel poverty<sup>46</sup>.
- 9.38 In the 2019/20 monitoring period, there were no planning applications submitted for renewable energy schemes. In 2017 solar panels were installed on a number of residential and commercial units in the Borough. The installation date and electricity generated from the Borough Council’s Solar PV is shown in figure 48.

**Figure 48: Energy Generated from Solar on Council's Buildings (since installation)**

Site	Installation date	System size (kWp)	kWh generated (between installation and 31/03/20)
Fortune House	21.04.17	34.98	95,681
Gloucester House	13.12.17	49.77	90,155
Gosport Town Hall	14.07.17	36.00	59,078
Woodlands House	19.05.17	49.82	114,313
<b>Total</b>		<b>170.57</b>	<b>359,227</b>

- 9.39 At the Council’s Climate Change Board on 17 September 2020 updates were given on progress on the Council’s Climate Change Action Plan. To reduce carbon emissions from Gosport Borough Council electricity use the Council has commenced the installation of Solar PV on Gosport Leisure Centre at a cost of circa £300,000. Further opportunities to

<sup>46</sup> Fuel Poverty Sub Regional Tables 2018 date (released 2020). Available from: [www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics](http://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics)

expand Solar PV are being explored. Further information about the Council’s Climate Change Strategy and Action Plan is available online: [www.gosport.gov.uk/climatechange](http://www.gosport.gov.uk/climatechange)

### Flood Risk and Coastal Defences

- 9.40 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. Figure 49 explains what Flood Zones are:

**Figure 49: What are Flood Zones?**

There are three Flood Zones (1, 2 and 3) which are defined by the Environment Agency.

Flood Zones refer to the probability of flooding from rivers and the sea and ignore the presence of existing defences because these can be breached, overtopped and may not be in existence for the lifetime of the development.

**Flood Zone 1** is the lowest probability of flooding comprising of land that has less than 1 in 1000 annual probability of river or sea flooding (<0.1%).

**Flood Zone 2** is land assessed as having between a 1 in 100 and a 1 in 1000 probability of river flooding (1%-0.1%) or between a 1 in 200 and a 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any one year.

**Flood Zone 3** is the highest risk area and is land assessed as having 1 in 100 years or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea in any year (>0.5%).

- 9.41 Figure 50 shows the area of the Borough that is within a Flood Zone and how this compares to last year. The Environment Agency (EA) undertake a regular programme of updates to the published Flood Risk maps on a national basis due to ongoing modelling and refinements of the mapping system. For Gosport this has resulted in the reduction of the flood outlines for both Flood Zone 2 and 3 between 2019 and 2020. The information in Figure 50 is based on the best information held by the EA at the time of publication and is subject to change as further updates are produced.

**Figure 50: Area of Gosport Borough in each Flood Zone**

Flood risk category	February 2018 area (ha)	February 2019 area (ha)	February 2020 area (ha)
Flood Zone 2	53.62	54.18	48.57
Flood Zone 3	380.68	381.48	314.66
<b>Total</b>	<b>434.3</b>	<b>435.66</b>	<b>363.23</b>

*Source: Environment Agency flood maps (published February 2018, 2019 and 2020)*

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

- 9.42 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, 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 2019/20**

Total Completions 2019/20 (gross)	Total Completions within Flood Zone 2/3
148	0

- 9.43 There were a total of 148 gross housing completions during the 2019/20 monitoring period. There were no completions within Flood Zone 2 and 3.
- 9.44 Figure 51 shows the number of dwellings built in Flood Zones 3 and 3 since the start of the plan period in 2011.

**Figure 51: Net Dwelling Completions in Flood Zones (2011 to 2020)**

	Net Completions	Total Completions within Flood Zone 2/3
2011/12	339	0
2012/13	75	0
2013/14	-33	0
2014/15	32	4
2015/16	180	2
2016/17	161	3
2017/18	219	68
2018/19	58	0
2019/20	135	0
<b>Total</b>	<b>1,166</b>	<b>77</b>

## 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: Infrastructure* 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*.
- 10.3 The overarching approach and mechanisms in place for securing developer contributions are set out in detail in the GBLP Infrastructure chapter (pages 21-23). In summary, most developer contributions will be secured through the Community Infrastructure Levy (CIL). However in some instances there may be a requirement to collect a developer contribution through the planning obligations process, secured by a Section 106 Legal Agreement.
- 10.4 The following policies are relevant in terms of the monitoring information in this Chapter:

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>
<b>Policies</b>
LP2: Infrastructure LP17: Skills LP21: Improving Transport Infrastructure LP34: Provision of New Open Space and Improvements to Existing Open space LP45: Flood Risk and Coastal Erosion
<b>Indicators</b>
<b>Infrastructure</b>
<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>
<b>Skills</b>
<ul style="list-style-type: none"> <li>Skill related obligations secured as part of planning permissions</li> </ul>
<b>Transport</b>
<ul style="list-style-type: none"> <li>New transport improvements provided through developer contributions</li> </ul>
<b>Open Space</b>
<ul style="list-style-type: none"> <li>New green infrastructure and improvements to existing open space provided through developer contributions.</li> </ul>
<b>Flood risk Management Measures</b>
<ul style="list-style-type: none"> <li>Permissions granted for coast protection/flood defence works.</li> </ul>
<b>Targets</b>
<ul style="list-style-type: none"> <li>None</li> </ul>

### Infrastructure Funding Statement

- 10.5 The Infrastructure Funding Statement (IFS), published in November 2020, sets out how the money collected to provide infrastructure within Gosport Borough has and will be used in the future. The document provides information on funding secured through the policies of the adopted Gosport Borough Local Plan (2011-2029) and the linked Community Infrastructure Levy Charging Schedule. The Council's IFS is available online at: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)
- 10.6 The IFS has been prepared in accordance with the requirements of The Community Infrastructure Levy Regulations 2010 (as amended) and national planning policy and guidance. The monitoring period for the IFS is 1 April 2019 to 31 March 2020.

### Infrastructure Delivery Plan

- 10.7 The Infrastructure Delivery Plan (IDP) sets out the latest identified infrastructure scheme details, lead providers, costings and timescales. The document is published on a regular basis as new information about the progress of schemes and new infrastructure proposals become available. Current levels of infrastructure provision and known requirements are set out in the Council's Infrastructure Assessment Report (2014) and the progress for delivery set out in the Council's new IDP included in the Infrastructure Funding Statement 2020.
- 10.8 The IDP covers a number of key infrastructure items including: transport, education, community facilities and open space. The Council's IDP is available online at: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)

### Monitoring Information

#### Section 106 Agreements

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

- 10.9 The need to improve the skills base and employability of 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 and regional averages. Policy LP17 seeks to help address this challenge.
- 10.10 It has been recognised both locally and within the Solent region that Gosport needs to have a more highly trained workforce in order to increase levels of productivity and employment. Policy LP17 seeks to secure employment and training measures as part of development proposals on appropriate sites using Employment and Skills Plans (ESPs). The policy applies to major employment developments including retail, leisure and office development greater than 1,000m<sup>2</sup>, industrial developments 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.
- 10.11 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. These

include work experience placements, careers promotion to pupils and students, pre-employment training, apprenticeships and workforce training.

- 10.12 To assist developers, contractors and occupiers to comply with Policy LP17, the Council has produced its own practice guide outlining the process for securing employment and training measures. In addition it chairs the Gosport Employment and Skills Partnership (GE&SP) whose members, which include employment support agencies, training organisations and education establishments operating locally, can help with implementing ESPs.
- 10.13 In terms of the ESP framework, the Council was awarded National Skills Academy for Construction status in 2014 and so where possible uses the Construction Industry Training Board's (CITB) Client Based Approach (CBA). The benefits of using this framework are that it has industry led and agreed benchmarks with target outputs and is a national scheme that has been widely adopted across the country.
- 10.14 During the monitoring period no new ESPs were secured but ones will be expected for the following planning applications that were submitted during this time:
- 17/00599/FULL at Priddy's Hard (mixed use redevelopment scheme);
  - 19/00316/FULL at Land at Brockhurst Gate (4,404 sqm B1c/B2/B8); and
  - 19/00483/FULL at Former Police Station (88 flats and 274 sqm commercial floorspace).
- 10.15 The following ESPs remain ongoing:
- 15/00620/FULL at Royal Clarence Yard (55 dwellings);
  - 17/00592/DETS at Land at Former HMS Daedalus, Lee-on-the-Solent (employment-led mixed use scheme, including 200 dwellings for which the ESP applies); and
  - 15/00683/DETS at Royal Hospital Haslar (mixed use regeneration scheme, including 286 dwellings, 60 bed care home and 244 retirement units). For the latter there will be an ESP for each phase of the multi-year development and a revised one for the first phase was agreed with the developer during the monitoring period.
- 10.16 In terms of quantifying the local impact and social value of these ESPs, currently the most significant is the one relating to the 200 dwellings at Land at Former HMS Daedalus implemented by Wates Residential. The CBA ESP and related Wates' Community Investment Plan for their Daedalus Village scheme commenced in June 2018 and scheduled to be completed in March 2021. The outcomes as at 1 April 2020 were as follows:
- 11 work placements (target 16), including a number from Fareham College that delivers construction related traineeships and apprenticeships via its facility at Daedalus
  - 101 new job starts onsite (target 16) are Gosport residents and overall 303 are from PO postcode areas
  - 11 construction careers, information and guidance related activities (target 7) delivered or supported, engaging with 704 people; and
  - 13,197 training week's onsite (target 522) via Wates' Building Futures pre-employment training programme and apprenticeships.



10.17 The social value of this activity equates to:

- £5,922,751 invested in training local people
- £11,417 invested in supporting education related projects
- £18,586,928 spent with local businesses, including £791,588 within 5 miles of Daedalus and £9,756,199 within 15 miles

10.18 Additional social value has also been generated by Wates employees volunteering on 7 community projects, equating to 594.5 hours of support; and the company has also donated over £31,000 to support local community groups and events.

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

10.19 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.

10.20 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 52 and 53 below show the amount of monies received and monies spent during the monitoring period.

**Figure 52: Transport Contributions Received by GBC (1 April 2019 to 31 March 2020)<sup>47</sup>**

Site	Amount Received by GBC
Haslar Marina, Haslar Road, Gosport	£6,000
Former Royal Engineers Depot, Weevil Lane	£2,000
<b>Total</b>	<b>£8,000</b>

**Figure 53: Transport Contributions Received by HCC (1 April 2019 to 31 March 2020)**

Site	Amount Received by HCC
None	N/A

10.21 In addition to the above, a Section 278 agreement for Land South of Howe Road (planning application 18/00177/FULL) has been secured by HCC. This is for highway works including the provision of new access on Howe Road and carriageway/footway alterations along Howe Road.

<sup>47</sup> This table refers to money collected and retained by GBC during the 2019/20 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.

### Cycleway Schemes

10.22 Cycling is popular for trips on the peninsula and to Portsmouth via the ferry, particularly for journeys to work and school. Gosport has the 6<sup>th</sup> highest proportion of residents using a bicycle to travel to work out of all districts in England and Wales (Census, 2011). Peak hour congestion and the favourable topography and climate of the Borough provide an incentive for more cycling trips. The Borough Council recognises the importance of providing continuity in cycle facilities and there is a need to fill the gaps in the existing network.

10.23 There were no cycleway improvements completed in this monitoring period.

**Figure 54: Completed Cycleway Schemes (1 April 2019 and 31 March 2020)**

Site	Amount received
None	N/A

**Figure 55: Transport Schemes Completed in 2019/20 that received funding from developer contributions<sup>48</sup>**

Scheme	Total Cost	Developer Contribution Element
Marine Parade Cycleway Signage Scheme	£2,389.68	£2,389.68

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

10.24 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.

10.25 In previous years most residential permissions were required to make an open space contribution. However since the introduction of the Community Infrastructure Levy (CIL) which has the potential to fund open space improvements, Policy LP34 only makes provision for sites of over 50 dwellings to make an open space contribution where provision cannot be provided on-site. The open space contributions received during the monitoring period are for those schemes where planning permission was granted before the introduction of CIL in February 2016.

**Figure 56: Open Space Contributions Received by GBC (1 April 2019 to 31 March 2020)**

Scheme	Amount Received by GBC
None	N/A

<sup>48</sup> Other Transport Schemes may have been completed during the 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 Infrastructure Delivery Plan: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)

10.26 The open space schemes that were completed in 2019/20 and the schemes that are ongoing and/or received funding from developer contributions are set out in figure 57. Further information regarding the collection and spending of developer contributions is available in the Council's Infrastructure Funding Statement at [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure).

**Figure 57: Open Space schemes completed and ongoing in 2019/20 that received funding from developer contributions**

Site	Project	Funding from developer contributions
<b>Completed</b>		
Pathway Lighting (on-going improvements)	Lighting schemes	£4,989
St Lukes Road, Gosport	Land improvement scheme. Completed	£8,672
Lee-on-the-Solent Splash Park	New splash park project. Completed as of 31/03/2019.	£122,000
Alver Valley Country Park	Western Gateway Play Area and ancillary works. Completed as of 31/03/2019.	£78,918
Alver Valley Country Park	Western Gateway Car Park completed. Toilet and Café works ongoing and almost complete.	£221,082
<b>Sub total</b>		<b>£435,661</b>
<b>Ongoing and/or committed as at 31 March 2020</b>		
Provide lighting to pathways within Leisure Parks, Gardens and Open Spaces	A number of these projects have been carried out since 2012. This figure represents the outstanding amount as part of an ongoing programme.	£161,616
Nobes Avenue Open Space – New Pavilion	To demolish the existing sports pavilion and provide a new pavilion. Funded £240,000 from S106 and £110,000 from CIL. Approved at Community Board 11.09.2019.	£240,000
Stokes Bay – Gym equipment	Individual items of gym equipment along Stokes Bay Frontage to complement the existing Golden Mile. 50% funded through S106 and 50% funded through CIL. Approved at Community Board 11.09.2019	£22,500
<b>Sub total</b>		<b>£424,116</b>
<b>Total</b>		<b>£859,777</b>

### Bird Aware Solent

- 10.27 In addition to the developer contributions received for open space. The Council also receives developer contributions towards the Solent Disturbance and Mitigation Project (SDMP), also referred to as Bird Aware Solent. 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. It is therefore a requirement that new residential development contributes towards appropriate mitigation measures.
- 10.28 During the monitoring period the Council received £20,537, but refunded £1,729 (due to developments not commencing within 3 years or planning applications being refused), resulting in a net contribution received of £18,808. The work of the Partnership is on-going and further information can be found on the following website: [www.birdaware.org](http://www.birdaware.org)

### Community Infrastructure Levy

- 10.25 The Gosport Community Infrastructure Levy came into force on 1 February 2016. The CIL levy is a charge on development which is set by the Borough Council to help fund important infrastructure needed to support new development in the Borough.
- 10.26 The Council previously published an annual financial statement covering the period 1 April to 31 March; from 2020 this has been replaced by the Infrastructure Funding Statement (IFS). Further information about Gosport CIL can be found at: [www.gosport.gov.uk/cil](http://www.gosport.gov.uk/cil). The Council's IFS can be found at: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)
- 10.27 An overview of the total CIL receipts and CIL expenditure since the levy introduction in 2016 can be seen in figure 58:

**Figure 58: CIL receipts and expenditure**

Monitoring Period	Total Receipts	Total Expenditure (including 5% administration fee)
01/02/2016 – 31/03/2016	£ 0	£ 0
01/04/2016 – 31/03/2017	£ 21,070.00	£ 1,053.50
01/04/2017 – 31/03/2018	£ 85,054.03	£ 4,252.70
01/04/2018 – 31/03/2019	£ 454,256.34	£ 22,712.82
01/04/2019 – 31/03/2020	£ 471,384.41	£ 40,541.69
<b>Total</b>	<b>£1,031,764.78</b>	<b>£68,560.71</b>

- 10.28 As at 1 September 2020 the Council has the following funds available for distribution. At this date, in accordance with the CIL regulations the total CIL funds is split as follows:
- 80% (£147,594) available for the Strategic CIL fund
  - 15% (£27,674) available for the CIL Neighbourhood Fund
  - 5% (£9,224) for CIL administration.
  - Total CIL funds at 1 September 2020 = £184,492

- 10.29 The distribution of the CIL Neighbourhood Fund is being managed by the Gosport Voluntary Action. Details of the scheme are available to view in the Economic Development Board report from 3 July 2019 which is available online:  
<https://democracy.gosport.gov.uk/documents/s783/CIL%20Spending%20Protocol.pdf>
- 10.30 Information relating to the distribution of Round 2 of the CIL Neighbourhood Fund is available in the Economic Development Board report from 23 September 2020 which is available online:  
<http://democracy.gosport.gov.uk/documents/s1400/09%20Neighbourhood%20CIL%20-%20Review%20-September%202020%20v2.2.pdf>

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

#### **Capital Flood and Coastal Erosion Risk Management Schemes**

- 10.31 The Coastal Partners (CP) prepared the River Hamble to Portchester Flood & Coastal Erosion Risk Management (FCERM) Strategy. The Strategy covers 58km of coastline which stretches from 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 (EA) in April 2016. It identifies a series of Strategy Management Zones (SMZs) and puts forward an action plan of planned works to be delivered over the GBLP plan period.
- 10.32 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 and erosion defence infrastructure required is set out in the Council's Infrastructure Delivery Plan.
- 10.33 The Environment Agency approved funding in late 2016 for the Borough Council (through the CP) to develop outline designs for three separate flood defence schemes called Forton FCERM Scheme, Alverstoke FCERM Scheme and Seafield FCERM Scheme. These proposals were the subject of public consultation at a number of locations in the Borough during July 2017. The outline stages of the projects have now concluded.
- 10.34 There are 114 properties in Alverstoke that are currently at risk from a 1 in 100 year flood event, expected to increase to 142 properties by year 2060. The scheme will cover approximately 120m of coastal frontage at the western end of Stoke Lake. Grant in aid funding for the detailed design and construction stages of the Alverstoke FCERM was approved by the EA (2018). The detailed design stage completed in early 2020 and planning permission granted in November 2020 with construction planned in 2021.
- 10.35 There are 80 properties in Seafield that are currently at risk from a 1 in 100 year flood event, expected to increase to 193 properties by year 2060. The scheme will cover approximately 770m of coastal frontage between Old Road and Mariners Way where Haslar Lake and Workhouse Lake meet. Grant in aid funding for an enhanced outline design of the Seafield FCERM scheme was approved by the EA (2018). This is to allow more detailed cost certainty and to understand significant environmental impacts before bidding for funding for the final detailed design and construction stages of the project. Significant additional funding contributions will be required to deliver the construction stage

of the project. The enhanced outline design stage commenced in early 2019. The programme for construction is currently uncertain and dependant on securing contributions.

- 10.36 There are 72 properties in Forton that are currently at risk from a 1 in 100 year flood event, expected to increase to 232 properties by year 2060. The scheme will cover approximately 175m of coastal frontage at the western end of Forton Lake. Funding for the detailed design and construction stages of the project was secured from Regional Flood and Coastal Committee Levy and FCRM grant in aid in early 2019. The detailed design stage completed in early 2020 with construction planned for summer 2021, subject to the potential need for additional funding. The planning application is currently under consideration in December 2020.
- 10.37 Further information about these three scheme proposals can be found on the CP website at: [www.coastalpartners.org.uk/authority/gosport](http://www.coastalpartners.org.uk/authority/gosport)

### Beach Management

- 10.38 An EA funded Beach Management Plan is being prepared for the shoreline between Portsmouth Harbour entrance (Gosport) and Hill Head (Fareham). The planned beach management operations would maintain a healthy beach to deliver significant recreational benefits to the Borough along with providing improved protection from flooding to a small number of homes and improving accessibility to and within the Alver Valley Country Park. A healthy beach would also reduce pressure on the number of failing assets along the frontage and reduce the burden on operational maintenance budgets.
- 10.39 The technical elements of the study have been completed and have identified a need for beach material to be recycled across the frontage from areas of build up to areas of loss.
- 10.40 However, these works are not eligible for Grant in Aid, leaving a shortfall of around £0.5M. A funding case has been developed to enable bids to alternative funding sources, however, at present no funding pots are available to deliver the operational elements of the project. A delivery plan will be prepared once scheme funding is confirmed.

### Asset Maintenance

- 10.41 The Annual Maintenance Asset Investment Programme for the 2019/20 financial year was over budget due to urgent repair works to the central section of Stokes Bay seawall. Programmed works were undertaken in Stokes Bay, Seafield and Lee-on-the-Solent. In total circa. £140,000 of coastal maintenance works were completed.
- 10.42 Following the 2019/20 winter storms, the eastern section of seawall at Stokes Bay was seriously damaged over a 100m length, causing localised displacement of the promenade and cobbled concrete area behind. This resulted in a large section of promenade and the Alverbank East Car Park being fenced off. Work is on-going to produce the best short/medium term design option to provide the necessary protection to maintain the current amenity and highway infrastructure while longer term coastal management options are developed.
- 10.43 To better understand the longer-term strategic solution at Stokes Bay the CP have been engaging with GBC and HCC to discuss an option appraisal study for the Stokes Bay Seawall. Both HCC and GBC are contributing to the study and a Regional Flood and

Coastal Committee Levy Bid will be submitted in July 2020 to seek the remainder of funds required for the study. Subject to approval an option appraisal and outline design study could begin in early 2021. Funding for any following detailed design and capital construction has not been identified however part of the study will be investigating this.

- 10.44 As schemes and works are completed, they will be reported in both the Council's IDP and AMR.
- 10.45 No planning permissions were granted for coast protection/flood defence works in 2019/20.



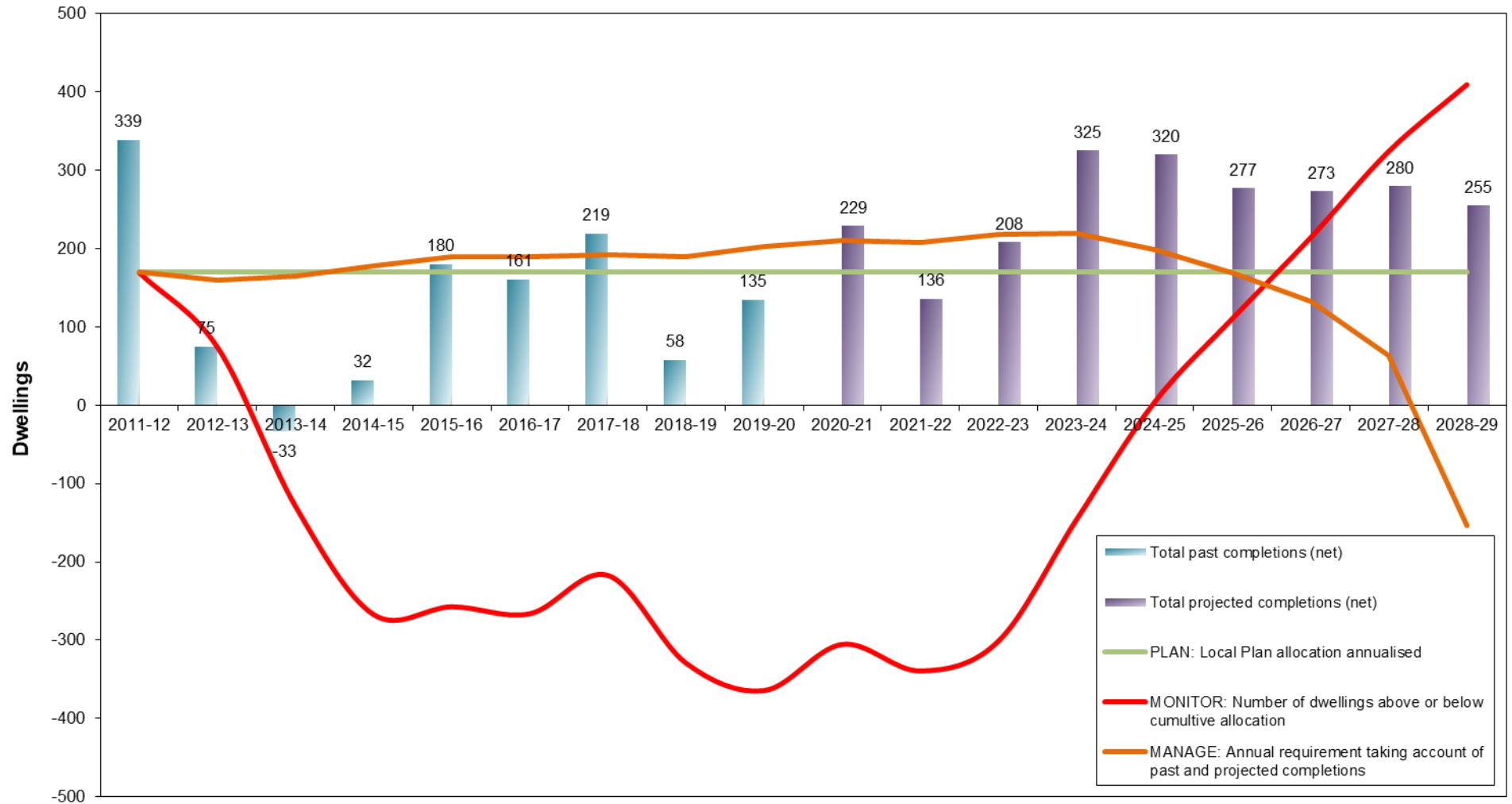
**APPENDIX 1: GOSPORT HOUSING TRAJECTORY (2020)**

	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 (net)</b>	339	75	-33	32	180	161	219	58	135										<b>1,166</b>
<b>Projected Allocations</b>	0	0	0	0	0	0	0	0	0	0	0	47	100	159	104	90	80	101	<b>681</b>
<b>Projections Large sites with planning permission</b>	0	0	0	0	0	0	0	0	0	209	63	68	142	80	85	95	62	16	<b>820</b>
<b>Projections: Small sites with planning permission</b>	0	0	0	0	0	0	0	0	0	20	28	0	0	0	0	0	0	0	<b>48</b>
<b>Projections: Future Development Sites</b>										0	45	55	45	43	50	50	100	100	<b>488</b>
<b>Projections: windfalls</b>	0	0	0	0	0	0	0	0	0	0	0	38	38	38	38	38	38	38	<b>266</b>
<b>Total past completions (net)</b>	339	75	-33	32	180	161	219	58	135										<b>1,166</b>
<b>Total projected completions (net)</b>										229	136	208	325	320	277	273	280	255	<b>2,303</b>
<b>Cumulative completions</b>	339	414	381	413	593	754	973	1,031	1,166	1,395	1,531	1,739	2,064	2,384	2,661	2,934	3,214	3,469	<b>3,469</b>
<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	<b>3,060</b>
<b>MONITOR: Number of dwellings above or below cumulative allocation</b>	169	74	-129	-267	-257	-266	-217	-329	-364	-305	-339	-301	-146	4	111	214	324	409	
<b>MANAGE: Annual requirement taking account of past and projected completions</b>	170	160	165	179	189	190	192	190	203	210	208	218	220	199	169	133	63	-154	



APPENDIX 2: GOSPORT HOUSING PHASING (2020)

2011 - 2029 phasing



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Gosport Borough Council  
Town Hall, High Street,  
Gosport,  
Hampshire,  
PO12 1EB

Tel: (023) 9258 4242

[www.gosport.gov.uk](http://www.gosport.gov.uk)



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Borough Council