

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

**Publication Version**

**SUSTAINABILITY APPRAISAL**

**ANNEX C**

**ASSESSMENT OF OPTIONS: SPATIAL STRATEGY,  
REGENERATION AREAS AND ALLOCATIONS**

**JULY 2014**



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## Introduction

This Annex to the Sustainability Appraisal includes the consideration of various options for the spatial strategy and a number of sites which have been proposed for development.

## Spatial Strategy

The proposed options for the spatial strategy were assessed in detail with the findings helping to shape the Spatial Strategy initially for the Core Strategy and now for the Publication Local Plan. The following table shows the options that were considered and chosen.

**Table 1: Spatial Strategy Options Requiring a Sustainability Appraisal (identified prior to the publication of the Core Strategy: Preferred Options September 2009)**

Preferred and alternative options tested through the sustainability appraisal (green highlight indicates preferred option)	Local Plan Policy Informed by the Preferred Option(s)
1. Employment-led regeneration of brownfield sites	Policy LP3: Spatial Strategy
2. Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	
3. Gosport as a dormitory town	

## Regeneration Areas and Allocations

The options for the Regeneration Areas and allocations have been included within this document to explain the Council's reasoning for allocating particular sites for various uses (as identified in Policies LP4-LP9) as well as the reasons for discounting other sites and potential uses.

The following types of sites have been appraised:

Category A: **Sites promoted by developers/landowners** as part of the 'Call for Sites' process which took place in 2008 and 2012 and following the consideration of representations to the Consultation Draft of the Gosport Borough Local Plan 2011-2029 received between 19th December 2012 and 13th February 2013.

Category B: **Sites identified by the Borough Council** for potential allocation as a result of various evidence studies such as the Strategic Housing Land Availability Assessment (SHLAA), the Employment Land Review and Open Space Monitoring Report. It also includes proposals put forward by **Hampshire County Council** as the highway agency for safeguarding routes for transport schemes.

Category C: **Sites identified by other stakeholders** (such as a local group or individual) wishing to object to a proposed allocation identified in the Consultation Draft of the Gosport Borough Local Plan 2011-2029 or identifying an alternative proposal for a site allocated in the Consultation Draft.

Some sites fall into more than one of the above categories.

However there are some sites that have been proposed (and have either been allocated or discounted) which have not been appraised. These are:

Category D: **Sites identified by a stakeholder who wished to maintain an existing designation** and where no alternative proposals were submitted. These comments came as part of either the 'Call for Sites' process which took place in 2008 and 2012 and/or following the consideration of representations received to the Consultation Draft of the Gosport Borough Local Plan 2011-2029 received between 19th December 2012 and 13th February 2013.

Category E: **Those sites identified for development that already have a planning permission** and therefore it was not considered necessary to appraise it as development can already proceed.

Category F: **Miscellaneous**- A specific comment is included to explain the reason for no appraisal taking place.

The following tables list the sites within each category.

**Table 2: Proposed Regeneration Areas Requiring a Sustainability Appraisal (identified prior to the publication of the Core Strategy: Preferred Options September 2009)**

Site	Category (as identified above)	Preferred and alternative options tested through the sustainability appraisal (green highlight indicates preferred option)	Organisation/ Individual that Suggested the Option for Testing <sup>1</sup>	Local Plan Policy Informed by the Preferred Option(s)
<b>Regeneration Area</b>				
<b>Gosport Waterfront and Town Centre</b>				
Gosport Town Centre	B	Proactive approach – links with proposals at Gosport Waterfront and provide development at smaller sites in and around the Centre Business as usual	Local Planning Authority	Policy LP4: The Gosport Waterfront and Town Centre
Gosport Waterfront	A & B	Maximise employment with retail/leisure and residential		
		Maximise residential with employment and retail/leisure Continue as present (existing uses 2009-2013)		
<b>Daedalus Regeneration Area</b>				
Daedalus	A&B	Maximise employment with leisure and	Local Planning Authority (several options)	Policy LP5: Daedalus

<sup>1</sup>NB – suggestions by the Local Planning Authority (LPA) include those purely for testing different scenarios.

Site	Category (as identified above)	Preferred and alternative options tested through the sustainability appraisal (green highlight indicates preferred option)	Organisation/ Individual that Suggested the Option for Testing <sup>1</sup>	Local Plan Policy Informed by the Preferred Option(s)
<b>Regeneration Area</b>				
		residential Maximise residential with employment and leisure Minimum intervention (site similar to its 2009 position) Marina	were tested based on discussions with landowners to test the most appropriate)	
<b>Haslar Peninsula</b>				
Blockhouse	A&B	Continue as MoD site over the Plan period Leisure/employment-led mixed use scheme Residential-led mixed use scheme	Local Planning Authority	Policy LP6: Haslar Peninsula
Royal Hospital Haslar	A&B	All medical care/health site Medical care/health-led mixed use site with residential development Largely residential-led mixed use site with a small proportion of ancillary uses		
<b>Alver Valley Country Park</b>				
Alver Valley Country Park (as a whole)	B	Country Park	Local Planning Authority	Policy LP8: Alver Valley



**Table 3: Proposed Allocations Requiring a Sustainability Appraisal (identified prior to the publication of the Draft Local Plan December 2012)**

Site	Category (as identified above)	Preferred and alternative options tested through the sustainability appraisal (green highlight indicates preferred option)	Organisation/ Individual that Suggested the Option for Testing <sup>2</sup>	Local Plan Policy Informed by the Preferred Option(s)
Barclay House (within the Gosport Town Centre and The Gosport Waterfront Regeneration Area)	B	Redeveloped residential site	Local Planning Authority	Policy LP4: The Gosport Waterfront and Town Centre
		Residential institution type uses		
Priddy's Hard Heritage Area	B	Provide a range of uses including residential	Local Planning Authority	Policy LP9A: Allocations outside of Regeneration Areas: Mixed use site
		Residential use with Explosion Museum		
Brockhurst Gate, (former Frater House site), Fareham Road	A & B	Employment on part of site	Local Planning Authority and local amenity group	Policy LP9B: Allocations outside of Regeneration Areas: Economic Development Sites
		Retail on part of site	Landowner	
		Leisure on part of site	Local Planning Authority	
		Residential on part of site		
		Open Space (i.e. all of the site including the existing sports field).	Local Planning Authority and local amenity group	
		Develop the existing open space (i.e. all of the site including the existing sports field)	Landowner	
Land at Aerodrome Road	B	Employment	Local Planning Authority	Policy LP9C: Allocations outside of Regeneration Areas: Employment sites
		Residential		
		Open Space		
Land south of	B	Employment	Local Planning	Policy LP9C:

<sup>2</sup>NB – suggestions by the Local Planning Authority (LPA) include those purely for testing different scenarios.

Site	Category (as identified above)	Preferred and alternative options tested through the sustainability appraisal (green highlight indicates preferred option)	Organisation/ Individual that Suggested the Option for Testing <sup>2</sup>	Local Plan Policy Informed by the Preferred Option(s)
Huhtamaki, Grange Road		Residential	Authority	Allocations outside of Regeneration Areas: Employment sites
		Open Space		
Laphorn Close	B	Residential	Local Planning Authority	Policy LP9D: Allocations outside of Regeneration Areas: Residential sites
		Maintain garages		
Stoners Close	B	Residential	Local Planning Authority	LP9D: Allocations outside of Regeneration Areas: Residential sites
		Maintain garages		
Wheeler Close	B	Residential	Local Planning Authority	LP9D: Allocations outside of Regeneration Areas: Residential sites
		Maintain garages		
Stokesmead	A & B	Open Space	Local Planning Authority	LP9E: Allocations outside of Regeneration Areas: Leisure, Community uses and Open Spaces
		Residential	Landowner	
Manor Way	A & B	Open Space	Local Planning Authority and local amenity group	LP35: Protection of Existing Open Space
		Built Leisure	Local sports club	
		Residential	Previous landowner	
QinetiQ Alverstoke	A & B	Employment (part site)	Local Planning Authority	n/a
		Open Space (part site)		
		Residential (whole site)	Landowner	
		Residential (part site)	Local Planning Authority	
The	A & B	Open Space	Local Planning	LP35: Protection

Site	Category (as identified above)	Preferred and alternative options tested through the sustainability appraisal (green highlight indicates preferred option)	Organisation/ Individual that Suggested the Option for Testing <sup>2</sup>	Local Plan Policy Informed by the Preferred Option(s)
Piggeries			Authority and local amenity group	of Existing Open Space
		Nursing Care	Prospective purchaser	
		Residential	Landowner	

**Table 4: Proposed Allocations Requiring a Sustainability Appraisal (identified prior to the publication of the Publication Version of the Local Plan)**

Site	Category (as identified above)	Preferred and alternative options tested through the sustainability appraisal (green highlight indicates preferred option)	Organisation/ Individual that Suggested the Option for Testing <sup>3</sup>	Local Plan Policy Which has Incorporated the Preferred Option
Alver Valley Visitor Centre	B&C	Develop gateway facilities to support the Country Park at Grange Farm	Local Planning Authority	Policy LP8: Alver Valley
		Develop gateway facilities to support the Country Park at the Alver Meadow	Local Resident	
Wych Lane/Fareham Road Junction	B	Junction improvements	Highways Agency	LP21: Improving Transport Infrastructure
		Maintain existing junction layout		
Land at Fareham Road	B	Gypsy and Traveller site	Local Planning Authority	Policy LP26: Gypsies, Travellers and Travelling Showpeople
		No designation for a Gypsy and Traveller site	Local Planning Authority	

<sup>3</sup>NB – suggestions by the Local Planning Authority (LPA) include those purely for testing different scenarios.

**Table 5: Sites Not Requiring a Sustainability Appraisal**

Site	Category (as identified above)	Proposed uses	Organisation/ Individual that Suggested the Continued Use (where applicable)
<b>Sites within Regeneration Areas</b>			
Rowner Regeneration Area			
Davenport Close	E	Residential development with a small amount of built leisure was granted in permission in May 2010 and has since expired. A new proposal consisting of residential development is currently pending consideration.	n/a
Rowner Renewal (Alver Village)	E	Residential with a new supermarket and other retail use (planning permission)	n/a
<b>Sites outside of the Regeneration Areas</b>			
Alverstoke Junior School sports field and Alverstoke Lawn Tennis and Squash Club	D	Open space and community facility (local amenity group)	Local Amenity Group
Camp Road	E	Residential (planning permission)	n/a
Cherque Farm (Twyford Drive)	F	Community Use - the site has planning permission as a car park serving a community hall, and therefore potential still exists for the development of an additional community building on the car park site.	Local Planning Authority
Fort Gilkicker	E	Residential (planning permission)	n/a
Gosport Leisure Park	E	Leisure (planning permission)	n/a
Haslar Marina	F	Proposed extension to existing marina. It is considered that as marinas are not to be shown on the Policies Map, this issue would be covered by the appraisal of Policy LP19	Marina Operator
HMS Sultan Sports Ground	D	Open space	Local Amenity Group
Jamaica Place	E	Residential (planning permission)	n/a

Site	Category (as identified above)	Proposed uses	Organisation/ Individual that Suggested the Continued Use (where applicable)
Little Anglesey Road allotments	D	Allotments	Local Amenity Group
Magister Drive	E	Residential Open space (Part)	Local Planning Authority
Monckton Sports Field	D	Open space (local amenity group)	Local Amenity Group
Royal Clarence Yard	E	Residential (outline consent for residential)	n/a
St Vincent College	D	Education (education provider)	Education Provider
Civil Defence Control Centre (former Air Raid Precautions Report Centre), The Avenue	F	Since the original enquiry (in 2008) to convert to residential, the site is now used for storage in connection with a local museum.	Hampshire County Council (landowner)

As a result of the sustainability appraisal process not all the sites have been included in Policies LP4-LP9E or identified for the use proposed by the stakeholder.

### Format of site appraisals

Each site identified in Tables 1 to 3 have been fully appraised. The appraisal is structured in the following way:

- Part 1: Site Profile- preliminary considerations - this is a desktop study of potential constraints and issues which may affect the suitability of the site for development. It should be noted that there is no site profile for the Spatial Strategy because this will cover the entire Borough.
- Part 2: Consideration of Options – a consideration of an initial set of broad options that were developed has been undertaken for the Spatial Strategy and Regeneration Areas where appropriate. A more detailed consideration of options that were developed for particular parts of Regeneration Areas has also been undertaken where specific site allocations have been identified. A consideration of options that were developed for a number of site allocations located outside of the identified Regeneration Areas has also been undertaken (Stage B2 of the SA Process).
- Part 3: Sustainability Appraisal findings - the options for the Spatial Strategy, Regeneration Areas and site allocations have been subject to a broad assessment against the sustainability objectives and detailed decision making criteria of the SA framework<sup>4</sup> as identified in Appendix 1 of the main SA Report. (Stage B3 of the SA process).

<sup>4</sup> The SA Framework was revised to take account of 29 rather than 30 sustainability objectives in the lead up to the SA of policies published in the draft Local Plan (December 2012). This followed the deletion of SO15 'to improve the social and environmental performance of the economy' and its associated decision making criteria. Amendments were also made to SO5 'to encourage a sense of community identity and improve the quality of where people live' through the deletion of some of the decision-making criteria. These changes were made since it was considered that they could not be effectively applied to the consideration of planning issues for each of the assessed Local Plan policies.

- Part 4: GBC Preferred Options - this is based on the three previous sections and informs the Spatial Strategy, Regeneration Areas and allocations in the Local Plan (Stage B4 of the SA Process).
- Part 5: Mitigating Adverse Effects and Maximising Beneficial Effects – a consideration of these is provided for each of the preferred options identified for the Spatial Strategy, Regeneration Areas and allocations. This has helped to minimise any uncertain and/or negative effects of the preferred options and to make them as sustainable as possible (Stage B5 of the SA Process).

## **Assessment of the Preferred Options**

The assessment of options included within this document consists of the following;

**Assessment of Options for the Spatial Strategy (page 10):** This has been an iterative process whereby the assessment was undertaken to support the now superseded Core Strategy. It is important to note that the options were generally broad whereby it was not possible to make a detailed assessment of effects at this earlier stage of the process. The finding of this assessment and resulting preferred options provided a platform for developing Policy CS3 that was initially published in the Core Strategy (September 2009). It has also subsequently helped to inform Policy LP3 that has been published in the Draft Local Plan (December 2012) and the Publication Local Plan (July 2014).

**Assessment of options for the Regeneration Areas (page 28):** This has also been an iterative process whereby the assessments were undertaken to support the now superseded Core Strategy. It is also important to note that these options were generally broad in terms of the potential uses that were being assessed whereby it was not possible to make a detailed assessment of effects at this earlier stage of the process. The findings of these assessments and resulting preferred options provided a platform for developing Policies CS6-C11 that were initially published in the Core Strategy (September 2009). They have also subsequently helped to inform Policies LP4-LP8 that have been published in the Draft Local Plan (December 2012) and Publication Local Plan (July 2014).

**Assessment of options for the Site Allocations outside of Regeneration Areas (page 180):** The site allocations were not considered at the Core Strategy stage but were included in the Draft Local Plan (December 2012). The findings of these assessments and resulting preferred options provided a platform for developing Policies LP9A-LP9D in the Draft Local Plan (December 2012) and subsequently helped to inform Policies LP9A-LP9E that have been published in the Publication Local Plan (July 2014).

**Assessment of options for Site Allocations following consultation on the Draft Local Plan (page 345):** A number of additional sites were assessed following a consideration of the responses to consultation on the Draft Local Plan (December 2012). The findings of these assessments and resulting preferred options arising for these sites have helped to further inform a number of existing policies that have been published in the Publication Local Plan (July 2014).

# **PROPOSED OPTIONS FOR THE SPATIAL STRATEGY REQUIRING A SUSTAINABILITY APPRAISAL**

(Identified prior to the publication of the Core Strategy:  
Preferred Options September 2009)

## PART 1: SITE PROFILE FOR SPATIAL STRATEGY

It is important to consider that it is not appropriate to provide a site profile for the Spatial Strategy since this would cover the whole Borough rather than a specific site.

## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR SPATIAL STRATEGY

<ul style="list-style-type: none"> <li> <b>Option 1: Employment-led regeneration of brownfield sites</b>            This option would pursue an employment-led strategy with future development opportunities prioritising on the provision of additional employment land. Residential use and a mixture of other uses would also be provided but to a lesser extent in comparison to Option 2.         </li> <li> <b>Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites</b>            This option would pursue a mixed-use approach to future development opportunities within the Borough but with a greater amount of residential and other uses in comparison to Option 1. This option assumes that the level of housing provision would be over and above the 2,500 dwelling requirement.         </li> <li> <b>Option 3: Gosport as a dormitory town</b>            This option would pursue a laissez-faire market approach to future development within the Borough with it being considered that residential use would be prioritised over a mix of uses. This option assumes that up to 4,000 net additional dwellings would be provided.         </li> </ul>
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## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR THE SPATIAL STRATEGY

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<i>Theme</i>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
<b>Transport and Accessibility</b>				
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>				
Will it reduce traffic volumes and congestion?	+	+	--/?	<b>Comment:</b> It is considered that both Options 1 and 2 could help to reduce traffic volumes, congestion and traffic related air and noise pollution. This is because of the employment-led strategy that would be pursued under both options whereby working opportunities and a range of services
Will it reduce road traffic accidents?	?	?	?	
Will there be an increase in traffic related air	+	+	--/?	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
<p>pollution?</p> <p>Will there be an increase in traffic related noise pollution?</p>	+	+	--/?	<p>would be located within close proximity to residents.</p> <p>Option 3 would be the most likely to have a negative impact upon the effects of additional traffic generation within the Borough. This is because it assumes residential growth without any significant increase in jobs. This option would therefore mean that there may be a potential increase in car trips, particularly to employment opportunities outside of the Borough.</p>
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking</b>				
<p>Will it increase the proportion of journeys using modes other than the car?</p>	+	+	--/?	<p><b>Comment:</b> It is considered that both Options 1 and 2 could help to increase the proportion of journeys using modes other than the car. This is because of the employment-led strategy that would be pursued under both options whereby working opportunities and a range of services would be located within close proximity to residents.</p> <p>Option 3 would be the most likely to have a negative impact upon increasing the proportion of journeys using modes other than the car within the Borough. This is because it assumes residential growth without any significant increase in jobs. This option would therefore mean that there may be a potential increase in car trips, particularly to employment opportunities outside of the Borough.</p>
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities.</b>				
<p>Will it improve accessibility to local services?</p>	+	+	--/?	<p><b>Comment:</b> It is considered that both Options 1 and 2 could help to improve accessibility to local services. This is because of the employment-led strategy that would be pursued under both options whereby working opportunities and a range of services would be located within close proximity</p>

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
				to residents.  It is uncertain as to whether Option 3 would have an impact upon improving accessibility to local services since it would not result in the creation of a significant amount of new employment floorspace therefore meaning that there would be no increased accessibility to employment opportunities. Furthermore, this approach would not adequately provide for a range of other services.
<b>SO4: To improve accessibility for those most in need.</b>				
Will it make access more affordable?	+	+	-/?	<b>Comment:</b> It is considered that both Options 1 and 2 could help to make access more affordable and easier for those without a car. This is because of the employment-led strategy that would be pursued under both options whereby working opportunities and a range of services would be located within close proximity to residents.  It is uncertain as to whether Option 3 would have an impact upon making access more affordable and easier for those without a car since it would not result in the creation of new employment floorspace therefore meaning that there would be no increased accessibility to employment opportunities. Furthermore, Option 3 may not adequately provide for a range of services and facilities which would allow for more affordable access.
Will it make access easier for those without a car?	+	+	-/?	
<b>Community Activity and Neighbourhoods</b>				
<b>SO5: To encourage a sense of community identity and improve the quality of where people live.</b>				
Will it encourage engagement in community activities?	o	o	o	<b>Comment:</b> It is likely that each of the spatial options could help to improve the level of investment in key community services. This could particularly be the case in respect of Options 1 and 2 because of the
Will it increase the ability of people to influence	o	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
decisions?				
Will it improve ethnic relations?	o	o	o	mixture of uses that could be developed. It is also considered to be likely that Options 1 and 2 and the approach of regenerating existing brownfield sites would help to improve the satisfaction of people with their neighbourhoods as places to live. However, it is less certain as to whether residents would have positive views about a dormitory town approach being pursued.
Will it improve the level of investment in key community services?	++	++	?/+	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	++	?	
<b>Crime and Disorder</b>				
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour.</b>				
Will it reduce actual levels of crime?	o	o	o	<b>Comment:</b> It is not known at this stage as to whether each of the spatial options that could be pursued would help to reduce crime, the fear of crime and noise related levels and concerns.
Will it reduce the fear of crime?	o	o	o	
Will it reduce actual noise levels?	o	o	o	
Will it reduce noise concerns?	o	o	o	
<b>Poverty and Deprivation</b>				
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.</b>				
Will it reduce poverty and social exclusion in those areas most affected?	++	++	?/+	<b>Comment:</b> The provision of a significant amount of employment floorspace under Options 1 and 2 over the period of the Core Strategy could help towards providing a range of local employment opportunities within the Borough. This could have direct benefits for those who may experience poverty and social exclusion particularly in those areas most affected. This could also be possible under Option 3 if a range of housing opportunities are provided.
<b>Health</b>				
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
Will it reduce health inequalities in those areas most affected?	o	o	o	<b>Comment:</b> It is not known at this stage as to whether each of the spatial options identified would help to reduce health inequalities in those areas most affected, help to reduce death rates, help to encourage healthy lifestyles or help to improve access to high quality health facilities.
Will it reduce death rates?	o	o	o	
Will it encourage healthy lifestyles?	o	o	o	
Will it improve access to high quality, health facilities?	o	o	o	
<b>Housing</b>				
Will it reduce homelessness?	+	++	++	<b>Comment:</b> It is possible that each of the spatial options could help to reduce homelessness, increase the range and affordability of housing and increase the provision of decent homes. The possibility of reducing homelessness and increasing the range of affordable homes increases in respect of Option 2 since this would actively pursue a level of housing over and above the 2,500 dwelling requirement and even more so under Option 3 whereby up to 4,000 net additional dwellings would be provided. It is not known at this stage as to whether the homes that would be provided under each of the options would be energy efficient.
Will it increase the range and affordability of housing for all social groups?	+	++	++	
Will it increase the number of decent homes?	+	++	++	
Will it be energy efficient?	o	o	o	
<b>Education and Skills</b>				
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.</b>				
Will it improve the qualifications and skills of young people?	o	o	o	<b>Comment:</b> It is not known at this stage as to whether each of the spatial options that could be pursued would help to improve the qualifications and skills of young people and of the population overall.
Will it improve the qualifications and skills of the population overall?	o	o	o	
<b>Employment</b>				
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work.</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
Will it reduce commuting?	?/+	?/+	--	<p><b>Comment:</b> It is considered that both Options 1 and 2 could help to reduce the levels of commuting. This is because of the employment-led strategy that would be pursued under both options whereby working opportunities and a range of services would be located within close proximity to residents.</p> <p>Option 3 would be the most likely to have a negative impact upon increasing the levels of commuting. This is because it assumes residential growth without any significant increase in jobs. This option would therefore mean that there may be a potential increase in out-commuting, particularly to employment opportunities outside of the Borough.</p> <p>The provision of the significant level of employment floorspace proposed under Options 1 and 2 could also help to improve accessibility to work by public transport, walking and cycling and help towards reducing the effect of traffic congestion on the economy for the Borough's residents. However, these benefits would be unlikely under Option 3 in respect of the dormitory town approach being pursued.</p>
Will it improve accessibility to work by public transport, walking and cycling?	++	++	--/?	
Will it reduce the effect of traffic congestion on the economy?	++	++	--/?	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough.</b>				
Will it increase the skills of the local workforce?	o	o	o	<b>Comment:</b> It is not known at this stage as to whether each of the spatial options that could be pursued would help to increase the skills of the local workforce.
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.</b>				
Will it reduce unemployment overall?	+	+	o	<b>Comment:</b> It is possible that both Options 1 and 2 could provide a strong basis in helping to reduce unemployment overall, long-term unemployment and in helping to
Will it reduce long-term unemployment?	+	+	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
Will it provide job opportunities for those most in need of employment?	+	+	o	provide job opportunities for those most in need of employment. This is possible in respect of the significant amount of employment floorspace proposed in respect of these two spatial options. However, Option 3 which would be residential led under a dormitory town approach would be likely to have no impact upon reducing unemployment overall, long term unemployment or in providing job opportunities for those most in need of employment. However, it is not known at this stage as to whether Options 1 and 2 would help to increase earnings. This would depend upon the type of employment opportunities that would be created.
Will it help to improve earnings?	o	o	o	
<b>Economy</b>				
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough.</b>				
Will it make use of previously developed land?	++	++	o	<b>Comment:</b> Both Options 1 and 2 would be likely to help make use of previously developed land in respect of providing for new employment development within the Borough over the period of the Core Strategy. However, this would not be the case in respect of Option 3 which would pursue a dormitory town led approach.  The provision of a significant amount of new employment floorspace within the Borough under Options 1 and 2 would also be likely to have a beneficial impact upon improving business development and enhancing competitiveness and in improving the resilience of business and the economy. The provision of a significant amount of new employment floorspace could also be beneficial and act as a catalyst for the development of key sectors and clusters. However, Option 3 would result in a minimal if any provision of new employment
Will it improve business development and enhance competitiveness?	++	++	o	
Will it improve the resilience of business and the economy?	++	++	o	
Will it promote growth in key sectors and clusters?	+	+	o	
Will it make land and property available for business development?	++	++	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
				<p>floorspace therefore meaning that it would not make use of previously developed land in respect of providing for new employment development within the Borough. Furthermore, this option would also have no impact upon improving business development and enhancing competitiveness, improving the resilience of the economy or with promoting key sectors and clusters.</p> <p>It is likely that Options 1 and 2 could help to make land and property available for business development in respect of the significant amount of new employment floorspace proposed. Again, this would not be the case in respect of Option 3 due to the dormitory town led approach that is proposed.</p>
<b>SO15: To improve the social and environmental performance of the economy.</b>				
Will it encourage ethical trading?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>Comment:</b> n/a
Will it encourage good employee relation and management practices?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
<b>SO16: To encourage the development of a buoyant, sustainable tourism sector.</b>				
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>Comment:</b> It is not known at this stage as to whether Options 1 and 2 would help towards positively contributing to the local tourism industry and improving the image of the Borough as a destination. However, there could be potential positive effects upon this in respect of pursuing Options 1 and 2. This is because the mixture of uses that would be developed could potentially include a provision of these facilities.
Town and Local Centres				
<b>SO17: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres.</b>				
Will it improve the accessibility to, and quality of, shopping facilities?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>Comment:</b> It is not known at this stage as to whether Options 1 and 2 would help to contribute towards improving



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
Will it improve accessibility to and quality of other town or local centre uses?	o	o	?	accessibility to and the quality of shopping facilities and other town and local centre uses and upon improving the vitality and viability of key centres. However, there could be potential positive effects upon this in respect of pursuing Options 1 and 2. This is because the mixture of uses that would be developed could potentially include a provision of these facilities. However, it is uncertain as to whether any retail floorspace would be built at all in respect of Option 3.
Will it improve the vitality and viability of centres?	o	o	?	
<b>Leisure and Culture</b>				
<b>SO18: To improve the quality and accessibility of leisure and cultural opportunities within the Borough.</b>				
Will it improve the range of sporting facilities in the Borough?	o	o	o	<b>Comment:</b> It is not known at this stage as to whether Options 1 and 2 would help to improve the range of sporting and cultural facilities in the Borough. However, there could be potential positive effects upon this in respect of pursuing Options 1 and 2. This is because the mixture of uses that would be developed could potentially include a provision of these facilities.
Will it improve the range of cultural facilities in the Borough?	o	o	o	
<b>Open Space, Coast and Harbour</b>				
<b>SO19: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour.</b>				
Will it protect or enhance the Borough's network of greenspace?	+	+	?	<b>Comment:</b> The protection and enhancement of the Borough's existing open space under Options 1 and 2 is considered to be particularly likely due to the approach in regenerating brownfield sites that would be pursued. However, this would be less certain under Option 3 in relation to pursuing the dormitory town approach whereby a higher level of residential development would be pursued.  It is not known at this stage as to whether each of the options that could be pursued would help towards protecting and enhancing the quality of the Borough's coast and harbour
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	o	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
				frontage and towards maintaining and improving public access to the Borough's coast and harbour frontage.
<b>Biodiversity and Geology</b>				
<b>SO20: To conserve and enhance the Borough's biodiversity and geological assets.</b>				
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether each of the spatial options identified would help to conserve and enhance the Borough's biodiversity and geological assets. Much would depend upon the location and proximity of this new development to such sensitive designations. Furthermore, the level of development that could be pursued under each of the spatial options particularly in relation to a higher level of residential development being pursued under Option 3 could result in measures such as flood defences being implemented which could have potential impacts upon biodiversity value such as coastal squeeze.
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	?	
<b>Heritage and Design</b>				
<b>SO21: To protect and enhance the Borough's distinctive built heritage.</b>				
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?/+	?/+	?/+	<b>Comment:</b> It is considered to be uncertain as to whether each of the spatial options identified would help to protect and enhance sites, features and areas of historical, archaeological and cultural value. This would very much depend upon the proximity of any new development to the existing built heritage and its design in respect of any impacts. However, it is also possible that any new development under each of these options could be well designed or make good use of the existing built heritage within the Borough.
<b>SO22: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.</b>				
Will the design enhance the quality of the townscape?	?/+	?/+	?/+	<b>Comment:</b> It is considered to be uncertain as to whether each of the spatial options would help to enhance the quality of the townscape through

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
Will it improve the appearance of untidy areas?	?/+	?/+	?/+	good design particularly in relation to the cumulative impact of new development. However, it could also be possible that the new development that would be pursued under each of the spatial options could incorporate good design principles which would help to improve the quality of the townscape. Furthermore, it is possible that each of the spatial options that could be pursued could help to improve the appearance of untidy areas. However, it is considered to be uncertain as to whether each of the spatial options would help towards reducing crime, the fear of crime and anti-social behaviour.
Will it reduce crime, the fear of crime and anti-social behaviour?	?	?	?	
<b>Air Quality</b>				
<b>SO23: To reduce air pollution and ensure air quality continues to improve.</b>				
Will it improve air quality?	+	+	-/?	<p><b>Comment:</b> The mixture of uses that could be provided within the Borough in respect of both Options 1 and 2 could help to reduce travel (i.e. travel to work commuting distances) and associated emissions of greenhouse gases thereby resulting in potential improvements to overall air quality. This could particularly be the case if there are more opportunities to walk or cycle to work.</p> <p>The dormitory town approach of Option 3 would be less likely to contribute towards overall improvements in air quality. This is because a large number of new homes would be provided without the provision of any new significant employment floorspace. This could result in car usage being higher since these residents may have to commute to employment opportunities elsewhere. This could therefore contribute towards a higher level of greenhouse gas emissions which in turn could impact upon a deterioration in local air quality</p>

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
				standards.  Conversely, it is not known at this stage as to whether each of the spatial options would help to improve levels of air quality in respect of the levels of new development proposed, particularly in relation to the significant level of employment floorspace that could be developed under Options 1 and 2. Employment uses in particular have the potential to lower overall air quality, particularly in respect of outputs from heavy industry.
Use of Energy Resources				
SO24: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.				
Will it reduce emissions of greenhouse gases by reducing energy consumption?	+	+	-/?	<b>Comment:</b> The mixture of uses that could be provided within the Borough in respect of both Options 1 and 2 could help to reduce travel (i.e. travel to work commuting distances) and associated emissions of greenhouse gases. This could particularly be the case if there are more opportunities to walk or cycle to work.  The dormitory town approach of Option 3 would be less likely to contribute towards a reduction in greenhouse gas emissions. This is because a large number of new homes would be provided without the provision of any new significant employment floorspace. This could result in car usage being higher since these residents may have to commute to employment opportunities elsewhere which could therefore contribute towards a higher level of greenhouse gas emissions.  Conversely, it is not known at this stage as to whether each of the spatial options would help to reduce greenhouse gas emissions in respect
Will it lead to an increased proportion of energy needs being met from renewable resources?	+	+	-/?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<i>Theme</i>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
				of the levels of new development proposed, particularly in relation to the significant level of employment floorspace that could be developed under Options 1 and 2. Employment uses in particular have the potential to increase greenhouse gas emissions, particularly in respect of outputs from heavy industry.
<b>Use of Land Resources</b>				
<b>SO25: To improve efficiency in land use through the re-use of previously developed land and existing buildings.</b>				
Will it reduce the amount of derelict, degraded and underused land?	++	++	++	<b>Comment:</b> It is likely that each of the spatial options would have a direct positive impact in helping to reduce the amount of derelict, degraded and underused land and in helping to reduce the potential for derelict, degraded and underused land. It is considered that Option 2 with the higher level of both residential and employment development that would be pursued would be most likely to help reduce the potential for any increase in the amount of derelict, degraded and underused land.
<b>Water Management</b>				
<b>SO26: To maintain and improve the water quality of the Borough.</b>				
Will it improve the quality of river water?	o	o	o	<b>Comment:</b> It is not known at this stage as to whether each of the options that could be pursued would impact upon the quality of river, coastal and groundwater within the Borough.
Will it improve the quality of coastal water?	o	o	o	
Will it improve the quality of groundwater?	o	o	o	
<b>SO27: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.</b>				
Will it minimise the risk of flooding to people and property?	-/?	-/?	-/?	<b>Comment:</b> It is possible that each of the spatial options that could be pursued could result in an increased risk of flooding to people and property. For example, is uncertain as to whether the levels of development proposed under each of the spatial options would impact upon increasing

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
				the risk of surface water flooding and upon the capacity for effective surface water drainage. It should be noted that the higher levels of residential development that would be pursued under Options 2 and 3 would be likely to result in a higher risk of flooding to people particularly in respect of housing being classed as a more vulnerable land use in relation to flood risk. The significant levels of both residential and employment development that would be pursued under Option 2 would be likely to have the most significant impact upon increasing the risk of surface water flooding and upon the capacity for effective surface water drainage.
<b>SO28: To provide for sustainable sources of water supply.</b>				
Will it reduce water consumption?	--	--	--	<b>Comment:</b> It is likely that each of the spatial options that could be pursued could result in an increase in overall water consumption over the period of the Core Strategy. However, the combined higher level of both residential and employment development that would be pursued under Option 2 would be most likely to impact upon increasing the overall level of water consumption therefore placing significant extra demand upon water infrastructure providers.
<b>Waste Management</b>				
<b>SO29: To reduce waste generation and disposal, and achieve the sustainable management of waste.</b>				
Will it lead to reduced consumption of materials and resources?	-/?	--/?	-/?	<b>Comment:</b> It is considered unlikely as to whether each of the spatial options proposed would lead to a reduced consumption of materials and resources particularly in relation to the significant levels of new employment floorspace proposed under Options 1 and 2. The additional residential development proposed under Option 2 would be likely to have an even greater impact upon increasing the overall
Will it reduce household waste?	-	--	--	
Will it increase waste recovery and recycling?	o	o	o	
Will it reduce hazardous	?	?	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
waste?				consumption of materials and resources.
Will it reduce waste in the construction industry?	--/?	--/?	-/?	It is considered to be unlikely as to whether each of the spatial options would lead to a reduction in household waste since each would result in an overall increase in dwellings within the Borough. Levels of increased household waste would also be likely to be higher under Option 2 and particularly Option 3 due to the dormitory town approach that would be pursued. However, it is not known at this stage as to whether each of the spatial options that could be pursued would be unlikely to result in an increase in recovery and recycling.
Will it reduce commercial and industrial waste?	--	--	?	It is not known at this stage as to whether each of the spatial options would lead to a reduction in hazardous waste This is because it is largely uncertain as to whether any of the employment opportunities that could arise under Options 1 and 2 would incur hazardous outputs. Levels of waste arising from the construction industry could be potentially higher under Option 1 due to the higher levels of employment floorspace that could be developed and under Option 2 in respect of both the higher level of employment and residential development that could be pursued.
				It is considered to be extremely unlikely as to whether Options 1 and 2 would help towards reducing the amount of commercial and industrial waste in relation to the significant levels of employment floorspace that could be developed.
<b>Consumption of other natural resources</b>				
<b>SO30: To reduce the global, social and environmental impact of the consumption of natural resources.</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment-led regeneration of brownfield sites	Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites	Option 3: Gosport as a dormitory town	
Will it use renewable and sustainable sourced materials?	o	o	o	<b>Comment:</b> It is not known at this stage as to whether each of the options that could be pursued would help to make use of renewable and sustainable sourced materials and locally produced materials.
Will it use locally produced materials?	o	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR SPATIAL STRATEGY

<b>Conclusion Appraisal</b>	of	The preferred option has been based on the assessment of options in Part 3 which shows that the employment-led regeneration of brownfield sites under Option 1 and the employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites under Option 2 would have the similarly high number of net positive effects. However, the dormitory town approach under Option 3 would have a net number of negative and uncertain effects.
<b>Preferred Option(s)</b>		The Borough Council has decided to take on elements of <b>Option 1: Employment-led regeneration of brownfield sites</b> and <b>Option 2: Employment-led regeneration with a greater emphasis on enabling mixed-use development on key regeneration sites.</b>
<b>Justification</b>		<p>It has been considered that there is a need to provide more jobs in the Borough in order to provide a balanced community and tackle deprivation, health inequalities, out-commuting and congestion issues. Consequently the provision of employment land is a key element of the Borough's Spatial Strategy. The employment land will be required to offer a range of premises to meet a variety of business needs including existing clusters such as aviation, aerospace, marine industries and advanced manufacturing as well as emerging sectors.</p> <p>In addition to employment uses, brownfield sites will also be required to deliver sufficient housing as well as retail, leisure and community facilities for local residents. It will also be necessary to protect and enhance the quality of the local environment to ensure the Borough remains a place where people wish to live, work and invest.</p> <p>In order to deliver the Spatial Strategy a number of</p>



	<p>'Regeneration Areas' have been identified, which will be integral for delivering the overall strategy. These include a number of major development sites which are all brownfield sites and will play a major role in regenerating the Borough providing a range of uses.</p> <p>In addition there are other areas within the regeneration areas where the Borough Council considers it important to provide a policy framework to guide the form of future development, should these sites be released whilst acknowledging that at this stage there is little detail of the quantum and type of development.</p>
<b>Recommendation – with regard to Local Plan</b>	<b>The Regeneration Area policies should incorporate the principles of Options 1 and 2 which will help to shape the Spatial Strategy in planning for future development within the Borough.</b>

## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR SPATIAL STRATEGY**

In taking on board both Options 1 and 2, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO20: Consider whether a policy or policies that could be developed could make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserving and enhancing local habitats and species diversity, and to avoiding harm to protected species.
SO27: Consider whether a policy or policies that could be developed could make specific reference to the redevelopment that could take place within the site not having an adverse impact upon an increased risk of flooding to people and property. It may also be appropriate for a policy or policies to be informed by a Strategic Flood Risk Assessment which would help to minimise the risk of flooding to people and property.
SO28: Consider whether a policy or policies that could be developed could make reference to minimising water consumption.
SO29: Consider whether a policy or policies that could be developed could make reference to ensuring waste related issues arising from new development proposals are appropriately dealt with.

<b>Maximising Beneficial Effects</b>
SO13: Consider whether a policy or policies that would be developed could include reference to increasing overall earnings by matching skills with appropriate employment opportunities.
SO21: Consider whether a policy or policies that would be developed could help to ensure that proposals for new development take opportunities to enhance the existing built heritage.
SO22: Consider whether a policy or policies that would be developed could include reference to ensuring that new development will be well designed.



# **PROPOSED REGENERATION AREAS REQUIRING A SUSTAINABILITY APPRAISAL**

(Identified prior to the publication of the Core Strategy:  
Preferred Options September 2009)

It is important to consider that the appraisal of the following sites was undertaken at a set time (2009) and consequently, some of the information on site characteristics has since been updated.

# GOSPORT WATERFRONT AND TOWN CENTRE REGENERATION AREA (INFORMS POLICY LP4: THE GOSPORT WATERFRONT AND TOWN CENTRE)

## Introduction

This Regeneration Area is made up of two distinct areas: Gosport Town Centre and Gosport Waterfront, the latter of which has the potential to be a major area for redevelopment. The Council has considered a number of broad development options for both of these areas. The redevelopment of Barclay House wasn't envisaged at the time of preparing the Core Strategy and has since been identified as an allocation within the Gosport Town Centre part of the Regeneration Area. The detailed appraisal of options for the Barclay House is included on pages 143 to 154 under the Proposed Allocations Requiring a Sustainability Appraisal Section of this document.

## GOSPORT WATERFRONT

### PART 1: SITE PROFILE – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Gosport Waterfront
<b>Address</b>	Mumby Road, Quay Lane and Harbour Road
<b>Ward</b>	Town
<b>Area</b>	10.76ha
<b>Current use</b>	<p>Incorporates a mixture of uses. Includes Gosport Bus Station, Falkland Gardens, Endeavour Quay (predominantly B1 workshop type uses), Gosport Marina, Mumby Road Industrial Estate, Charles House area (residential, marine related businesses, restaurant) other industrial and office units. It also includes a lorry park.</p> <p>It also includes an MoD owned site known as the Royal Clarence Yard Retained Area which includes facilities used by Oil and Pipelines Agency (a Government agency).</p>
<b>Adjacent uses</b>	<p>There are a number of sites within the Waterfront area that have been developed which are outside the allocated site. These include the, the Quarterdeck and Rope Quays residential blocks, the Royal Engineers Mews residential site and the Waterside Medical Centre.</p> <p>Gosport Town Centre is located to the south and west of Mumby Road. Residential areas such as St George Barracks South and the Seahorse Walk area are also located within nearby proximity to the south of Mumby Road. There are also residential areas south of the bus station. To the north of the allocation is the mixed use site known as Royal Clarence Yard which has largely been completed and includes mainly residential development as well as employment and commercial uses.</p>
<b>Brownfield/greenfield?</b>	Brownfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	<ul style="list-style-type: none"> <li>• New South Store (II)- RCY Retained Area</li> <li>• Tank Store and attached Steam Fire Engine House (II)</li> </ul>

	<ul style="list-style-type: none"> <li>– RCY Retained Area</li> <li>• Southern Boundary Wall of Royal Clarence Yard (II)</li> <li>• Boundary rails to the Royal Clarence Yard at its southern end abutting Weevil Lane (II)</li> </ul> <p>The site may also affect the setting of other Listed Buildings such as The Cooperage (Royal Clarence Yard)</p>
Local list	<p>Harbour Road: The Old School, Clarence Square</p> <p>Mumby Road: Remains of De Gomme Fortifications (former Umöe Schat Harding site); Solent Marine Services; The Castle Tavern PH</p> <p>The site is adjacent the Harbour Tower, Trinity Green</p>
Historic Park	<p>None within site</p> <p>Flagstaff Green in Royal Clarence Yard is within 50 metres of the retained area.</p>
Local historic park	None
Scheduled ancient monument	None
Archaeology	<p>Site has significant archaeological potential including the remains of Fort Charles and other fortifications</p> <p><b>Within or adjacent</b></p>
Conservation Area	<p>RCY Retained Area with the Royal Clarence Yard Conservation Area</p> <p>It is adjacent the following:</p> <p>High Street Conservation Area; St George Barracks North Conservation Area; St George Barracks South</p>
Special Character Area	No
<p><b>Design considerations</b></p> <p>Design considerations will be a key factor in proposals being permitted. Considerations include:</p> <ul style="list-style-type: none"> <li>• Gosport Waterfront occupies a prominent location on the frontage of the historic Portsmouth Harbour and is a key gateway into the town.</li> <li>• Need to retain significant open space/civic space on the waterfront</li> <li>• Need to retain views of Harbour from High Street</li> <li>• Proximity of the High Street Conservation Area and the potential impact on other adjacent Conservation Areas including</li> <li>• Presence of nationally and locally important historic buildings and archaeology</li> <li>• Location and design of a new transport interchange</li> <li>• Design of tall buildings need to be in appropriate locations and scale.</li> </ul>	
Nature conservation	<p><b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b></p>
SPA/SAC/Ramsar	<p>Part of the Retained Area site is located within 150 metres from the Portsmouth Harbour SPA and Ramsar designations. Proposals will need to be considered in combination with other developments and how these may affect the wider network of</p>

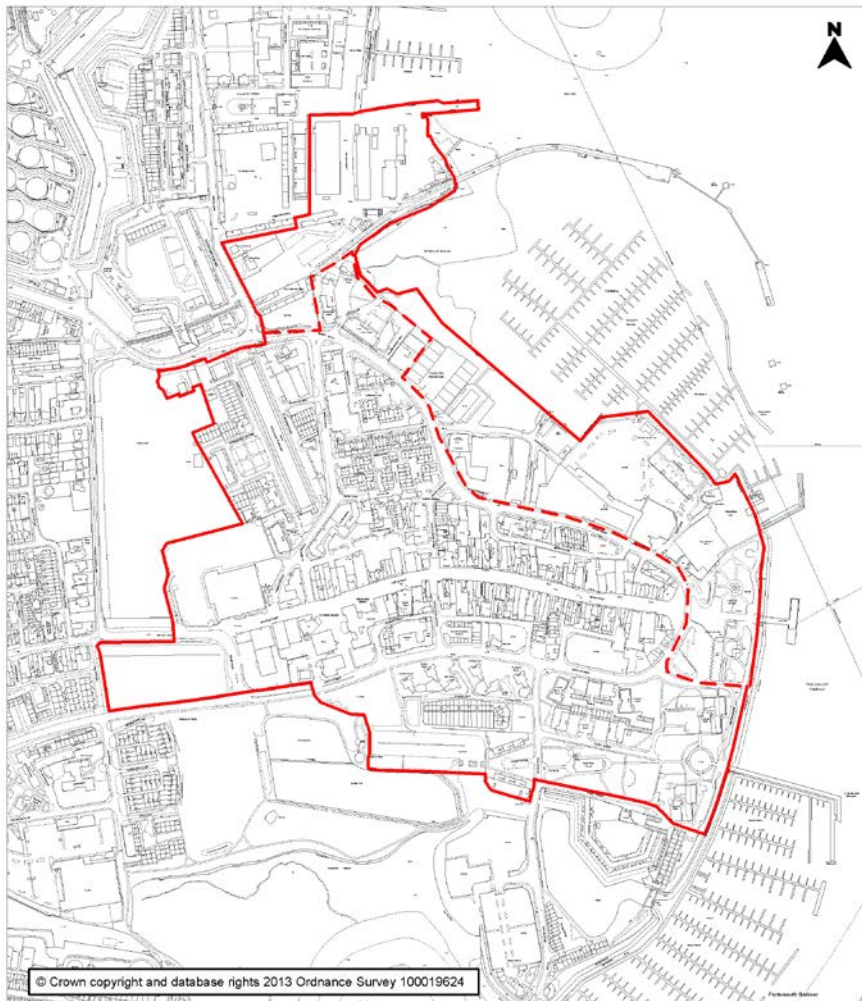
	European sites.
SSSI	Part of the Retained Area site is located within 150 metres from the Portsmouth Harbour SSSI. The Bus Station site is approximately 50 metres from part of the same SSSI which has been developed by Haslar Marina.
SINCs	Part of site is located approximately 150 metres of a Site of Local Nature Conservation Importance which covers Arden Park which is a Brent Goose feeding site (an identified important feature of the Portsmouth Harbour SPA).  Within 300 metres of the Ramparts Moat SINC.
LNR	None
Known protected species	Very urbanised site. Further investigations will be required (for example bats)
Known BAP target species	Very urbanised site. Further investigations will be required
Any natural features of note (established trees, woods, ponds, hedges etc.)	Coastal fringe habitats (such as rocks associated with flood defences)
<b>Contamination</b>  Consider previous uses, any known studies etc.	Contamination issues to consider- historical and currently industrial uses including marine-related uses.  There may also be contamination associated with the Bus Station site.  Further investigation will be required.
<b>Flood risk</b>	Much of Gosport Waterfront is located within Flood Zones 2 and 3.  Work has been undertaken as part of a Strategic Flood Risk Assessment to demonstrate that this is an exception site in terms of flood risk. It will be necessary to ensure that any potential flood risk from tidal flooding is minimised through a range of measures including located less vulnerable uses in the higher risk flood areas and ensuring more vulnerable uses are at higher ground levels. There will also be a need to some flood defence works and other associated measures.  Further areas affected over the next 100 years
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	No known issues at this stage
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	No known issues at this stage
<b>Safeguarded Area</b>	No
<b>Amenity</b> -particularly residential- compatibility	Issues include:

<p>of proposed and existing uses-noise, smell, overlooking etc.</p>	<p>how the design of buildings will impact upon existing residential buildings on the Waterfront;</p> <p>the relationship of proposed uses with existing and other proposed uses;</p>
<p><b>Any open space?</b></p>	<p>Falkland Gardens is designated as Existing Open Space under Policy R/OS4</p> <p>Millennium Promenade is an important waterside walk- it will be desirable to extend this provision.</p>
<p><b>Included as part of any other designations</b> (policies in the current adopted Local Plan)</p>	<p>Within the Urban Area Boundary (R/DP1)</p> <p>Mixed Use Allocation (R/DP4)</p> <p>Land allocated for Employment Use as part of a Mixed-use Development (R/EMP2)</p> <p>Existing Community and Health Facilities (R/CF1)</p> <p>Area at Risk of Flooding (R/DP1 and R/CH1)</p> <p>Coastal Zone Policy Area (to the north of Mumby Road) (R/CH1)</p> <p>Locally Listed Buildings (R/BH5)</p> <p>Existing Open Space (R/OS4) (Falkland Gardens)</p> <p>Existing Car Parks (R/T12)</p> <p>Existing Marina Piled and Swing Mooring Areas (R/CH5)</p>
<p><b>Accessibility</b></p> <ul style="list-style-type: none"> <li>- public transport (see plan)</li> <li>- local/ town centre</li> <li>- other facilities in proximity</li> </ul>	<p><b>Proximity of Town/Local centre</b></p> <p>Gosport Town Centre which also forms part of the wider Regeneration Area is located within close proximity</p> <p><b>Other facilities nearby</b></p> <p>Royal Clarence Yard and St George Barracks South are mixed use sites which provide for a variety of services and facilities within nearby proximity.</p> <p><b>Public transport accessibility</b></p> <p>Gosport Bus Station and Gosport Ferry are located within Gosport Waterfront which therefore makes this the most accessible part of the Borough in terms of accessibility to public transport services. A number of other bus stops are located within the Town Centre. There is also a designated area for cycle parking within close proximity to Gosport Bus Station and Gosport Ferry. Portsmouth Harbour Railway Station is also located in close proximity to the Gosport Ferry stop in Portsmouth Harbour.</p>
<p><b>Road access-</b></p>	<p>Gosport Waterfront is physically separated from Gosport Town</p>

availability, safety	Centre by Mumby Road. Linkages to and from each of these areas may need to be improved, particularly in terms of road safety for pedestrians if Gosport Waterfront is to be comprehensively redeveloped over the longer term period.
<b>Parking</b>	<p>There is parking associated with existing uses on the site including the residential blocks (Rope Quays, Quarterdeck), the marina, GPs surgery and employment uses. Some of this existing parking may be lost as sites are redeveloped and consequently there will be need to some re-provision as part of new developments</p> <p>It is proposed that the existing lorry park will be developed.</p> <p>There is on-street parking in the vicinity and a number of smaller public car parks on this edge of the Town Centre with large car parks on the south site of the High Street.</p> <p>It will be necessary to consider a car parking strategy for the site</p>
<b>Potential for improving pedestrian/cycling network?</b>	Improvements could particularly be made to the pedestrian and cycle network in relation to any wider comprehensive redevelopment of Gosport Bus Station. Pedestrian and cycle linkages between Gosport Town Centre and Gosport Waterfront to the north of Mumby Road could also be explored.
<b>Comprehensive development issues</b>	<p>There are physical constraints such as flood risk that will need to be resolved in order to allow for the comprehensive redevelopment of Gosport Waterfront.</p> <p>The phasing of development will need to ensure that the development of later phases is not unduly affected by earlier phases. Issues relating the release of Royal Clarence Yard Retained Area.</p> <p>Concern that due to delays there will be an element of piecemeal development.</p>
<b>Any known infrastructure issues?</b>	<p>Need to protect access to deep water access and associated marine facilities (lifting crane, slipways, etc.). Access to deep water is a finite resource and has been identified by the Solent Waterfront Strategy as being crucial in maintaining and enhancing the important marine sector both in Gosport and the Solent as a whole. There is access to deep water at the Endeavour Quay, the Retained Area at Royal Clarence Yard</p> <p>Flood Management measures will be a key aspect to the successful development of this site</p> <p>The provision of new homes through the redevelopment of Gosport Waterfront will increase pressure on existing transport infrastructure. However, it has already been stated that Gosport Waterfront is located in the most accessible part of the Borough in terms of links to public transport infrastructure.</p> <p>Any regeneration likely to take place will also increase pressures upon the utilities infrastructure including sewerage</p>

	capacity.
<b>Any deliverability issues (land accessibility, issues etc.)?</b>	<p><b>known issues</b> (land ownership, viability issues etc.)?</p> <p>Viability will be an issue particularly in relation to the need for flood management measures, contamination, land clearance of existing unsuitable buildings and any unstable land remediation.</p> <p>Other issues relating to the presence of Listed buildings will be an issue as well nature conservation matters.</p> <p>There are issues relating to land ownership particularly relating to the timing of the MoD release of the Retained Area at Royal Clarence Yard for redevelopment. If so arrangements to secure access to the MoD oil pipeline facilities will need to be secured.</p> <p>The type, scale and order of development will be linked to the availability of the MoD land at the Retained Area. In order to use other parts of the Waterfront for a variety of uses (retail. Commercial residential) it will be necessary to relocate various marine uses to the Retained Area because of its deep water facilities.</p>
<b>Other issues/comments</b>	None

### Map of Gosport Waterfront



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR GOSPORT WATERFRONT

- **Option 1: Maximise employment with retail/leisure and residential**

Mix of uses including employment uses; retail and other town centre uses such as bars and restaurants, hotel, leisure and community; residential uses; and transport interchange.

- It is considered that industrial use with a focus on the marine sector would make the best use of the deep water access and associated facilities. This sector has a strong presence in Gosport and the Solent as a whole and therefore it is aimed to build on these strengths.
- Office employment uses may also be appropriate
- In addition it is considered appropriate to redevelop parts of the site for retail and commercial development including a number of town centre uses given its proximity to the Town Centre. Such facilities would complement the Town Centre and due to its attractive setting has the potential to claw-back expenditure being lost to other areas and help revitalise the Town Centre as a whole. Office employment uses may also be appropriate.
- Residential uses will help make the site viable for development and contribute to the housing supply and contribute to the vitality of the Waterfront and Town Centre area.
- Transport Interchange

- **Option 2: Maximise residential with a small element of retail/leisure and employment**

- This option would largely make the waterfront a residential site with a small element of retail and leisure with some employment uses. This could potentially result in the loss of certain employment uses on the site including established marine uses.

- **Option 3: Continue as present (existing uses)**

- This includes the continuance of existing employment uses with no or little intensification of development with some scope for piecemeal development to take place.



## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR GOSPORT WATERFRONT

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<i>Theme</i>				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise retail/leisure employment with a small element of residential and	Option 3: Continue as present (existing uses)	<ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
<i>Transport and Accessibility</i>				
SO1: To reduce the need to travel and to reduce the effects of traffic on local communities				
Will it reduce traffic volumes and congestion?	?/+	?	?	<p><b>Comment:</b> It is possible that Option 1 in particular could help to reduce traffic volumes and congestion and traffic related air and noise pollution in respect of the mixed use development that would be proposed. This approach could potentially reduce traffic volumes and congestion and traffic related air and noise pollution within the immediate area of Gosport Waterfront.</p> <p>However, it could also be considered to be uncertain as to whether Option 2 which would pursue a greater amount of residential development would result in these benefits. This is because ultimately, the workplace of these new residents may not be within the Borough or within walking distance.</p> <p>It is uncertain as to whether leaving the Waterfront as it is in respect of Option 3 would have any impacts upon reducing traffic volumes and congestion and traffic related air and noise pollution.</p>
Will it reduce road traffic accidents?	?	?	?	
Will there be an increase in traffic related air pollution?	?/+	?	?	
Will there be an increase in traffic related noise pollution?	?/+	?	?	
SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking				
Will it increase the proportion of journeys using modes other than the car?	++	?/+	o	<p><b>Comment:</b> It is possible that Option 1 could provide the greatest potential for increasing the proportion of journeys using modes other than the car particularly as the site is within the most accessible part of the Borough for public transport (bus station and ferry interchange). Option 1 would maximise employment development therefore providing a potential for more people to live and work within the area</p>

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise retail/leisure with a small element of residential and employment	Option 3: Continue as present (existing uses)	
				or to live within nearby proximity to these new jobs. This could therefore provide a potential to increase the proportion of journeys using modes other than the car within the immediate area of Gosport Waterfront. There may also be some potential for this to be achieved under Option 2 since this would also result in employment development but with a greater emphasis upon residential uses. This could therefore lead to a greater potential for car trips to be made by new residents at Gosport Waterfront who may work in other locations. It is uncertain as to whether leaving Gosport Waterfront as it is in respect of Option 3 would have any impacts upon increasing the proportion of journeys using modes other than the car.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities</b>				
Will it improve accessibility to local services?	++	++	o	<b>Comment:</b> It is possible that both Options 1 and 2 could help to improve accessibility to local services. This would particularly be the case in respect of Option 1 since this would maximise employment development as well as provide for leisure opportunities. These local services would be directly accessible to new residents within Gosport Waterfront. However, it is uncertain as to whether leaving Gosport Waterfront as it is in respect of Option 3 would have any impacts upon improving accessibility to local services.
<b>SO4: To improve accessibility for those most in need.</b>				
Will it make access more affordable?	++	++	o	<b>Comment:</b> It is possible that both Options 1 and 2 could help to make access more affordable and make access easier for those without a car. This would particularly be the case in respect of Option 1 since this would maximise employment development as
Will it make access easier for those without a car?	++	++	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise retail/leisure with a small element of residential and employment	Option 3: Continue as present (existing uses)	
				well as provide for leisure opportunities. These local services would be directly accessible to new residents within Gosport Waterfront therefore making access potentially more affordable and easier for those without a car. However, it is uncertain as to whether leaving Gosport Waterfront as it is in respect of Option 3 would have any impacts upon making access more affordable and easier for those without a car.
<b>Community Activity and Neighbourhoods</b>				
<b>SO5: To encourage a sense of community identity and improve the quality of where people live.</b>				
Will it encourage engagement in community activities?	?/+	?/+	o	<b>Comment:</b> It is possible that both Options 1 and 2 could help to encourage engagement in community activities. Much would depend upon whether the employment, retail and leisure uses that could be established would encourage any sort of direct engagement in community activities.  It is also likely that both Options 1 and 2 would help to improve the level of investment in key community services within Gosport Waterfront due to the mixture of uses that could be developed under these options. This would particularly be the case in respect of Option 1 with an employment-led strategy rather than a residential-led strategy within Gosport Waterfront being pursued.
Will it increase the ability of people to influence decisions?	o	o	o	
Will it improve ethnic relations?	o	o	o	
Will it improve the level of investment in key community services?	++	++	-	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	++	?	
<b>Crime and Disorder</b>				
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour.</b>				
Will it reduce actual levels of crime?	?	?/+	?	<b>Comment:</b> It is possible that both Options 1 and 2 could help to reduce actual levels of crime and a fear and any perceptions of crime within the Gosport Waterfront area. This could be possible in respect of the regeneration that could take place. For example, it
Will it reduce the fear of crime?	?	?/+	?	
Will it reduce actual noise	?	?	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise retail/leisure with a small element of residential and employment	Option 3: Continue as present (existing uses)	
levels? Will it reduce noise concerns?	?	?	o	<p>could be that residential development in this area could provide for a degree of natural surveillance therefore helping to reduce actual levels of crime and an associated fear and any perceptions of crime. However, these positive effects are outweighed by uncertainty particularly in respect of Option 1 whereby the provision of leisure uses could result in the creation of a night time economy. It is also considered to be uncertain as to whether continuing as present (existing uses) in respect of Option 3 would help to reduce actual levels of crime and a fear and any perception of crime.</p> <p>It is also uncertain in respect of pursuing either Options 1 or 2 as to whether there would be an increase in noise levels and concerns within Gosport Waterfront. This would effectively depend upon the operations of the types of employment, retail and leisure type uses that could be located here. For example, if a night time economy was to be pursued, this could lead to a potential increase in noise levels and potential noise concerns. However, leaving the Gosport Waterfront as it is would be unlikely to have any sort of impact upon current noise levels and concerns.</p>
<b>Poverty and Deprivation</b>				
<b>S07: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.</b>				
Will it reduce poverty and social exclusion in those areas most affected?	?/+	?/+	?	<p><b>Comment:</b> It is considered to be uncertain as to whether each of the spatial options that could be pursued at Gosport Waterfront would lead to a reduction in poverty and social exclusion in those areas most affected. However, it is possible that there could be the greatest potential reduction in poverty and social exclusion in respect</p>

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise residential with a small element of retail/leisure and employment	Option 3: Continue as present (existing uses)	
				of pursuing Option 1 since this would pursue an employment-led strategy potentially resulting range of job opportunities that could require a varied range of skills. This could therefore potentially help towards ensuring that there would be additional job opportunities available for those who suffer from poverty and social exclusion within the area.
Health				
SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities				
Will it reduce health inequalities in those areas most affected?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>Comment:</b> n/a
Will it reduce death rates?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Will it encourage healthy lifestyles?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Will it improve access to high quality, health facilities?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Housing				
SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.				
Will it reduce homelessness?	?/+	?/+	<input type="radio"/>	<b>Comment:</b> It is possible in respect of Option 1 and particularly so in respect of Option 2 as to whether there would be a reduction in homelessness and an increase in the range and affordability of housing for all social groups. There may be a greater potential for these issues to be tackled in respect of Option 2 due to the maximising residential led approach that would be pursued. However, there would be no impact upon any of these issues in respect of Option 3 since no residential development would be expected to take place. It is expected that Option 1 and particularly Option 2 would help to increase the number of
Will it increase the range and affordability of housing for all social groups?	?/+	?/+	<input type="radio"/>	
Will it increase the number of decent homes?	?/+	?/+	<input type="radio"/>	
Will it be energy efficient?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise residential with a small element of retail/leisure and employment	Option 3: Continue as present (existing uses)	<ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
				decent homes within the Gosport Waterfront.
Education and Skills				
SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.				
Will it improve the qualifications and skills of young people?	+	?/+	o	<b>Comment:</b> It is possible that both Options 1 and 2 that could be pursued at Gosport Waterfront would help towards improving the qualifications and skills of young people and help to improve the qualifications and skills of the population overall. This could be particularly likely under Option 1 due to the maximising employment approach that would be pursued.
Will it improve the qualifications and skills of the population overall?	+	?/+	o	
Employment				
SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work.				
Will it reduce commuting?	?/+	?	o	<b>Comment:</b> It is possible that Option 1 could provide the greatest potential for reducing commuting, improving accessibility to work by public transport, walking and cycling and for reducing the effect of traffic and congestion on the economy. This is because it would maximise employment development therefore providing a potential for more people to live and work within the area or to live within nearby proximity to these new jobs. This could therefore provide a significant potential to increase the proportion of journeys using modes other than the car within the immediate area of Gosport Waterfront. There may also be some potential for this to be achieved under Option 2 since this would also result in employment development but with a greater emphasis upon residential uses. This therefore means that there would be greater uncertainty as to whether there would be an increase in car trips made by new residents at Gosport
Will it improve accessibility to work by public transport, walking and cycling?	++	?/+	?	
Will it reduce the effect of traffic congestion on the economy?	?/+	?	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise retail/leisure with a small element of residential and employment	Option 3: Continue as present (existing uses)	
				Waterfront who may commute to work in other locations. It is uncertain as to whether leaving Gosport Waterfront as it is in respect of Option 3 would have any impacts upon increasing the proportion of journeys using modes other than the car and in reducing the effect if traffic congestion on the economy.
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough.</b>				
Will it increase the skills of the local workforce?	+	?/+	o	<b>Comment:</b> It is possible that both Options 1 and 2 that could be pursued at Gosport Waterfront would help towards increasing the skills of the local workforce. This could be particularly likely under Option 1 due to the maximising employment approach that would be pursued.
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.</b>				
Will it reduce unemployment overall?	++	+	?	<b>Comment:</b> It is possible that both Options 1 and 2 could help to reduce unemployment overall. This would particularly be the case in respect of Option 1 since this would maximise employment development. Such employment opportunities would be directly accessible to new residents within Gosport Waterfront and to those living within nearby proximity.  Furthermore, it is uncertain as to whether any of the spatial options that could be pursued would help to reduce long-term unemployment and provide job opportunities for those most in need of employment. Furthermore, it is not known at this stage as to whether each of the options would help to improve earnings in respect of the redevelopment of Gosport Waterfront.
Will it reduce long-term unemployment?	?	?	?	
Will it provide job opportunities for those most in need of employment?	?	?	?	
Will it help to improve earnings?	o	o	o	
<b>Economy</b>				
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable</b>				



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximize employment with retail/leisure and residential	Option 2: Maximize residential with a small element of retail/leisure and employment	Option 3: Continue as present (existing uses)	
<b>regeneration of the Borough.</b>				
Will it make use of previously developed land?	++	+	?/+	<b>Comment:</b> It is considered to be very likely that Option 1 could provide the greatest potential for making use of previously developed land for employment use, improving business development and enhancing competitiveness, improving the resilience of business and the economy and making land and property available for business development. This is because it would maximise employment development. However, it is possible that all of this could also be achieved in respect of Option 2 although to a lesser degree in respect of a greater emphasis being upon residential use. Both Options 1 and 2 could also possibly help to promote growth in key sectors and clusters. This is because the waterside location of Gosport Waterfront could potentially attract further investment in marine related industries. It is possible that Option 3 in relation to continuing as present (existing uses) would help to make use of previously developed land and make land and property available for business development. This is because the land can already be used for employment purposes. However, it is uncertain as to whether leaving Gosport Waterfront as it is (i.e. in respect of current planning policies, marketing, etc.) would help to improve the resilience of the economy or help to promote growth in key sectors and clusters.
Will it improve business development and enhance competitiveness?	++	+	?	
Will it improve the resilience of business and the economy?	++	+	?	
Will it promote growth in key sectors and clusters?	+	+	?	
Will it make land and property available for business development?	++	+	+	
<b>SO15: To improve the social and environmental performance of the economy.</b>				
Will it encourage ethical trading?	o	o	o	<b>Comment:</b> n/a
Will it encourage good employee relation and management practices?	o	o	o	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise residential with a small element of retail/leisure and employment	Option 3: Continue as present (existing uses)	<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
<b>SO16: To encourage the development of a buoyant, sustainable tourism sector.</b>				
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	?/+	?	-/?	<p><b>Comment:</b> It is likely that Option 1 could help to positively contribute to the local tourism industry and improve the image of Gosport as a destination. This is because this option would help to promote both retail and leisure use. It is also possible that some of the employment opportunities that could be provided under Option 1 could help to provide direct and indirect benefits to tourism opportunities, particularly in respect of the waterside location of Gosport Waterfront. However, much of this would depend on the type of employment opportunities that could be provided in this location.</p> <p>These tourism related benefits would however be less certain under Option 2 since the mixture of uses other than residential would only constitute a small part of the redevelopment with residential use being less conducive to attracting tourism related benefits. It is also uncertain as to whether Option 3 in respect of continuing as present (existing uses) would help to provide these tourism related benefits. This option could even have a potentially negative impact especially considering the prime location of this site adjacent to Gosport town centre.</p>
<b>Town and Local Centres</b>				
<b>SO17: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres.</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise residential with a small element of retail/leisure and employment	Option 3: Continue as present (existing uses)	
Will it improve the accessibility to, and quality of, shopping facilities?	++	+	o	<b>Comment:</b> It is likely that Option 1 and Option 2 to a lesser degree could help to improve the accessibility to, and quality of, shopping facilities, help to improve accessibility to and quality of other town centre uses and help to improve the vitality and viability of Gosport Waterfront. This is because of the retail and leisure uses that could be provided under both of these options. Such uses being provided within Gosport Waterfront could also be a catalyst for increased investment within Gosport town centre. Furthermore, the redevelopment of Gosport Waterfront with retail and leisure uses could also be a catalyst for improving the vitality and viability of Gosport town centre.
Will it improve accessibility to and quality of other town or local centre uses?	++	+	o	
Will it improve the vitality and viability of centres?	++	+	o	
<b>Leisure and Culture</b>				
<b>SO18: To improve the quality and accessibility of leisure and cultural opportunities within the Borough.</b>				
Will it improve the range of sporting facilities in the Borough?	o	o	o	<b>Comment:</b> It is not known at this stage in respect of both Options 1 and 2 as to whether they would help to improve the range of sporting facilities within the Borough. This is because it is uncertain as to whether the site would be appropriate for the development of such sporting facilities and whether leisure uses that could be developed under these options would specifically cover sporting facilities. However, it is possible that Option 1 could provide a potential for improving a range of cultural facilities due to the mixture of uses that could be developed within Gosport Waterfront. This would however be less certain under Option 2 since the mixture of uses other than residential would only constitute a small part of the redevelopment.
Will it improve the range of cultural facilities in the Borough?	?/+	?	o	
<b>Open Space, Coast and Harbour</b>				
<b>SO19: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour.</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise residential with a small element of retail/leisure and employment	Option 3: Continue as present (existing uses)	
Will it protect or enhance the Borough's network of greenspace?	?	?	?	<p><b>Comment:</b> It is considered to be uncertain as to whether Options 1 and 2 could help to protect and enhance the Borough's network of greenspace in this location. However, it is possible that both of these options could help to protect and enhance the quality of and improve access to the harbour frontage. This would particularly be the case in respect of Option 1 through the mixture of uses that could potentially be developed.</p> <p>It is considered to be uncertain as to whether Option 3 in respect of continuing as present (existing uses) would help to protect and enhance the Borough's network of greenspace. However, careful consideration may need to be given to the fact that doing nothing on the Gosport Waterfront site in relation to providing new development could mean that other sites and potentially open spaces may alternatively be in demand for such new development opportunities elsewhere within the Borough. There would be likely to be no impact upon maintaining and improving public access to the coast and harbour frontage at Gosport Waterfront respect of continuing as present (existing uses) under Option 3. Waterfront access has been limited over the longer term period along Gosport Waterfront therefore meaning there would be likely to be little change in future years under this option.</p>
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	+	?/+	?	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	+	?/+	o	
Biodiversity and Geology				
SO20: To conserve and enhance the Borough's biodiversity and geological assets.				
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	?	<p><b>Comment:</b> It is uncertain as to whether each of the spatial options that could be pursued could help to maintain and enhance sites designated for their nature</p>

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise residential with a small element of retail/leisure and employment	Option 3: Continue as present (existing uses)	<ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	?	conservation interest and help to conserve and enhance local habitats and species diversity, and avoid harm to protected species. This is because there are no further details at this stage as to how the mixed use development of Gosport Waterfront in respect of Options 1 and 2 could impact upon biodiversity and geological assets (i.e. SSSI, SPA and Ramsar designations within the wider vicinity of Portsmouth Harbour). Furthermore, it is uncertain as to whether Option 3 in respect of continuing as present (existing uses) would help to protect and enhance biodiversity and geological assets within nearby proximity to Gosport Waterfront.
<b>Heritage and Design</b>				
<b>SO21: To protect and enhance the Borough's distinctive built heritage.</b>				
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?/+	?/+	?	<b>Comment:</b> It is possible that the redevelopment of the Gosport Waterfront under Options 1 and 2 could lead to improvements in the existing built heritage within the site if existing buildings are re-used appropriately.
<b>SO22: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.</b>				
Will the design enhance the quality of the townscape?	+	+	?	<b>Comment:</b> The redevelopment of Gosport Waterfront under Options 1 and 2 could potentially lead to the quality of the townscape being enhanced if existing buildings are re-used appropriately and new buildings are well-designed. However, there are likely to be uncertain impacts upon the quality of the townscape In respect of Option 3 and continuing as present (existing uses). This is because it is very uncertain as to whether this approach would attract new investment and associated development into the area. It is also uncertain in respect of
Will it improve the appearance of untidy areas?	++	++	-/?	
Will it reduce crime, the fear of crime and anti-social behaviour?	++	++	-/?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise retail/leisure with a small element of residential and employment	Option 3: Continue as present (existing uses)	
				<p>this option on whether the environment of Gosport Waterfront could deteriorate over the medium to long term therefore impacting upon the quality of the townscape in this respect.</p> <p>It is considered very likely that both Options 1 and 2 would help to improve the appearance of untidy areas within the site and therefore also help to reduce any potential for crime, a fear and any perception of crime and anti-social behaviour. The site at present is considered to have areas which are untidy and in need of regeneration. Any regeneration that could take place in respect of these options for Gosport Waterfront could particularly help to reduce any fear and perception of crime that may currently exist.</p> <p>It is possible that pursuing Option 3 could have a negative impact upon improving the appearance of untidy areas and in reducing any potential for crime, a fear and any perception of crime and anti-social behaviour. Continuing as present (existing uses) may potentially lead to the environment of the area becoming less tidy over the medium to longer term period with new businesses being less likely to invest in the area. This could therefore also have potential impacts particularly upon reducing any fear and perception of crime that may exist.</p>
<b>Air Quality</b>				
<b>SO23: To reduce air pollution and ensure air quality continues to improve.</b>				
Will it improve air quality?	?/+	?	o	<b>Comment:</b> It is possible that Option 1 and Option 2 to a lesser degree could help to improve air quality in respect of the mixed use development that would be proposed. This would particularly be the case in respect of Option 1 since this would maximise employment

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise retail/leisure employment with a small element of residential	Option 3: Continue as present (existing uses)	
				<p>development therefore providing a potential for more people to live and work within the area or to live within nearby proximity to these new jobs. This could therefore provide a potential to reduce traffic pollution therefore helping to improve air quality within the immediate area of Gosport Waterfront.</p> <p>However, it could also be considered uncertain in respect of both Options 1 and 2 as to whether air quality could be improved within the vicinity of Gosport Waterfront. This could particularly be the case in respect of Option 2 since this pursues a greater amount of residential along with employment development. This could therefore lead to a greater potential for car trips to be made therefore impacting upon overall air quality within the immediate area of Gosport Waterfront. This is because ultimately, the workplace of some of these new residents may not be within the Borough or within walking distance. It could also be argued that there may be uncertain impacts in respect of air quality due to the potential levels of traffic generation as a result of workers that could commute to new jobs that would be provided within Gosport Waterfront under Options 1 and 2.</p>
Use of Energy Resources				
SO24: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.				
Will it reduce emissions of greenhouse gases by reducing energy consumption?	?/+	?	o	<b>Comment:</b> It is possible that Option 1 and Option 2 to a lesser degree could help to reduce emissions of greenhouse gases due to reduced energy consumption in respect of the mixed use development that would be proposed. This would particularly be the case in respect of Option 1 since this would maximise employment
Will it lead to an increased proportion of energy needs being met from renewable resources?	o/?	o/?	o/?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise retail/leisure with a small element of residential and employment	Option 3: Continue as present (existing uses)	
				<p>development therefore providing a potential for more people to live and work within the area or to live within nearby proximity to these new jobs. This could therefore provide a potential to reduce traffic pollution and associated emissions of greenhouse gases within the immediate area of Gosport Waterfront.</p> <p>However, it could also be considered uncertain in respect of both Options 1 and 2 as to whether a reduction in emissions of greenhouse gases due to reduced energy consumption could occur within the vicinity of Gosport Waterfront. This could particularly be the case in respect of Option 2 since this pursues a greater amount of residential along with employment development. This could therefore lead to a greater potential for car trips to be made therefore impacting upon the overall levels of greenhouse gas emissions within the immediate area of Gosport Waterfront. This is because ultimately, the workplace of some of these new residents may not be within walking distance or within the Borough. It could also be argued that there may be uncertain impacts in respect of the level of greenhouse gas emissions due to the potential levels of traffic generation that could arise as a result of workers commuting to new jobs that would be provided within Gosport Waterfront under Options 1 and 2.</p> <p>Furthermore, it is uncertain in respect of each of the spatial options that could be pursued as to whether there would be an increased proportion of energy needs being met from renewable resources.</p>
<b>Use of Land Resources</b>				



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise residential with a small element of retail/leisure and employment	Option 3: Continue as present (existing uses)	
<b>SO25: To improve efficiency in land use through the re-use of previously developed land and existing buildings.</b>				
Will it reduce the amount of derelict, degraded and underused land?	++	++	-/?	<b>Comment:</b> It is considered to be very likely that both Options 1 and 2 in respect of the level of mixed use development that would be proposed could provide the greatest potential for reducing the amount of derelict, degraded, underused and potentially contaminated land within the Gosport Waterfront site. However, it is very uncertain as to whether Option 3 in respect of continuing as present (existing uses) would help to reduce the amount of derelict, degraded and underused land within Gosport Waterfront. This could potentially increase under this option since investment into the area may be less likely to come forward over the longer term.
<b>Water Management</b>				
<b>SO26: To maintain and improve the water quality of the Borough.</b>				
Will it improve the quality of river water?	?	?	?	<b>Comment:</b> It is uncertain in respect of each of the spatial options that could be pursued at Gosport Waterfront as to whether the quality of river, coastal and ground water would be improved. This would be particularly uncertain in respect of Options 1 and 2 since new development can lead to an increased consumption of water which could ultimately have knock on impacts upon each of these water sources.
Will it improve the quality of coastal water?	?	?	?	
Will it improve the quality of groundwater?	?	?	?	
<b>SO27: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.</b>				
Will it minimise the risk of flooding to people and property?	-	--	-	<b>Comment:</b> It is likely that each of the spatial options that could be pursued could increase the potential risk of flooding to people and property due to the location of the Gosport Waterfront in an area at risk of tidal flooding. This would particularly be the case in respect of Option 2 since this could result in the highest level of residential



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise retail/leisure with a small element of residential and employment	Option 3: Continue as present (existing uses)	
				<p>development which is considered to be a highly vulnerable land use in relation to flood risk. Furthermore, pursuing Option 1 could also result in an increased risk of flooding to people and property since both employment and the residential use that still could be developed would enhance this risk.</p> <p>It is considered that the risk of flooding to people and property could be greater under each of the spatial options that could be pursued at Gosport Waterfront due to projected sea level rise over the longer term.</p>
<b>SO28: To provide for sustainable sources of water supply.</b>				
Will it reduce water consumption?	-	-	o/?	<b>Comment:</b> It is considered to be likely that both Options 1 and 2 in respect of the level of mixed use development that would be proposed could have the biggest impact upon increasing the overall levels of water consumption. However, this is not recognised to be a potentially significant negative impact because the level of water consumption that would be generated compared to existing levels Borough wide would be proportionately very small. It is very uncertain as to whether Option 3 in respect of continuing as present (existing uses) would help to reduce water consumption. This could potentially increase under this option even if investment into the Gosport Waterfront area may be less likely to come forward.
<b>Waste Management</b>				
<b>SO29: To reduce waste generation and disposal, and achieve the sustainable management of waste.</b>				
Will it lead to reduced consumption of materials and resources?	-/?	-/?	o	<b>Comment:</b> It is possible that both Options 1 and 2 in respect of the level of mixed use development that would be proposed could lead to an increased consumption in materials and resources and increased levels of
Will it reduce household waste?	-/?	-	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise retail/leisure employment with a small element of residential	Option 3: Continue as present (existing uses)	<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
Will it increase waste recovery and recycling?	o	o	o	waste in the construction industry. This is because both options could result in a large level of new development taking place at Gosport Waterfront.
Will it reduce hazardous waste?	?	?	?	Options 1 and 2 could also result in a potential increase in household waste.
Will it reduce waste in the construction industry?	-/?	-/?	o	This would particularly be the case in respect of Option 2. However, this is not recognised to be a potentially significant negative impact because the level of household waste that would be generated compared to existing levels Borough wide would be proportionately very small. The same principle could also be applied to Option 2 and particularly Option 1 in respect of reducing the amount of commercial and industrial waste that would be generated within Gosport Waterfront.
Will it reduce commercial and industrial waste?	-	-/?	o	Furthermore, it is uncertain as to whether each of the Options that could be pursued would result in an increase in hazardous waste. Much would depend on whether the types of employment that could locate within the Gosport Waterfront area under Options 1 and 2. Furthermore, it is also uncertain as to whether there would be any potential for industries with hazardous waste processes and outputs to locate here in respect continuing as present (existing uses) under Option 3.
Consumption of other natural resources				
SO30: To reduce the global, social and environmental impact of the consumption of natural resources.				
Will it use renewable and sustainable sourced materials?	o/?	o/?	o	<b>Comment:</b> It is not known at this stage as to whether pursuing Options 1 and 2 could have much of an impact upon making use of renewable and sustainably sourced materials and locally produced materials. Much will
Will it use locally produced materials?	o/?	o/?	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework) Identified Effects	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment with retail/leisure and residential	Option 2: Maximise residential with a small element of retail/leisure and employment	Option 3: Continue as present (existing uses)	<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
				depend upon the final design requirements of new development that will take place in the regeneration of Gosport Waterfront. Furthermore, the use of renewable and sustainably sourced and locally produced materials would be unlikely under Option 3 due to no redevelopment taking place under this option.

## PART 4: GBC PREFERRED OPTIONS FOR GOSPORT WATERFRONT

<b>Conclusion Appraisal</b>	of	The preferred option has been based on the assessment of options in Part 3 which shows that the maximising employment with retail/leisure and residential uses under Option 1 would have the highest number of net positive effects. Maximising residential with a small element of retail/leisure and employment under Option 2 would also have a number of net positive effects but fewer in comparison to Option 1. Continuing as present with the existing range of uses under Option 3 shows a net number of negative and uncertain effects.
<b>Preferred Option(s)</b>		The Borough Council has decided to take on elements of <b>Option 1: Maximise employment with retail/leisure and residential</b> and <b>Option 2: Maximise residential with a small element of retail/leisure and employment</b> .
<b>Justification</b>		<p>It has been considered that the Gosport Waterfront site is capable of accommodating a mix of uses with a number of positive effects being illustrated under both of the chosen options.</p> <p>The site will be comprehensively redeveloped whereby the marine employment sector would be safeguarded and deep water access secured in line with the positive effects identified under Option 1. The employment land will be focussed on uses which will safeguard the existing deep water access and adjoining land for the benefit of marine sector employment.</p> <p>It is unlikely that significant land will be required for office development due to the limited market in Gosport Borough. Consequently, the positive effects identified under Option 2 in</p>

	relation to a higher residential figure have also been taken into account since this will assist with the viability of the site which has some significant issues including the need for flood defences and addressing contamination. The redevelopment will also take on board the concepts of retail, leisure and other town centre uses identified under both options which will complement the existing services and facilities available in the Town Centre.
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate site for mixed use development in the Local Plan.</b>

## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR GOSPORT WATERFRONT**

In taking on board both Options 1 and 2, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO1: The policy relating to the Waterfront and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SO6: The policy relating to Gosport Waterfront and/or an alternative policy will need to ensure that any uncertainty relating to crime and noise related concerns can be addressed when considering any planning applications. This will therefore help to eliminate any uncertainty which could arise on these issues.
SO19: The policy relating to Gosport Waterfront and/or an alternative policy would need to make provision to protect existing public open spaces at Falkland Gardens as well as requiring new opportunities such as the extension of the waterside promenade or reinstatement of historic spaces.
SO20: Consider whether the policy that would be developed for Gosport Waterfront and/ or an alternative policy could make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserving and enhancing local habitats and species diversity, and to avoiding harm to protected species.
SO23: The policy that would be developed for Gosport Waterfront and/or an alternative policy will need to ensure that the uncertain effects relating to wider and local air quality can be addressed when considering any planning applications. This will therefore help to eliminate any uncertainty on this issue.
SO24: Consider whether the policy that would be developed for Gosport Waterfront or an alternative policy could make reference to reducing emissions of greenhouse gases through reduced energy consumption.
SO26: The policy relating to Gosport Waterfront and/or an alternative policy will need to ensure that the uncertain effects particularly relating to relating to coastal and ground water quality can be addressed when considering any planning applications. Policies will also need to incorporate appropriate mitigation measures as advised by the Environment Agency and where appropriate the water companies. This will therefore help to eliminate any uncertainty on this issue.
SO27: It is essential that the policy that would be developed for Gosport Waterfront and/or an alternative policy fully incorporates appropriate flood risk measures particularly in relation to much of the area being located in Flood Zones 2 and 3. It should also be informed by a Strategic Flood Risk Assessment which minimises the risk of flooding to people and property.
SO28: Consider whether the policy that would be developed on the Gosport Waterfront and/or an alternative policy could make reference to minimising water consumption.

SO29: Consider whether the policy that would be developed for Gosport Waterfront and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately dealt with.

**Maximising Beneficial Effects**

SO9: Consider whether the policy for Gosport Waterfront and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.

SO10 and SO12: Consider whether relevant policies should include provisions to require developers to produce training and employment plans which can help to deliver jobs and enhanced skills and training.

SO11: Consider whether the policy for Gosport Waterfront and/or an alternative policy should also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.

SO13: Consider whether the policy for Gosport Waterfront and/or an alternative policy could include reference to increasing overall earnings by matching skills with appropriate employment opportunities.

SO20: Consider whether the policy for Gosport Waterfront and/or an alternative policy could include measures which seek a net gain in biodiversity.

SO22: Consider whether the policy for Gosport Waterfront and/or an alternative policy could promote higher densities which could be appropriately designed into the townscape due to the location of the Waterfront site in proximity to local services and facilities in the Town Centre and public transport (i.e. Gosport Bus Station and the Gosport Ferry).

SO26: Consider whether the policy for Gosport Waterfront and/or an alternative policy could help to ensure that proposals for new development take opportunities to enhance water resources.

SO30: Consider whether the policy that would be developed for Gosport Waterfront and/or an alternative policy would help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

# GOSPORT TOWN CENTRE

## PART 1: SITE PROFILE – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Gosport Town Centre
<b>Address</b>	This is a broad area including High Street, Mumby Road and South Street as well as a number of others including: Clarence Road, Creek Road Trinity Green, North Cross Street, South Cross Street, The Esplanade, Bemister's Lane, and Minnett Road
<b>Ward</b>	Town
<b>Area</b>	30.30ha
<b>Current use</b>	The Borough's main centre consisting a range of retail, commercial, and other related town uses, as well as a number of community/civic facilities ( police station, library, town hall, churches), residential areas, car parks, significant open space including parks and civic areas.
<b>Adjacent uses</b>	Waterfront area (residential commercial, marine and marina uses, Ferry/Bus Station transport interchange, residential areas, park and open spaces
<b>Brownfield/greenfield?</b>	Brownfield ( except open space which is greenfield)
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	<p>Numerous Listed Buildings including:</p> <ul style="list-style-type: none"> <li>• the Church of the Holy Trinity which is a Grade II* Listed Buildings and the Holy Trinity Vicarage;</li> <li>• Buildings associated with St George Barracks South</li> <li>• A number of buildings within the High Street,</li> <li>• A number of buildings in the North Cross Street, North Street and Seahorse Walk area.</li> </ul> <p>Also in close proximity to other listed buildings associated with St George Barracks North.</p> <p>Consequently any redevelopment of the town centre would need to ensure that the integrity and setting of these buildings are conserved and enhanced.</p>
Local list	<p>The local listed buildings are:</p> <ul style="list-style-type: none"> <li>• the Harbour and Seaward Tower; and</li> <li>• the Clarence Tavern;</li> </ul> <p>There are also a number of locally listed buildings in close proximity within the proposed Waterfront allocation (the Castle, Solent Marine services building, the Old School House, remains of the de Gomme fortifications)</p>
Historic Park	None
Local historic park	None
Scheduled monument	ancient Within 60m of Bastion No 1 and Fortifications North of Mumby Road
Archaeology	Considerable parts of the Town Centre are within areas of high archaeological importance including the site of the Gosport moat.

	<b>Within or adjacent</b>
Conservation Area	The Town Centre Regeneration Area (outside of the Waterfront area) is within the High Street Conservation Area and St George Barracks South Conservation Area.  Adjacent the St George Barracks North Conservation Area and Royal Clarence Yard Conservation Area.
Special Character Area	No
<b>Design considerations</b>	
Design considerations will be a key factor particularly in relation to the nearby proximity and setting of Listed Buildings and preserving and enhancing the character of the Conservation Areas.	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	Located adjacent the Portsmouth Harbour SPA/Ramsar site (for example at Cockle Pond)
SSSI	Located adjacent the Portsmouth Harbour SPA/Ramsar site (for example at Cockle Pond)
SINCs	Located adjacent the moat at Bastion No.1 and St George Barracks South Playing Field.
LNR	No
Known protected species	Not known-ecological assessment would be required as part of any planning application and will need to accord with the relevant policies of the Local Plan.
Known BAP target species	Not known-ecological assessment would be required as part of any planning application and will need to accord with the relevant policies of the Local Plan.
Any natural features of note (established trees, woods, ponds, hedges etc.)	Short avenue of trees along Walpole Road, some protected trees with the High Street  Close proximity to Cockle Pond, Haslar Creek and the wider Portsmouth Harbour, as well as features associated with Bastion No 1 (and moat)
<b>Contamination</b>	Due to continuous use over many centuries parts of the site will likely to have had some form of contamination. Further research would be required for each individual site that comes forward.
Consider previous uses, any known studies etc.	Contamination could be related to transport uses (parking etc.), premises used for manufacturing processes, previous defence related uses.  Much of the area is within various 20m, 50 m buffer zones requiring consultation with the Council's Environmental Health department.  The former moat and 50m buffer zone has been identified as an historic landfill buffer area.

<b>Flood risk</b>	<p>Most of the Town Centre (outside of the Waterfront area) is located within Flood Zone 1. However the following areas are located within Flood Zones 2 and 3:</p> <ul style="list-style-type: none"> <li>• Lower public car park (adjacent Cockle Pond) and parts of Trinity Close in Flood Zone 3 with small adjacent area within Flood Zone 2;</li> <li>• An area at the eastern end of Mumby Road is within Flood Zone 3 (e.g. Warrior Court) which forms part of the much wider area of Flood Zone 3 within the Waterfront area.</li> <li>• An area within Flood Zone 2 extends westwards along the eastern end of the High Street for approximately 80 metres;</li> <li>• Small area of residential properties within White Lion Walk off Mumby Road(Flood Zone 3 with a slightly extended area in Flood Zone 2); and</li> <li>• Land associated with Harbour and Seaward Towers (Flood Zone 2).</li> <li>•</li> </ul> <p>By 2115 the SFRA shows that a wider area is predicted to be within Flood Zone 3 including:</p> <ul style="list-style-type: none"> <li>• Residential areas including St. Matthews Court, Seahorse Walk and White Lion Walk;</li> <li>• Significantly more extensive areas of the eastern end of Mumby Road and High Street; and</li> <li>• Almost all of South Street within the Town Centre and areas to the east and south.</li> </ul>
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	No known issues at this stage
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	No known issues at this stage
<b>Safeguarded Area</b>	No
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	The design will need to consider the amenities of local residents.
Any open space?	<p>Existing Open Space designated under Policy R/OS4 of the GBLPR (outside of the defined waterfront area) include Walpole Park (north), Trinity Green, Land associated with the Millennium promenade.</p> <p>Areas adjacent include Walpole Park South, Falkland Gardens, St George’s Barrack South Playing Field, Bastion Number 1.</p>
<b>Included as part of any</b>	Within the Urban Area Boundary (R/DP1)



<p><b>other designations</b> (policies in the current adopted Local Plan)</p>	<p>Principal and District Shopping Centres (R/S3, R/S5, R/S6 and R/S7)</p> <p>Existing Employment Area(R/EMP3)</p> <p>Protection of existing car parks (R/T12)</p>
<p><b>Accessibility</b></p> <p>-public transport (see plan)</p> <p>- local/ town centre</p> <p>- other facilities in proximity</p>	<p><b>Proximity of Town/Local centre</b></p> <p>The Regeneration Area includes Gosport Town Centre</p> <p><b>Public transport accessibility</b></p> <p>Gosport Bus Station and Gosport Ferry are located within Gosport Waterfront in nearby proximity which therefore makes this the most accessible part of the Borough in terms of accessibility to public transport services. A number of other bus stops are located within close proximity within the Town Centre. There is also a designated area for cycle parking within close proximity to Gosport Bus Station and Gosport Ferry. Portsmouth Harbour Railway Station is also located in close proximity to the Gosport Ferry stop in Portsmouth Harbour.</p>
<p><b>Road access-availability, safety</b></p>	<p>Key roads into the town centre are Mumby Road, South Street and Stoke Road/Walpole Road/Creek Road and Haslar Road</p>
<p><b>Parking</b></p>	<p>Numerous short and long stay car parks in the Regeneration Area as well as some on-street provision, and parking associated with residential and commercial premises</p>
<p><b>Potential for improving pedestrian/cycling network?</b></p>	<p>Potential for improvements along Mumby Road.</p> <p>Town centre has significant parking provision although improvements could be made at popular locations (such as at the western end of the High Street).</p>
<p><b>Comprehensive development issues</b></p>	<p>It is envisaged that a number of discrete sites will come forward for development.</p> <p>The key issue is that such development should have regard to linkages with the Waterfront regeneration and take opportunities to enhance linkages with the Waterfront area.</p>
<p><b>Any known infrastructure issues?</b></p>	<p>Utility provision (including waste water provision), flood risk may be an issue in limited areas</p>
<p><b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b></p>	<p>Multiple ownerships, potential demolition and realignment of roads, financial viability</p>
<p><b>Other issues/comments</b></p>	<p>None</p>

## Map of Gosport Town Centre



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR GOSPORT TOWN CENTRE

There were no known potential site allocations for development within the Town Centre area outside of the Waterfront area at the time of considering options for the Core Strategy: Preferred Options (2009). It was therefore considered that two broad options should be tested:

- **Option 1: Pro-active approach – with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the centre**  
The proactive approach includes the consideration of strong and complementary linkages with development sites within the Waterfront as well as the promotion of other sites in the town centre including enabling the consolidation of sites currently in different ownerships and uses.

- **Option 2: Business as usual approach**

This option has been tested to demonstrate the likely contrast between considering the town centre as part of a wider regeneration area and the laissez faire approach that would be pursued under this option.

Since this time a development site has come forward at Barclay House and the details of sustainability options for this particular site follow-on later in this document.

It is envisaged that further more significant areas for development will come forward over the Plan period.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR GOSPORT TOWN CENTRE

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;
	Option 1: Pro-active approach with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the centre	Option 2: Business as usual approach	<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
<b>Transport and Accessibility</b>			
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>			
Will it reduce traffic volumes and congestion?	?/+	-/?	<p><b>Comment:</b> It is possible that pursuing Option 1 could help to reduce traffic volumes and congestion and traffic related air and noise pollution in respect of improving links to proposals at Gosport Waterfront and in respect of promoting development on smaller sites in and around the town centre. This could therefore mean more local people could be attracted to visit the town centre. Many of these local people could also potentially travel to the town centre by walking, cycling or by public transport. This could therefore potentially result in fewer car borne trips to town centres located outside of the Borough and potentially lessen any impacts upon traffic volumes, congestion and traffic related air and noise pollution.</p> <p>However, it is uncertain as to whether traffic volumes, congestion and traffic related air and noise pollution would be reduced in relation to maintaining Gosport town centre as it is through the business as usual approach under Option 2. This is because a number of car borne trips could be made to centres elsewhere under this option as the</p>
Will it reduce road traffic accidents?	o	o	
Will there be an increase in traffic related air pollution?	?/+	-/?	
Will there be an increase in traffic related noise pollution?	?/+	-/?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Centre	Option 1: Pro-active approach – with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the	
			town centre could be at risk of decline.  It is possible that Option 1 could help to reduce any potential for road traffic accidents in relation to promoting links to proposals at Gosport Waterfront.
SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking			
Will it increase the proportion of journeys using modes other than the car?	?/+	?	<b>Comment:</b> It is possible that pursuing Option 1 could help to increase the proportion of journeys using modes other than the car in respect of improving links to proposals at Gosport Waterfront and in respect of promoting development on smaller sites in and around the centre. This could therefore mean more local people could be attracted to visit the town centre. Many of these local people could also potentially travel to the town centre by walking, cycling or by public transport. This could therefore potentially result in fewer car borne trips being made. However, it is uncertain as to whether there would be an increase in the proportion of journeys using modes other than the car in relation to maintaining Gosport town centre as it is through the business as usual approach under Option 2.
SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities.			
Will it improve accessibility to local services?	++	-/?	<b>Comment:</b> It is very likely that pursuing Option 1 could help to improve accessibility to local services. This is because any improvements made to sites within and around the centre such as within Gosport Waterfront could include a range of uses such as health, transport, education, training, employment and leisure opportunities as well as retail and café/restaurant type uses. This could therefore potentially result in a wider range of services and facilities becoming available for use by local people within and around the town centre.  However, it is uncertain as to whether there

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>	
	Centre	Option 1: Pro-active approach – with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the		
				would be improved accessibility to services and facilities in relation to maintaining Gosport town centre as it is through the business as usual approach under Option 2. It could even be argued that there could be a decline in accessibility to local services and facilities in the town centre over the longer term if the business as usual approach is maintained. This is because it is possible that the town centre could decline under this approach.
SO4: To improve accessibility for those most in need.				
Will it make access more affordable?	++		o/?	<b>Comment:</b> It is very likely that pursuing Option 1 could help to make access more affordable and easier for those without a car in respect of improving links to proposals at Gosport Waterfront and in respect of promoting development on smaller sites in and around the centre. This could potentially result in a wider range of services and facilities being more easily accessible to local people particularly in respect of the town centre already being a focal point in the Borough due to Gosport bus station being located within close proximity. However, it is uncertain as to whether access would be more affordable and easier for those without a car in relation to maintaining Gosport town centre as it is through the business as usual approach under Option 2. It could even be argued that access could become less affordable and more difficult for those without a car to the town centre over the longer term under this option. This is because it is possible that the town centre could decline under this approach.
Will it make access easier for those without a car?	++		o/?	
Community Activity and Neighbourhoods				
SO5: To encourage a sense of community identity and improve the quality of where people live.				
Will it encourage engagement in community activities?	?/+		o/?	<b>Comment:</b> It is possible that pursuing Option 1 could help to encourage engagement in community activities. This could be an indirect result of the pro-active approach for improving links to proposals at Gosport Waterfront and in respect of
Will it increase the ability of people to influence	o		o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Centre	Option 1: Pro-active approach with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the	
decisions?			
Will it improve ethnic relations?	o	o	promoting development on smaller sites in and around the centre. However, it is uncertain as to whether this would be the case in respect of the business as usual approach under Option 2.
Will it improve the level of investment in key community services?	++	-/?	It is very likely that pursuing Option 1 would result in an improved level of investment in key community services. This is because Gosport town centre is the main focal point within the Borough where such community services could be located. The pro-active approach that would be pursued under this option would allow for a greater potential for such investment in key community services to take place. However, it is uncertain as to whether this would be the case in respect of the business as usual approach under Option 2. It could even be argued that there could be a decline in investment in the level of investment in key community services if the business as usual approach is pursued.
Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	-	It is very likely that pursuing Option 1 would help to improve the level of satisfaction of people with their neighbourhood as a place to live. This would particularly be the case for those who live within or nearby Gosport town centre and even for residents who may live further away in other parts of the Borough. This is because Gosport town centre is a main focal point in the town and improvements to this area would be likely to enhance the level of satisfaction for a larger proportion of residents. However, it is possible that there would be dissatisfaction among people with their neighbourhood as a place to live if the business as usual approach under Option 2 is pursued. This is because there would be a perception that the town centre could decline over the longer term period under this approach.
Crime and Disorder			
SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour.			



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Centre	Option 1: Pro-active approach with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the	
Will it reduce actual levels of crime?	?	?	<p><b>Comment:</b> It is possible that pursuing Option 1 could help to reduce actual levels of crime and a fear and any perception of crime within Gosport town centre. This could be possible in respect of promoting development on smaller sites in and around the centre. However, the positive effects of Option 1 are outweighed by uncertainty on these crime related issues if a night time economy was to be pursued since this could lead to a potential increase in actual levels of crime, a fear and any perception of crime, noise levels and noise concerns within Gosport town centre.</p> <p>It is uncertain as to whether the business as usual approach under Option 2 would help to reduce actual levels of crime and a fear and any perception of crime. This is because it is possible that the town centre could potentially decline over the longer term period under this option.</p>
Will it reduce the fear of crime?	?	?	
Will it reduce actual noise levels?	?	o	
Will it reduce noise concerns?	?	o	
<b>Poverty and Deprivation</b>			
<b>S07: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.</b>			
Will it reduce poverty and social exclusion in those areas most affected?	?/+	-/?	<p><b>Comment:</b> It is possible that pursuing Option 1 could lead to a reduction in poverty and social exclusion in those areas most affected. This could be possible since a pro-active approach would be pursued with links to proposals at Gosport Waterfront with development on smaller sites in and around the town centre. This could therefore potentially help towards ensuring that there would be additional job opportunities available for those who are at risk of poverty and social exclusion within the area. However, it is possible that pursuing the business as usual approach under Option 2 could have a negative impact in reducing poverty and social exclusion. This could be the case as the town centre would be at risk of decline over the longer term period under this option.</p>
<b>Health</b>			
<b>S08: To improve the health and wellbeing of the population, reduce inequalities in health</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Pro-active approach – with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the Centre	Option 2: Business as usual approach	
<b>and improve health facilities.</b>			
Will it reduce health inequalities in those areas most affected?	o	o	<b>Comment:</b> n/a
Will it reduce death rates?	o	o	
Will it encourage healthy lifestyles?	o	o	
Will it improve access to high quality, health facilities?	o	o	
<b>Housing</b>			
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</b>			
Will it reduce homelessness?	?/+	?/+	<b>Comment:</b> It is possible that both of the spatial options that could be pursued for Gosport town centre would help to reduce homelessness, increase the range and affordability of housing for all social groups and the number of decent homes. This is because there could be further potential opportunities to develop new homes within the town centre over the longer term period (i.e. flats above shops).
Will it increase the range and affordability of housing for all social groups?	?/+	?/+	
Will it increase the number of decent homes?	?/+	?/+	
Will it be energy efficient?	o	o	
<b>Education and Skills</b>			
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.</b>			
Will it improve the qualifications and skills of young people?	?/+	o	<b>Comment:</b> It is possible that Option 1 would help towards improving the qualifications and skills of young people and help to improve the qualifications and skills of the population overall. This could be particularly likely under Option 1 due to the pro-active approach that would be pursued.
Will it improve the qualifications and skills of the population overall?	?/+	o	
<b>Employment</b>			
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work.</b>			
Will it reduce commuting?	?/+	-/?	<b>Comment:</b> It is possible that pursuing Option 1 would help to reduce commuting, improve accessibility to work by public transport, walking and cycling and reduce
Will it improve accessibility to work by public transport,	+	-/?	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Centre development at smaller sites in and around the	Option 1: Pro-active approach with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the	
walking and cycling?  Will it reduce the effect of traffic congestion on the economy?	?/+	-/?	the effect of traffic and congestion on the economy. This is because there could be a potential for some new employment opportunities to be created as a result of developing links to proposals at Gosport Waterfront and in respect of promoting development on smaller sites in and around the town centre. This could therefore provide a potential for more people to live and work within the area or to live within nearby proximity to potential new job opportunities therefore helping to reduce the potential for commuting by car and associated traffic congestion in respect of travelling to work elsewhere.  However, is possible that there could be some increased out-commuting in respect of the business as usual approach that could be pursued under Option 2 since the town centre could decline over the longer term period under this option (e.g. possible shop closures and associated job losses, etc.). Furthermore, it is also possible that pursuing this option could have a negative impact upon increasing the proportion of journeys using modes other than the car and in reducing the effect if traffic congestion on the economy.
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough.</b>			
Will it increase the skills of the local workforce?	?/+	o	<b>Comment:</b> It is possible that Option 1 would help towards increasing the skills of the local workforce. This could be particularly likely under Option 1 due to the pro-active approach that would be pursued.
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.</b>			
Will it reduce unemployment overall?	?/+	-/?	<b>Comment:</b> It is possible that Option 1 could help to reduce unemployment overall. This is because of the pro-active approach that would be taken towards the town centre with potential job opportunities emerging which could be of benefit to local people. However, it is less certain as to whether Option 1 would help towards reducing long-
Will it reduce long-term unemployment?	?	-/?	
Will it provide job opportunities for those most	?	-/?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Centre	Option 1: Pro-active approach – with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the	
in need of employment?  Will it help to improve earnings?	o	o	term unemployment and towards providing job opportunities for those most in need of employment. It is not known at this stage as to whether Option 1 would help towards improving earnings.  It is possible that pursuing the business as usual approach under Option 2 could have a negative impact upon reducing unemployment overall, reducing long-term unemployment and upon providing job opportunities for those most in need of employment. This is because the town centre could be at risk of decline over the longer term period under this option. It is not known at this stage as to whether Option 2 would help towards improving earnings.
Economy			
SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough.			
Will it make use of previously developed land?	++	?	<b>Comment:</b> It is considered to be likely that pursuing Option 1 could provide a potential for making use of previously developed land for employment use, for improving business development and enhancing competitiveness and for improving the resilience of business and the economy. This is because of the pro-active approach that would be pursued for future development within and around the town centre. It is also possible that Option 1 could potentially help to promote growth in key sectors and clusters and help to make land and property available for business development. However, much would depend on the types of employment opportunities that could be created as to whether there would be an emergence in key sectors and clusters within the town centre over the longer term period.  Overall, it is considered to be uncertain as to whether pursuing Option 2 would make use of previously developed land and make land and property available for business
Will it improve business development and enhance competitiveness?	++	-/?	
Will it improve the resilience of business and the economy?	++	-/?	
Will it promote growth in key sectors and clusters?	?/+	?	
Will it make land and property available for business development?	+	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Pro-active approach – with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the Centre	Option 2: Business as usual approach	
			development. However, it is possible that the market could still potentially provide for such development opportunities under this option. However, there could also be potential negative impacts upon improving business development and enhancing competitiveness and in improving the resilience of business and the economy under this option. This is because the town centre could be at further risk of decline over the longer term period under this option.
<b>SO15: To improve the social and environmental performance of the economy.</b>			
Will it encourage ethical trading?	o	o	<b>Comment:</b> n/a
Will it encourage good employee relation and management practices?	o	o	
<b>SO16: To encourage the development of a buoyant, sustainable tourism sector.</b>			
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	++	-/?	<p><b>Comment:</b> It is considered to be likely that Option 1 would positively contribute to the local tourism industry and improve the image of Gosport as a destination. For example, there could be direct and indirect benefits to tourism opportunities in respect of promoting links to proposals at Gosport Waterfront.</p> <p>However, it is very uncertain as to whether the business as usual approach that would be pursued under Option 2 would help to positively contribute to the local tourism industry and improve the image of Gosport as a destination. This option could even have a potentially negative impact upon these factors especially considering the prime location of Gosport town centre within close proximity to Portsmouth Harbour.</p>
<b>Town and Local Centres</b>			
<b>SO17: To ensure the vitality and viability of the Borough’s principal, district, local and neighbourhood centres.</b>			
Will it improve the accessibility to, and quality of, shopping facilities?	++	-/?	<b>Comment:</b> It is very likely that pursuing Option 1 would be compatible with this sustainability objective in respect of improving accessibility to and the quality of

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Centre sites in and around the	Option 1: Pro-active approach with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the	
Will it improve accessibility to and quality of other town or local centre uses?	++	-/?	shopping facilities and improving accessibility to and the quality of other town centre uses. This option would also be very likely to result in improved vitality and viability within Gosport town centre. However, Option 2 in respect of pursuing the business as usual approach would be unlikely to result in these improvements. It could also be argued that this approach could have a negative impact upon improving accessibility to and the quality of shopping facilities and upon improving accessibility to and the quality of other town centre uses. Pursuing this option could also impact upon a decline in the vitality and viability of the town centre. This is because the town centre could be at risk of decline over the longer term period under this option.
Will it improve the vitality and viability of centres?	++	-/?	
<b>Leisure and Culture</b>			
<b>SO18: To improve the quality and accessibility of leisure and cultural opportunities within the Borough.</b>			
Will it improve the range of sporting facilities in the Borough?	o	o	<b>Comment:</b> It is not known at this stage as to whether both the spatial options that could be pursued would help to improve the range of sporting facilities within the Borough. This is because it is uncertain as to whether the town centre would be appropriate for the development of such sporting facilities. Much would also depend on what is meant by the definition of what sporting facilities would include.  However, it is possible that Option 1 could provide a potential for improving a range of cultural facilities within Gosport town centre due to the pro-active approach to development that this option would pursue. Such uses are generally recognised to be compatible with town centre locations. However, it is much less certain as to whether Option 2 in respect of the business as usual approach would help to improve the range of cultural facilities within Gosport town centre.
Will it improve the range of cultural facilities in the Borough?	?/+	?	
<b>Open Space, Coast and Harbour</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;
	Option 1: Pro-active approach with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the Centre	Option 2: Business as usual approach	<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
<b>SO19: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour.</b>			
Will it protect or enhance the Borough's network of greenspace?	?	o/?	<b>Comment:</b> It is uncertain as to whether both the spatial options that could be pursued would help to protect and enhance the existing network of greenspace within nearby proximity. It is also uncertain as to whether either of these options would help to protect and enhance the quality of the Borough's coast and harbour frontage and help to maintain and improve public access to the coast and harbour frontage. Although Gosport town centre itself is not located immediately adjacent to the coast and harbour, it is within close proximity therefore meaning that Option 1 could still therefore have uncertain impacts upon the coast and harbour in respect of its overall quality and public access.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	?	o/?	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	?	o/?	
<b>Biodiversity and Geology</b>			
<b>SO20: To conserve and enhance the Borough's biodiversity and geological assets.</b>			
Will it maintain and enhance sites designated for their nature conservation interest?	?	o/?	<b>Comment:</b> It is uncertain as to whether both the spatial options that could be pursued would help to conserve and enhance the Borough's biodiversity and geological assets. Although Gosport town centre itself is not located immediately adjacent to the coast and harbour where there are a number of sensitive nature conservation designations, it is within close proximity therefore meaning that Option 1 in particular in respect of the potential new development that could take place could potentially impact upon these sensitive designations.
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	o/?	
<b>Heritage and Design</b>			
<b>SO21: To protect and enhance the Borough's distinctive built heritage.</b>			
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?/+	-/?	<b>Comment:</b> It is possible that development proposals under Option 1 could lead to improvements in the existing built heritage if existing buildings are re-used appropriately. This will need to form an important consideration in respect of any forthcoming development proposals since much of the town centre is located within the High Street Conservation Area. Furthermore, it is also

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Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Pro-active approach – with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the centre	Option 2: Business as usual approach	
			possible that there could be a potential decline in some of the distinct built heritage in Gosport town centre in respect of the business as usual approach that could be pursued under Option 2. This is because the town centre could be at risk of decline over the longer term period under this option.
SO22: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.			
Will the design enhance the quality of the townscape?	+/+	-/?	<p><b>Comment:</b> On one hand, it is considered to be uncertain at this is respect of pursuing Option 1 as to whether the design of any new development that could be built would help to enhance the quality of the townscape. Much would depend on the specific design of any new development that would take place. However, it is also considered that development proposals under Option 1 could potentially lead to the quality of the townscape being enhanced if existing buildings are re-used appropriately and new buildings are well-designed.</p> <p>It is also considered to be likely that pursuing Option 1 would help to improve the appearance of untidy areas. This could be the case in respect of promoting development opportunities on smaller sites in and around the centre. Furthermore, it is uncertain at this stage as to whether the design of any new development within the town centre would help towards reducing actual levels of crime, a fear and any perception of crime and anti-sociable behaviour.</p> <p>However, it is possible that pursuing the business as usual approach under Option 2 could have a negative impact upon a decline in the overall quality of the townscape, an increase in the appearance of untidy areas and an increase in crime, the fear and any perception of crime and anti-sociable behaviour. This is because it is possible that the overall appearance of</p>
Will it improve the appearance of untidy areas?	+	-/?	
Will it reduce crime, the fear of crime and anti-social behaviour?	?	-/?	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Centre	Option 1: Pro-active approach – with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the	
			the town centre could decline over the long term period under this option.
Air Quality			
SO23: To reduce air pollution and ensure air quality continues to improve.			
Will it improve air quality?	?/+	-/?	<b>Comment:</b> It is possible that pursuing Option 1 could help to improve air quality in respect of improving links to proposals at Gosport Waterfront and through promoting development on smaller sites in and around the centre. This is because more people could be attracted to visit Gosport town centre under this option with a number of these journeys potentially being made by walking, cycling or by public transport. This could therefore potentially result in fewer car borne trips to town centres located outside of the Borough which can therefore have benefits such as improvements to overall air quality. However, it is uncertain as to whether there would be any improvements in air quality in relation to maintaining Gosport town centre as it is through the business as usual approach under Option 2. This is because a number of car borne trips could be made to other town centres outside of the Borough.
Use of Energy Resources			
SO24: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
Will it reduce emissions of greenhouse gases by reducing energy consumption?	?/+	-/?	<b>Comment:</b> It is possible that pursuing Option 1 could help to reduce emissions of greenhouse gases due to reduced energy consumption in respect of improving links to proposals at Gosport Waterfront and through promoting development on smaller sites in and around the centre. This is because more local people could be attracted to visit Gosport town centre under this option with a number of these journeys potentially being made by walking, cycling or by public transport. This could therefore potentially result in fewer car borne trips to town centres located outside of the Borough which can therefore have benefits such as a reduction in emissions of greenhouse gases due to reduced energy
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Pro-active approach – with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the Centre	Option 2: Business as usual approach	
			consumption. However, it is uncertain as to whether there would be any reduced emissions of greenhouse gases due to reduced energy consumption in relation to maintaining Gosport town centre as it is through the business as usual approach under Option 2. This is because a number of car borne trips could be made to other town centres outside of the Borough.
Use of Land Resources			
SO25: To improve efficiency in land use through the re-use of previously developed land and existing buildings.			
Will it reduce the amount of derelict, degraded and underused land?	++	-/?	<b>Comment:</b> It is considered to be very likely that pursuing Option 1 would help to reduce the amount of derelict, degraded and underused land within Gosport town centre. This is because it is specifically noted that this option should look to promote development on smaller sites in and around the centre which could therefore include such derelict, degraded and underused land. However, it is very uncertain as to whether Option 2 in respect of the business as usual approach would help to reduce the amount of derelict, degraded and underused land within Gosport town centre. This could even potentially increase under this option since investment into the area may be less likely to come forward over the longer term.
Water Management			
SO26: To maintain and improve the water quality of the Borough.			
Will it improve the quality of river water?	?	?	<b>Comment:</b> It is uncertain in respect of both the spatial options that could be pursued as to whether the quality of river water, coastal water and groundwater would be affected. In respect of Option 1, there are no further details at this stage for assessing how a pro-active approach to the future development of Gosport town centre with links to proposals at Gosport Waterfront and with development on smaller sites in and around the town centre could impact upon water quality. However, impacts upon the quality of river, coastal and groundwater will form an important consideration in
Will it improve the quality of coastal water?	?	?	
Will it improve the quality of groundwater?	?	?	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;
	Option 1: Pro-active approach – with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the centre	Option 2: Business as usual approach	<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
			respect of any forthcoming development proposals. Although Option 2 would be less likely to have such impacts upon the quality of river, coastal and groundwater, any such impacts would still be uncertain as it could still be possible for development to take place.
<b>SO27: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.</b>			
Will it minimise the risk of flooding to people and property?	-/?	?	<b>Comment:</b> It is uncertain in respect of both the spatial options that could be pursued as to whether the risk of flooding to people and property could be minimised. In respect of Option 1, there are no further details at this stage for assessing how a pro-active approach to the future development of Gosport town centre with links to proposals at Gosport Waterfront and with development on smaller sites in and around the centre could impact upon such flood risk issues. However, it will be very important to consider the issues associated with flood risk in respect of any forthcoming development proposals since much of the town centre is located within Flood Zones 2 and 3. Although Option 2 would be less likely to increase the risk of flooding to people and property, any such impacts would still be uncertain as it could still be possible for development to take place.
<b>SO28: To provide for sustainable sources of water supply.</b>			
Will it reduce water consumption?	-	o/?	<b>Comment:</b> It is considered to be likely that Option 1 with links to proposals at Gosport Waterfront and with development on smaller sites in and around the centre could impact upon increasing the overall levels of water consumption. However, this is not recognised to be a potentially significant negative impact because the level of water consumption that would be generated compared to existing levels Borough wide would be proportionately very small. Furthermore, it is very uncertain as to whether Option 2 in respect of the business as usual approach would help to reduce water consumption. This could potentially

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Sustainability Objective Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Pro-active approach – with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the Centre	Option 2: Business as usual approach	
			increase under this option even if investment into Gosport town centre may be less likely to come forward.
Waste Management			
SO29: To reduce waste generation and disposal, and achieve the sustainable management of waste.			
Will it lead to reduced consumption of materials and resources?	-/?	o/?	<b>Comment:</b> It is possible that pursuing Option 1 in with links to proposals at Gosport Waterfront and with development on smaller sites in and around the centre could potentially lead to an increased consumption in materials and resources, increased levels of household waste, an increase in the amount of waste arising from the construction industry and an increase in commercial and industrial waste. However, there is also some uncertainty in respect of pursuing Option 1 because no there are no further details at this stage for assessing how this option could impact upon these factors. Furthermore, it is considered to be less certain as to whether Option 2 in respect of the business as usual approach would impact upon these factors.
Will it reduce household waste?	-/?	o/?	
Will it increase waste recovery and recycling?	o	o	
Will it reduce hazardous waste?	o	o	
Will it reduce waste in the construction industry?	-/?	o/?	
Will it reduce commercial and industrial waste?	-/?	o/?	
Consumption of other natural resources			
SO30: To reduce the global, social and environmental impact of the consumption of natural resources.			
Will it use renewable and sustainable sourced materials?	o/?	o	<b>Comment:</b> It is not known at this stage as to whether pursuing Options 1 could have much of an impact upon making use of renewable and sustainably sourced materials and locally produced materials. Much will depend upon the final design requirements of new development that could take place in Gosport Town Centre. Furthermore, the use of renewable and sustainably sourced and locally produced materials would be unlikely under Option 2 due to no redevelopment taking place under this option.
Will it use locally produced materials?	o/?	o	

## PART 4: GBC PREFERRED OPTIONS FOR GOSPORT TOWN CENTRE

<b>Conclusion Appraisal</b>	of	The preferred option has been based on the assessment of options in Part 3 which shows that taking a pro-active approach with links to proposals at Gosport Waterfront and the promotion of development at smaller sites in and around the centre under Option 1 would have the highest number of net positive effects. Maintaining the business as usual approach of the Town Centre under Option 2 shows a net number of negative and uncertain effects.
<b>Preferred Option(s)</b>		The Borough Council's preferred option is <b>Option 1: Pro-active approach – with links to proposals at Gosport Waterfront and promote development at smaller sites in and around the centre.</b>
<b>Justification</b>		It has been considered that pursuing Option 1 would offer significant potential for Gosport Town Centre to be improved upon its existing offer and in enhancing its overall vitality and viability. It would also have a range of economic related benefits and help to make use of derelict, degraded and underused land in Gosport Town Centre. A number of potentially negative effects have been identified under Option 2 which adds further to the justification for pursuing the positive effects associated with Option 1.
<b>Recommendation – with regard to Local Plan</b>		<b>Include as part of the Gosport Waterfront and Town Centre Regeneration Area and to allocate any individual sites for the most appropriate use once identified.</b>  Barclay House is currently the only site in Gosport Town Centre that has been identified as a specific development allocation for mixed use (see assessment below). Consequently it will be necessary for the Town Centre policy to be an enabling policy which would allow further sites to come forward setting out appropriate uses and design matters as well as other development considerations.

## PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR GOSPORT TOWN CENTRE

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO1: The policy relating to Gosport Town Centre and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SO2: The policy relating to Gosport Town Centre and/or an alternative policy need to ensure the site is well connected to public transport links and that it is accessible to cyclists and pedestrians
SO6: The policy relating to Gosport Town Centre and/or an alternative policy will need to ensure that any uncertainty relating to crime and noise related concerns can be addressed when considering any planning applications. This will therefore help to eliminate any uncertainty which could arise on these issues.
SO19: The policy relating to Gosport Town Centre and/or an alternative policy would need

to have a strong design emphasis which would contribute towards the protection of existing open space and the protection and enhancement of Portsmouth Harbour.

SO20: Consider whether the policy that would be developed for Gosport Town Centre and/or an alternative policy could make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserving and enhancing local habitats and species diversity, and to avoiding harm to protected species.

SO26: The policy relating to Gosport Town Centre and/or an alternative policy will need to ensure that the uncertain effects particularly relating to relating to coastal and ground water quality can be addressed when considering any planning applications. Policies will also need to incorporate appropriate mitigation measures as advised by the Environment Agency and where appropriate the water companies. This will therefore help to eliminate any uncertainty on this issue.

SO27: It is essential that the policy that would be developed for Gosport Town Centre and/or an alternative policy fully incorporates appropriate flood risk measures particularly in relation to parts of the area being located in Flood Zones 2 and 3. It should also be informed by a Strategic Flood Risk Assessment which minimises the risk of flooding to people and property.

SO28: Consider whether the policy that would be developed for Gosport Town Centre and/or an alternative policy could make reference to minimising water consumption.

SO29: Consider whether the policy that would be developed for Gosport Town Centre and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately dealt with.

### **Maximising Beneficial Effects**

SO9: Consider whether the policy for Gosport Town Centre and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.

SO10 and SO12: Consider whether relevant policies should include provisions to require developers to produce training and employment plans which can help to deliver jobs and enhanced skills and training.

SO11: Consider whether the policy for Gosport Town Centre and/or an alternative policy should also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.

SO13: Consider whether the policy for Gosport Town Centre and/or an alternative policy could include reference to increasing overall earnings by matching skills with appropriate employment opportunities.

SO20: Consider whether the policy for Gosport Town Centre and/or an alternative policy could include measures which seek a net gain in biodiversity.

SO21: Consider whether the policy for Gosport Town Centre and/or an alternative policy could help to ensure that proposals for new development take opportunities to enhance the existing built heritage.

SO22: Consider whether the policy for Gosport Town Centre and/or an alternative policy could promote higher densities which could be appropriately designed into the townscape.

SO26: Consider whether the policy for Gosport Town Centre and/or an alternative policy could help to ensure that proposals for new development take opportunities to enhance water resources.

SO30: Consider whether the policy that would be developed for Gosport Town Centre and/or an alternative policy would help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

## DAEDALUS REGENERATION AREA - DAEDALUS SITE WITHIN GBC ADMINISTRATIVE BOUNDARY (INFORMS POLICY LP5: DAEDALUS)

### Introduction

The Daedalus Regeneration Area covers the area which lies within the Gosport administrative boundary. This largely incorporates the Daedalus Waterfront area which has a distinct character and contains most of the built development on the site and a small area at the southern end of Hangars East and the airfield. The Council has considered a number of broad development options for the site. The whole of the Daedalus site which covers both the Gosport and Fareham Borough administrative boundaries are subject to planning applications that are currently being considered. These relate to the comprehensive regeneration of the site.

### PART 1: SITE PROFILE FOR DAEDALUS PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Daedalus
<b>Address</b>	Broom Way and Marine Parade West, Lee-on-the Solent
<b>Ward</b>	Lee West (additionally, a large part of the site which incorporates the airfield and hangers is located within the Stubbington ward in Fareham Borough)
<b>Area</b>	This assessment includes the entire site within Gosport Borough including the area outside the Mixed Use Allocation (defined in the Gosport Local Plan Review)  44.58 ha in Gosport Borough Council area  For information purposes:  150.2 ha in Fareham Borough Council area (Airfield 96.66 ha; Hangars East 38.82 ha; Hangars West 14.72 ha)
<b>Current use</b>	A large proportion of the existing floorspace consists of temporary uses. This includes B1c, B2 and B8 uses (totalling 24,261 square metres) and some additional non B1-B8 uses (totalling 3,313 square metres).
<b>Adjacent uses</b>	This Regeneration Area is located on the western edge of Lee-on-the-Solent. Most of the Daedalus site to the north of the main built up area within Gosport Borough is situated within Fareham Borough. This comprises an airfield and a number of hangers which accommodate temporary uses. Stubbington Village and Hill Head which are also situated within Fareham Borough are also located within nearby proximity to the north and west.
<b>Brownfield/greenfield?</b>	Brownfield.
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	Building No 91 (Dining Rooms and Cookhouse) Building No 118 (Officers' Mess and Quarters) Building No 119 (Westcliffe House and attached Terrace Walls)  Buildings No's 31, 35 and 37 (Seaplane Sheds) and Winch Houses
Local list	None

Historic Park	None
Local historic park	None
Scheduled ancient monument	None
Archaeology	Difficult to predict the archaeological potential in the vicinity(see paragraph 5.11-5.13 of Daedalus SPD)
	<b>Within or adjacent</b>
Conservation Area	Daedalus Conservation Area
Special Character Area	Marine Parade Area of Special Character includes small part of the Daedalus site frontage and is also adjacent the site (see Marine Parade Area of Special Character SPD.
<b>Design considerations</b>	
Within the Safeguarded Area for the Aerodrome for Lee-on-the-Solent which may have implications relating to the height of proposed new development. The Regeneration Area contains a number of Listed Buildings. It is also mostly located within the Daedalus Conservation Area. These factors will have implications relating to the design of new development.	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	The Daedalus site is within 100 metres of the mudflats at Hill head which form part of the Solent and Southampton Water Special Protection Area (SPA) and Ramsar site which of international importance for wading birds.  Development at Daedalus would need to be considered in combination with other developments in the Solent area on the whole network of internationally important sites (see HRA which accompanies the Daedalus SPD).
SSSI	The site identified above is also a SSSI. In addition the beach at Lee-on-the Solent (within 100 metres of the site is a SSSI for geological reasons (presence of fossils).
SINCS	There are no SINCS within the site itself although there are a number of SINCS within the vicinity including Lee Beach (vegetation shingle), Salterns Park East (at Hill Head within FBC).
LNR	No
Known protected species	Several European and nationally protected species have been recorded within Daedalus including badgers, bats and birds (barn owl and skylark)(see Daedalus SPD paragraphs 5.28-5.29)
Known BAP target species	A number of BAP species have been recorded. (see Daedalus SPD paragraphs 5.28-5.29)
Any natural features of note (established trees, woods, ponds, hedges etc.)	Mature hedgerow along the boundary with Manor Way
<b>Contamination</b> Consider previous uses, any known studies etc.	Contamination is present on-site. This includes contamination associated with processes undertaken within the workshops and hangars, fuel storage and on-site burning and disposal. Key types of contamination identified include a small number of radioactive hotspots, hydrocarbons, metals and asbestos. See

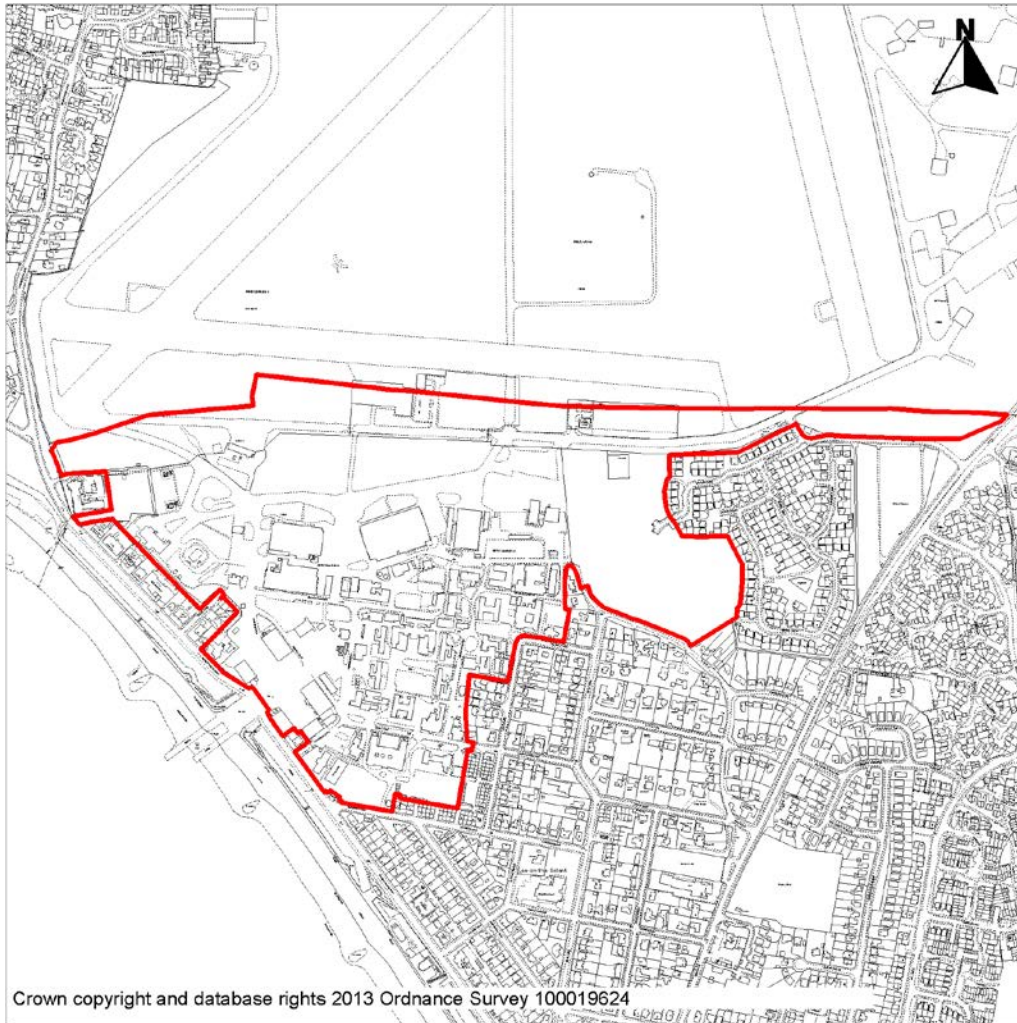
	paragraphs 5.71-5.76 of the Daedalus SPD for further details.
<b>Flood risk</b>	Flood zone 1 and therefore there is not a high risk of tidal or fluvial flooding. However poor site drainage in parts of the site has caused localised flooding so it will be necessary to improve storm water drainage infrastructure (see paragraphs 5.49-5.51 of the Daedalus SPD).  Findings of the SFRA: No changes to Flood zone status by 2115.
<b>Noise/Vibration-</b> proximity to noise emitting uses, busy roads, factories, airfield etc.	Airfields and employment sites can be noisy locations and therefore noise will be a very important consideration (see paragraphs 5.62-5.66 of the Daedalus SPD).
<b>Air pollution</b> (any known/potential issues)-	Development of the site is likely to result in impacts to local air quality issues during the construction phase and potentially once construction is complete (see paragraphs 5.67-5.70 of the Daedalus SPD).
<b>Light pollution-</b> is the area currently unlit or adjacent a significant unlit area	On the edge of dark area associated with the northern part of the Daedalus site within the Fareham Borough administrative boundary. See paragraphs 5.60-5.61 of the Daedalus SPD regarding light pollution considerations.
<b>Safeguarded Area</b>	Within the Safeguarded Area for the Aerodrome for Lee-on-the-Solent. Paragraphs 5.95- 5.95.100 of the Daedalus SPD sets out specific aviation considerations.
<b>Amenity-</b> particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	Parts of the site are immediately adjacent to residential areas. There are likely to be of amenity issues associated with a large mixed use development site with an airfield including: <ul style="list-style-type: none"> <li>• Traffic generation;</li> <li>• Noise generated from aircraft and employment uses;</li> <li>• Building design close to the edge of the site; and</li> <li>• Light and air pollution</li> </ul>
<b>Any open space?</b>	The site has a number of important open spaces which are important to the character of the Conservation Area and setting of a number of historic buildings
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	Mostly within the Urban Area Boundary (R/DP1)  Partly within the Strategic Gap (R/OS2) and outside the Urban Area Boundary (R/OS1)  Mixed Use Allocation (R/DP4)  Land allocated for Employment Use as part of a Mixed-use Development (R/EMP2)  Part of the site is located within the Daedalus Conservation Area (R/BH1)  Listed Buildings within the site (R/BH3)  Site Safeguarded for the Aerodrome at Lee-on-the-Solent (R/ENV9)

	Part of the site is located within nearby proximity to the Marine Parade Area of Special Character (R/DP10)
<b>Accessibility</b>	<b>Proximity of Town/Local centre</b>
- public transport (see plan)	Part of the site is located within 800 metres of the Lee-on-the-Solent District Centre (Policy R/S3)
- local/ town centre	<b>Other facilities nearby</b>
- other facilities in proximity	Petrol station within nearby proximity to the east of the site along Broom Way
	Public House in nearby proximity to the east of the site along Common Barn Lane (Cherque Farm)
	<b>Public transport accessibility</b>
	A number of bus stops are located adjacent the Regeneration Area along Marine Parade East and within nearby proximity along Broom Way
<b>Road access-availability, safety</b>	Road access to the part of the site situated within the Gosport administrative boundary currently links to Broom Way to the east. A new eastern access forming a junction with Broom Way and Cherque Way is proposed.
	A new western access road is also proposed off Marine Parade West/Stubbington Lane and is shown within the Daedalus SPD.
	Other local access points will be opened as part of the access hierarchy including Nottingham Place and Norwich Place. See Daedalus SPD for further details.
<b>Parking</b>	Parking is likely to be provided for within the site subject to specific design considerations
<b>Potential for improving pedestrian/cycling network?</b>	Potential to establish linkages to the to the cycle link being provided to the wider cycle network along Marine Parade East and Broom Way.
<b>Comprehensive development issues</b>	The overall timescale for developing the site is expected to extend over a number of years with comprehensive regeneration expected. This will focus on a number of existing buildings and land being re-used.
<b>Any known infrastructure issues?</b>	Hampshire County Council and the Homes and Communities Agency are proposing substantial investment in the Newgate Lane corridor together with a range of other local access improvements (local road network, public transport, walking and cycling).
	Any regeneration likely to take place will also increase pressures upon the utilities infrastructure. Details for water, gas, electricity and ICT requirements are set out in paragraphs 5.77- 5.90 of the Daedalus SPD.
	There is also a requirement for airfield improvements.



Any known issues (land ownership, accessibility, viability issues etc.)?	The Daedalus site was owned by SEEDA during the time of the options appraisal. It has since been transferred to the Homes and Communities Agency (HCA).
Other issues/comments	None

## Map of Daedalus



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR DAEDALUS

- Option 1: Maximise employment with leisure and residential**  
 Mix of uses including employment uses with supporting leisure and residential use. It is considered that redeveloping the site with advanced manufacturing and technology clusters including marine, aviation and aerospace uses would make best use of its assets and location on the Solent.
- Option 2: Maximise residential with employment and leisure**  
 This option would largely make Daedalus a residential site with an element of

employment and leisure use. This could potentially result in a reduced potential for certain specialised uses to locate on the site (e.g. marine related uses requiring waterfront access to the Solent).

- **Option 3: Continue as present**

This would include the continuation of existing temporary employment uses on the site with no further redevelopment likely to take place.

- **Option 4: Marina**

This option would result in a new marina facility being provided along the Solent shoreline and associated supporting services and facilities.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR DAEDALUS

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment and residential with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
Transport and Accessibility					
SO1: To reduce the need to travel and to reduce the effects of traffic on local communities					
Will it reduce traffic volumes and congestion?	++	?/+	o	-	<p><b>Comment:</b> It is considered to be likely that pursuing Option 1 could result in reduced traffic volumes, congestion and traffic related air and noise pollution. This is because there is a potential for people to both live and work within Daedalus or live nearby to work opportunities within the Daedalus site particularly in respect of employment opportunities being maximised under this option.</p> <p>In respect of Option 2, it is also possible that some people could potentially live and work within Daedalus or live nearby to work within the Daedalus site. This could also therefore provide a potential to reduce traffic volumes, congestion and traffic related air and noise pollution. However, there may be less potential for this in comparison to Option 1 since Option 2 would not maximise employment uses.</p>
Will it reduce road traffic accidents?	o	o	o	o	
Will there be an increase in traffic related air pollution?	++	?/+	o	-	
Will there be an increase in traffic related noise pollution?	++	?/+	o	-	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise leisure and residential employment with residential	Option 2: Maximise residential employment and leisure with residential	Option 3: Continue as present	Option 4: Marina	
					<p>Conversely, the development of Daedalus primarily for residential use with employment uses within the site not being maximised could result in an increase in traffic volumes, congestion and traffic related air and noise pollution in respect of increased out-commuting. This could particularly be the case if public transport links to and from the Daedalus site or in close proximity aren't improved.</p> <p>It is considered that Option 3 would have little or no impact upon increasing traffic volumes, congestion and traffic related air and noise pollution on a wider Borough wide scale. This is because there would be little or no change to the current situation in respect of the temporary uses remaining on the site under this option.</p> <p>It is possible that Option 4 could result in an overall increase in traffic volumes, congestion and traffic related air and noise pollution. This is because visitors could travel from a larger catchment area to use marina facilities at Daedalus if this option is pursued.</p>
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking</b>					
Will it increase the proportion of journeys using modes other than the car?	+	?	o	-	<b>Comment:</b> It is possible that pursuing Option 1 could result in a significant increase in the proportion of journeys using modes other than the car. This is because there is a potential for people to both live and work within Daedalus particularly in respect of employment opportunities being maximised under this option. It

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment and residential	Option 2: Maximise residential employment and leisure	Option 3: Continue as present	Option 4: Marina	
					<p>is also possible that residents living nearby could work at Daedalus as a result of the new employment opportunities that would be created therefore providing the potential for an increased proportion of journeys using modes other than the car.</p> <p>In respect of Option 2, it is also possible that some people could live and work within Daedalus or live nearby to work opportunities within the Daedalus site. This could also therefore provide a greater potential to increase the proportion of journeys using modes other than the car. However, there may be less potential for this in comparison to Option 1 since Option 2 would not maximise employment development. Conversely, the development of Daedalus primarily for residential uses could result in an increased proportion of journeys being made by car to the workplace elsewhere particularly in comparison to Option 1. This could particularly be the case if public transport links to and from the Daedalus site or in close proximity aren't improved.</p> <p>It is considered that Option 3 would have little or no impact upon increasing the proportion of journeys using modes other than the car. This is because there would be little or no change to the current situation in respect of the temporary uses remaining on the site under this option. However, not redeveloping the site such as for employment uses could also be considered to be a missed opportunity in respect of helping to reduce the proportion of</p>

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise leisure and residential employment with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	
					<p>car journeys to jobs elsewhere.</p> <p>It is considered that Option 4 would not help towards increasing the proportion of people using modes other than the car. This is because visitors could travel from a larger catchment area to use marina facilities at Daedalus if this option is pursued. This could particularly be the case if public transport links to and front the Daedalus site or in close proximity aren't improved.</p>
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities</b>					
Will it improve accessibility to local services?	++	+	o	+	<p><b>Comment:</b> It is likely that pursuing Option 1 would result in greater accessibility to local services due to the provision of a significant amount of new employment uses and some leisure use which in turn would provide a significant potential for new employment opportunities. There could also be a potential for accessibility to local services to be improved through the provision of employment and leisure uses under Option 2 but possibly to a lesser degree since employment uses wouldn't be maximised. It is possible that Option 4 could result in accessibility being improved to local services that could be provided in relation to the development of a marina.</p> <p>It is considered to be unlikely as to whether pursuing Option 3 would help to improve accessibility to local services in respect of the temporary uses remaining on the site.</p>
<b>SO4: To improve accessibility for those most in need</b>					
Will it make access more	++	+	o	?	<b>Comment:</b> It is considered to be

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Maximise employment and residential with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	
<p>affordable?</p> <p>Will it make access easier for those without a car?</p>	++	+	o	?	<p>likely that pursuing Option 1 would help to make access more affordable and easier for those without a car. This is because there is a potential for people to live and work within Daedalus or live nearby to work opportunities within Daedalus particularly in respect of employment opportunities being maximised under this option.</p> <p>It is also possible that some people could live and work within Daedalus or live nearby to work opportunities within Daedalus in respect of Option 2. This could also help to make access more affordable and easier for those without a car. However, there may be less potential for this in comparison to Option 1 since Option 2 would not maximise employment development. Conversely, the development of Daedalus primarily for residential uses could make access less affordable and more difficult for those without a car in respect of commuting to alternative employment opportunities. This could particularly be the case if public transport links to and from the Daedalus site or in close proximity aren't improved.</p> <p>It is considered to be unlikely as to whether pursuing Option 3 would help to make access more affordable and easier for those without a car. This is because there would be little or no change to the current situation in respect of the temporary uses remaining on the site.</p> <p>It is considered to be uncertain at this stage as to whether Option 4 in</p>



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
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					developing a marina would help towards making access more affordable and easier for those without a car. This could particularly be the case if public transport links to and front the Daedalus site or in close proximity aren't improved.
Community Activity and Neighbourhoods					
SO5: To encourage a sense of community identity and improve the quality of where people live					
Will it encourage engagement in community activities?	?	?	o	?	<p><b>Comment:</b> It is not known at this stage as to whether pursuing Options 1, 2 and 4 would help to encourage engagement in community activities. Much of this would depend upon the types of business and leisure uses that could potentially set up under these options.</p> <p>It is considered to be very likely that Option 1 through maximising employment uses and the potential re-use of buildings for community uses would have benefits for improving the level of investment in key community services. It is also likely that there could be similar benefits under Options 2 and 4 but to a lesser extent.</p> <p>Furthermore, it is considered that pursuing both Options 1 and 2 would have a very positive impact upon improving the level of satisfaction of people with their neighbourhoods as places to live since making provision for new jobs within the Borough is cited as one of the key things which people want to see improved. It is also likely Option 2 which would be residential led would help to improve the level of satisfaction of people with their neighbourhoods as places to</p>
Will it increase the ability of people to influence decisions?	?	?	o	?	
Will it improve ethnic relations?	o	o	o	o	
Will it improve the level of investment in key community services?	++	+	o	+	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	++	?	+	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise leisure and residential employment with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	
					live. It is also possible that pursuing Option 4 could help to improve the satisfaction of people with their neighbourhoods as places to live although this may also depend on whether the development of a marina would constitute a direct benefit to local people and the local community. It is not known as to whether leaving Daedalus as it is in respect of the temporary uses remaining on the site would help to improve the satisfaction of people with their neighbourhoods as places to live. However, it is possible that local residents in particular may consider leaving Daedalus as it is would represent a missed opportunity.
<b>Crime and Disorder</b>					
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>					
Will it reduce actual levels of crime?	?/+	?/+	o	?/+	<b>Comment:</b> It is possible that Options 1, 2 and 4 could help to reduce a fear and any perceptions of crime within Daedalus. This could be possible in respect of the regeneration that could take place. For example, a mixture of uses including residential development in this area could provide for a degree of natural surveillance therefore helping to reduce any associated fear and any perceptions of crime. Continuing as present under Option 3 would be unlikely to have any impacts upon crime and noise related concerns.  However, it is uncertain in respect of pursuing Options 1, 2 and 4 as to whether there would be an increase in noise levels and concerns within Daedalus. This would effectively
Will it reduce the fear of crime?	?/+	?/+	o	?/+	
Will it reduce actual noise levels?	?	?	o	?	
Will it reduce noise concerns?	?	?	o	?	



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Theme					
Sustainability Objective					
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	Option 1: Maximise leisure and residential employment with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	
					<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
					depend upon the operations of the types of employment, leisure and marina related uses that could be located here. However, continuing as present would be unlikely to have any sort of impact upon current noise levels and concerns.
Poverty and Deprivation					
SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region					
Will it reduce poverty and social exclusion in those areas most affected?	+	+	o	?	<b>Comment:</b> It is possible that Options 1 and 2 would help towards reducing poverty and social exclusion in those areas most affected. This could particularly be the case in respect of maximising employment opportunities under Option 1 although it would also depend upon the types of jobs that would be created. Option 3 in relation to continuing as present and Option 4 in developing a marina would both be unlikely to help towards reducing poverty and social exclusion in parts of the Borough.
Health					
SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities					
Will it reduce health inequalities in those areas most affected?	o	o	o	o	<b>Comment:</b> It is not known at this stage as to whether pursuing Options 1 and 2 would help towards reducing health inequalities in those areas most affected (i.e. in Wards within the Borough which have SOAs in the top 25% in terms of health deprivation and disability according to Indices of Multiple Deprivation 2007). However, it is possible that Options 1, 2 and 4 could help to encourage healthy lifestyles in relation to the potential provision of leisure facilities and marine related leisure uses. It is likely that both
Will it reduce death rates?	o	o	o	o	
Will it encourage healthy lifestyles?	+	+	o	+	
Will it improve access to high quality, health facilities?	?/+	?/+	o	o	

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Sustainability Objective					
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	Option 1: Maximise employment and residential leisure with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	
					<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
					Options 1 and 2 will mixed use development that will contained areas of open space and cycleways which can help to promote a healthy standard of life. There also be the opportunity to include health facilities on the site.
<b>Housing</b>					
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>					
Will it reduce homelessness?	?/+	++	o	o	<b>Comment:</b> It is possible that Option 1 could help towards reducing homelessness, providing for an increased range and affordability of housing for all social groups and towards increasing the number of decent homes. These benefits would also be likely under Option 2 but to a greater extent due to residential development being maximised under this option. Both Options 3 and 4 are unlikely to provide residential development.
Will it increase the range and affordability of housing for all social groups?	?/+	++	o	o	
Will it increase the number of decent homes?	?/+	++	o	o	
Will it be energy efficient?	o	o	o	o	
<b>Education and Skills</b>					
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work</b>					
Will it improve the qualifications and skills of young people?	+	?/+	o	o	<b>Comment:</b> It is possible that both Options 1 and 2 that could be pursued at Daedalus would help towards improving the qualifications and skills of young people and help to improve the qualifications and skills of the population overall. This could be particularly likely under Option 1 due to the maximising employment approach that would be pursued.
Will it improve the qualifications and skills of the population overall?	+	?/+	o	o	
<b>Employment</b>					
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work.</b>					

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
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Will it reduce commuting?	++	?/+	o	?	<p><b>Comment:</b> It is considered to be very likely that Option 1 could help towards reducing commuting. This is because there is a potential for people to live and work within Daedalus or live nearby to work opportunities within the Daedalus site particularly in respect of employment opportunities being maximised under this option.</p> <p>In respect of Option 2, there is also a potential for people to live and work within Daedalus or nearby to work opportunities within the Daedalus site. This could also therefore provide a potential to reduce commuting to work opportunities elsewhere. However, there may be less potential for reducing commuting in comparison to Option 1 since Option 2 would not maximise employment development. Conversely, the development of Daedalus primarily for residential uses could also provide a greater potential for increased out-commuting. This could particularly be the case if public transport links to and from the Daedalus site or in close proximity aren't improved.</p> <p>It is considered that Option 3 would have little or no impact upon reducing commuting. This is because there would be little or no change to the current situation in respect of the temporary uses remaining on the site under this option.</p> <p>It is not known at this stage as to whether the provision of a marina under Option 4 would result in reduced commuting. This could</p>
Will it improve accessibility to work by public transport, walking and cycling?	++	+	o	?	
Will it reduce the effect of traffic congestion on the economy?	++	?/+	o	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
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	Option 1: Maximise employment and residential	Option 2: Maximise residential employment and leisure	Option 3: Continue as present	Option 4: Marina	
				<p>depend on whether there would be a significant number of new job opportunities provided under this option which could also be accessible to local residents therefore helping to potentially reduce out-commuting levels. Conversely, this could also depend on whether such a provision of new job opportunities could result in an increase in in-commuting.</p> <p>It is likely that Options 1 and 2 would help to improve accessibility to work particularly through walking and cycling and potentially through improvements to public transport links. Option 1 would particularly help with this in respect of maximising employment uses on the site. However, it is less certain as to whether pursuing Option 4 would help to improve accessibility to work by public transport, walking and cycling. Again, this would very much depend on whether job opportunities would be provided under this option.</p> <p>It is considered to be likely that both Options 1 and 2 could result in reducing the effect of traffic congestion on the economy. This would particularly be the case in respect of Option 1 through the maximising employment approach that would be pursued which would help to provide a potential for residents to both live and work within the Borough. However, it is also possible that Option 2 could result in an increased effect of traffic congestion on the local economy since there could be a potential for new residents at Daedalus to</p>	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
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Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
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					commute to employment opportunities elsewhere. It is considered to be uncertain at this stage in respect of Option 4 as to whether there would be an increase in the effect of traffic congestion on the local economy.
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough</b>					
Will it increase the skills of the local workforce?	+	?/+	o	o	<b>Comment:</b> It is possible that both Options 1 and 2 that could be pursued at Gosport Waterfront would help towards increasing the skills of the local workforce. This could be particularly likely under Option 1 due to the maximising employment approach that would be pursued.
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough</b>					
Will it reduce unemployment overall?	++	+	?	?	<b>Comment:</b> It is considered to be very likely that Option 1 could help to reduce unemployment overall, reduce long-term unemployment, provide job opportunities for those most in need of employment and help to improve earnings in respect of employment uses being maximised at Daedalus. Option 2 could also have these benefits but to a lesser extent in respect of residential rather than employment uses being maximised.  It is considered to be uncertain as to whether there would be any of these employment related benefits through pursuing Option 3. This is because there may be less of a potential for there to be a net increase in employment opportunities under this option in respect of the temporary uses remaining on the site. It is also considered to be uncertain as to
Will it reduce long-term unemployment?	+	?/+	?	?	
Will it provide job opportunities for those most in need of employment?	+	?/+	?	?	
Will it help to improve earnings?	+	?/+	?	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
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					whether there would be any of these employment related benefits in relation to developing a marina under Option 4 since it is uncertain at this stage as to whether this option would result in a creation of new employment opportunities. Further details will be required in order to fully assess the potential impacts.
Economy					
SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough					
Will it make use of previously developed land?	++	++	+	?	<p><b>Comment:</b> It is very likely that both Options 1 and 2 would help to make use of previously developed land for economic purposes at Daedalus. This would primarily be the case in respect of Option 1 through maximising employment uses. Although no redevelopment would take place under Option 3, it is still possible that employment uses would continue to make use of previously developed land for economic purposes due to the potential for existing buildings to remain occupied by companies on short term lease arrangements. However, pursuing this option could also be considered to be a missed opportunity in respect of not making use of more previously developed land for economic related benefits. It is considered to be uncertain as to whether Option 4 in developing a marina would make use of previously developed land for economic purposes.</p> <p>It is also likely that Option 1 in maximising employment uses would help to significantly improve business development and enhance competitiveness and improve the</p>
Will it improve business development and enhance competitiveness?	++	+	?	+	
Will it improve the resilience of business and the economy?	++	+	?	+	
Will it promote growth in key sectors and clusters?	+	+	?	+	
Will it make land and property available for business development?	++	+	?	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
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	Option 1: Maximise leisure and residential employment with residential	Option 2: Maximise residential employment and leisure with residential	Option 3: Continue as present	Option 4: Marina	
					<p>resilience of business and the economy. This would also be the case in respect of pursuing Option 2 but to a lesser degree since residential uses rather than employment uses would be maximised as part of any redevelopment. However, continuing as present with short term leases under Option 3 could lead to some uncertainty in respect of these factors over the longer term period. It is possible that Option 4 in developing a marina could potentially help to improve business development and enhance competitiveness and improve the resilience of the economy. However, this would also very much depend upon the types of uses that could be developed in association with a marina.</p> <p>It is also possible that Options 1 and 2 in providing for employment uses could help to promote growth in key sectors and clusters. This could particularly be the case in respect of Option 1 since employment uses would be maximised. However, there is some uncertainty as to whether there would be a growth in key sectors and clusters in pursuing Option 3. This is because the use of the Daedalus site for short term leases may prevent certain key sectors and clusters from becoming established at the site. It is also considered to be uncertain as to whether there would be a growth in key sectors and clusters in respect of pursuing Option 4. This is because it is uncertain at this stage as to whether there would be a significant number of new jobs created under</p>

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Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise leisure and residential employment with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	
					<p>this option which would allow key sectors and clusters to develop particularly those which would relate to the development of a marina.</p> <p>It is considered that Option 1 would be very likely to make land and property within the Daedalus site available for business development in respect of maximising employment uses. Option 2 could also have a positive benefit in making land and property available for business development although to a lesser degree. Furthermore, is could also be considered to be uncertain as to whether developing a marina under Option 3 would specifically make land and property available for business development in respect of no redevelopment taking place. It is considered to be uncertain as to whether Option 4 in developing a marina would result in land and property being made available for business development.</p>
<b>SO15: To improve the social and environmental performance of the economy.</b>					
Will it encourage ethical trading?	o	o	o	o	<b>Comment:</b> n/a
Will it encourage good employee relation and management practices?	o	o	o	o	
<b>SO16: To encourage the development of a buoyant, sustainable tourism sector</b>					
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	+	+	o	++	<b>Comment:</b> It is possible that the redevelopment of the Daedalus site under Options 1 and 2 could help towards improving the image of Gosport as a destination. However, it is less certain as to whether both of these options would help to positively contribute to the local tourism industry. Much would depend on the



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					<p>types of employment and leisure uses that would be developed within the Daedalus site under these options (e.g. potential for a hotel related development).</p> <p>It is likely that Option 4 in respect of developing a marina would help to positively contribute to the local tourism industry and improve the image of Gosport as a destination. This is because such a use could attract visitors from a wide catchment area and enhance the range of facilities on offer within Lee-on-the-Solent therefore helping to improve its appeal as a destination.</p>
Town and Local Centres					
SO17: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres					
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	o	o	<p><b>Comment:</b> It is not known at this stage as to whether Options 1,2 and 4 would have a negative or positive impact on the town centre. They could potentially provide extra custom (new residents, workers and visitors) for retail and other centre businesses in Lee centre, particularly given its fairly close proximity. However at this stage it is not clear whether any retail proposals would come forward on the Daedalus site itself which could potentially harm the centre.</p>
Will it improve accessibility to and quality of other town or local centre uses?	o	o	o	o	
Will it improve the vitality and viability of centres?	?	?	o	o	
Leisure and Culture					
SO18: To improve the quality and accessibility of leisure and cultural opportunities within the Borough					
Will it improve the range of sporting facilities in the Borough?	?/+	?/+	o	?/+	<p><b>Comment:</b> It is possible that each of Options 1, 2 and 4 would help to improve the range of sporting facilities within the Borough. This is because Options 1 and 2 would cater for leisure uses which could</p>
Will it improve the range of cultural facilities in the	?/+	?/+	o	?/+	

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Theme					
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Borough?					<p>potentially include a provision of sporting facilities which would be suited to a location such as Daedalus. Furthermore, Option 4 could also potentially cater for water related sporting facilities relating to the development of a marina.</p> <p>It is also likely that both Options 1 and 2 would help to improve the range of cultural facilities within the Borough. For instance, this could be achieved in respect of existing buildings within the Daedalus site being re-used. Furthermore, it is also possible that pursuing Option 4 in developing a marina within Daedalus could help to improve the range of cultural facilities.</p>
<b>Open Space, Coast and Harbour</b>					
<b>SO19: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>					
Will it protect or enhance the Borough's network of greenspace?	o	o	o	o	<p><b>Comment:</b> It should be noted that there is no significant greenspace within the part of Daedalus located within Gosport Borough administrative boundary. Therefore, none of the options that could be pursued would be likely to impact upon the protection and enhancement of the Borough's network of greenspace.</p> <p>Options 1, 2 and 4 could help to protect and enhance the quality of and maintain and improve public access to the coastal frontage adjacent to Daedalus. However, there could also be some uncertainty as to how each of Options 1, 2 and 4 could help towards achieving improved public access to the coastal frontage. It will be important to</p>
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	?/+	?/+	o	?/+	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	?/+	?/+	o	?/+	

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					<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
					ensure that employment and residential uses under Options 1 and 2 are appropriately located so that they do not prevent wider opportunities for the public to access the coastal frontage. It will also be important to consider whether the provision of a marina would limit wider public access to the coastal frontage.
Biodiversity and Geology					
SO20: To conserve and enhance the Borough's biodiversity and geological assets					
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	o	-/?	<b>Comment:</b> It is uncertain as to whether Options 1 and 2 in respect of maximising employment and residential development would help to conserve biodiversity and geological assets. This is a relevant consideration particularly due to the potential to impact upon the nearby nature conservation designations along the Solent shoreline. There is much greater uncertainty and the potential for negative impacts under Option 4 on this issue in relation to developing a marina. However, it is unlikely that biodiversity and geological value would be affected in respect of pursuing Option 3 since no redevelopment would be likely to take place within Daedalus under this option.
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	o	-/?	
Heritage and Design					
SO21: To protect and enhance the Borough's distinctive built heritage					
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	+	+	--	?/+	<b>Comment:</b> It is possible that the redevelopment of the Daedalus site under Options 1, 2 and 4 could lead to improvements in the existing built heritage if existing buildings are re-used appropriately particularly in relation to some of the vacant buildings currently falling into a poor state of repair. It is possible that

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Theme					
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					there could potentially be negative impacts in respect of the temporary uses remaining on the site under Option 3 since there is a risk that the existing listed buildings could deteriorate.
<b>SO22: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces</b>					
Will the design enhance the quality of the townscape?	?/+	?/+	-	?/+	<b>Comment:</b> On one hand, it is considered to be uncertain at this stage as to whether Options 1, 2 and 4 could help to enhance the quality of the townscape through good design. However, it should be noted that there is a greater potential for existing buildings to be re-used under each of the options than for new built development to take place therefore meaning that there would be likely to be less of a potential impact upon the quality of the townscape within the Daedalus site. The redevelopment of the Daedalus site under each of the options that could be pursued could also potentially lead to the quality of the townscape being enhanced if existing buildings are re-used appropriately and new buildings are well-designed. There is also a potential for the overall appearance of the Daedalus site to be improved under Options 1, 2 and 4.
Will it improve the appearance of untidy areas?	+	+	-	+	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	o	o	
					It is considered that the built environment including the quality of the townscape and overall appearance of the area could be at risk of decline if the current temporary uses were to remain on the site under Option 3.
<b>Air Quality</b>					
<b>SO23: To reduce air pollution and ensure air quality continues to improve</b>					
Will it improve air quality?	?/+	?/+	o	?	<b>Comment:</b> It is possible that both

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Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Maximise leisure and residential employment with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	
					<p>Options 1 and 2 could help to improve air quality in respect of the mixed use development that would be proposed. This would particularly be the case in respect of Option 1 since this would maximise employment development therefore providing a potential for more people to live and work within the area or to live within nearby proximity to these new jobs. This could therefore provide a potential to reduce traffic pollution therefore helping to improve air quality within the immediate area of Daedalus.</p> <p>However, it could also be considered uncertain in respect of both Options 1 and 2 as to whether air quality could be improved within the vicinity of Daedalus. This could particularly be the case in respect of Option 2 since this proposes a greater amount of residential along with employment development. This could therefore lead to a greater potential for car trips to be made therefore impacting upon overall air quality within the immediate area of Daedalus. This is because ultimately, the workplace of some of these new residents may not be within the Borough or within walking distance. It could also be argued that there may be uncertain impacts in respect of air quality due to the potential levels of traffic generation as a result of workers that could commute to new jobs that would be provided within Daedalus under Options 1 and 2.</p> <p>There is less uncertainty as to whether Option 4 would help to improve air quality since this option</p>

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment and residential leisure with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	
					would not maximise development opportunities in the same way as Options 1 and 2. Option 3 would be unlikely to have any effect upon improving air quality since this would result in the current temporary uses remaining on site.
Use of Energy Resources					
SO24: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough					
Will it reduce emissions of greenhouse gases by reducing energy consumption?	?/+	?/+	?	?	<p><b>Comment:</b> It is possible that both Options 1 and 2 could help to reduce emissions of greenhouse gases due to reduced energy consumption in respect of the mixed use development that would be proposed. This would particularly be the case in respect of Option 1 since this would maximise employment development therefore providing a potential for more people to live and work within the area or to live within nearby proximity to these new jobs. This could therefore provide a potential to reduce traffic pollution and associated emissions of greenhouse gases within the immediate area of Daedalus.</p> <p>However, it could also be considered uncertain in respect of both Options 1 and 2 as to whether a reduction in emissions of greenhouse gases due to reduced energy consumption could occur within the vicinity of Daedalus. This could particularly be the case in respect of Option 2 since this pursues a greater amount of residential along with employment development. This could therefore lead to a greater potential for car trips to be made therefore impacting upon the overall levels of greenhouse gas</p>
Will it lead to an increased proportion of energy needs being met from renewable resources?	?/+	?/+	?	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise leisure and residential employment with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	
					<p>emissions within the immediate area of Daedalus. This is because ultimately, the workplace of some of these new residents may not be within walking distance or within the Borough. It could also be argued that there may be uncertain impacts in respect of the level of greenhouse gas emissions due to the potential levels of traffic generation that could arise as a result of workers commuting to new jobs that would be provided within Daedalus under Options 1 and 2.</p> <p>Furthermore, it is also not known at this stage as to whether pursuing Options 1, 2 and 4 in respect of the regeneration that is proposed would lead to an increased proportion of energy needs being met from renewable resources. Any potential for this under Option 3 is also considered to be less likely in relation to the temporary uses being retained on the site.</p>
Use of Land Resources					
SO25: To improve efficiency in land use through the re-use of previously developed land and existing buildings					
Will it reduce the amount of derelict, degraded and underused land?	++	++	--	?	<p><b>Comment:</b> It is very likely that Options 1 and 2 would help to reduce the amount of derelict, degraded, underused and potentially contaminated land within the Daedalus site. This is because both of these options would maximise development opportunities therefore meaning that there would be a significant potential for large areas of underused land and buildings to be utilised in respect of any redevelopment that takes place. It is also possible that Option 4 in</p>

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise leisure and residential employment with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	
					developing a marina could help to reduce the amount of derelict, degraded or underused land within Daedalus. However, it is less certain as to whether the development of a marina would also result in a significant amount of land and buildings being redeveloped within the Daedalus site as with Options 1 and 2. Each of Options 1, 2 and 4 would also help to reduce any potential for the amount of derelict, degraded and underused land to increase within the Daedalus site. Pursuing Option 3 in respect of not redeveloping Daedalus would be considered to be a missed opportunity and could therefore potentially result in the amount of derelict, degraded and underused land and buildings within Daedalus increasing over the longer term period.
Water Management					
SO26: To maintain and improve the water quality of the Borough					
Will it improve the quality of river water?	?	?	o	?	<b>Comment:</b> It is uncertain as to whether Options 1, 2 and 4 that could be pursued as to whether they would help to improve the quality of river, coastal and groundwater. This is because it could be possible for new development to impact upon its overall quality which could ultimately have knock on impacts upon each of these water sources. It would be less likely for there to be any impacts upon the quality of river, coastal and groundwater in respect of pursuing Option 3 since existing buildings would continue to be used for short-term leases with no redevelopment likely to take place.
Will it improve the quality of coastal water?	?	?	o	?	
Will it improve the quality of groundwater?	?	?	o	?	
SO27: To reduce the risk of flooding and the resulting detriment to public well-being, the					



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise leisure and residential employment with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
<b>economy and the environment</b>					
Will it minimise the risk of flooding to people and property?	?	?	-	?	<b>Comment:</b> It is considered to be uncertain as to whether pursuing Options 1, 2 and 4 would help to minimise the risk of flooding to people and property in relation to any new development that could take place under each of these options. Although the area is not located within an area at risk of flooding (i.e. flood zones 2 and 3), it could be that any new development could result in an increased risk of surface water run off (under option 3 there have been incidences of surfacing water flooding on the site). The development of a marina under Option 4 is considered to be water compatible development therefore meaning that the risk of flooding to people and property may not be as significant.
<b>SO28: To provide for sustainable sources of water supply</b>					
Will it reduce water consumption?	-	-	?	-	<b>Comment:</b> It is possible that Options 1, 2 and 4 could impact upon increasing overall levels of water consumption since a range of new development would be expected to take place within the site which would result in an increased demand for water usage. It is uncertain as to whether Option 3 in respect of continuing as present would help to reduce water consumption. However, it is possible that the level of water consumption would remain constant and not change much over the longer term if the site is continued to be used for temporary employment uses.
<b>Waste Management</b>					
<b>SO29: To reduce waste generation and disposal, and achieve the sustainable management of waste</b>					

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative					
Theme					
Sustainability Objective					
Decision-making criteria (from the SA Framework)	Identified Effects				Comment – Includes a consideration of the following where appropriate;
	Option 1: Maximise employment and residential leisure with	Option 2: Maximise residential employment and leisure with	Option 3: Continue as present	Option 4: Marina	
Will it lead to reduced consumption of materials and resources?	-/?	-/?	o	-/?	<b>Comment:</b> It is possible that pursuing Options 1, 2 and 4 would result in an increased consumption of materials and resources through the potential for large scale regeneration to take place. It is also possible that there would be an increase in commercial and industrial waste under Options 1, 2 and 4 particularly in respect of employment, leisure and marine uses being maximised. It is also possible that there would be an increase in household waste under Options 1 and 2 particularly in respect of pursuing Option 2 through residential development being maximised. It is also possible that Options 1, 2 and 4 could result in an increase in construction and hazardous waste.
Will it reduce household waste?	-/?	-/?	o	o	
Will it increase waste recovery and recycling?	o	o	o	o	
Will it reduce hazardous waste?	-/?	-/?	o	-/?	
Will it reduce waste in the construction industry?	-/?	-/?	o	-/?	
Will it reduce commercial and industrial waste?	-/?	-/?	o	-/?	
<b>Consumption of other natural resources</b>					
<b>SO30: To reduce the global, social and environmental impact of the consumption of natural resources</b>					
Will it use renewable and sustainable sourced materials?	o/?	o/?	o	o/?	<b>Comment:</b> It is not known at this stage as to whether pursuing Options 1, 2 and 4 could have much of an impact upon making use of renewable and sustainably sourced materials and locally produced materials. Much will depend upon the final design requirements of new development that will take place in the regeneration of Daedalus. Furthermore, the use of renewable and sustainably sourced and locally produced materials would be unlikely under Option 3 due to no redevelopment taking place under this option.
Will it use locally produced materials?	o/?	o/?	o	o/?	

## PART 4: GBC PREFERRED OPTIONS FOR DAEDALUS

<p><b>Conclusion Appraisal</b> of</p>	<p>The preferred option has been based on the assessment of options in Part 3 which shows that maximising employment with leisure and residential uses under Option 1 would have the highest number of net positive effects. Maximising residential with employment and leisure uses under Option 2 would also have a number of net positive effects but fewer in comparison to Option 1. Continuing as present with the range of temporary uses on the site under Option 3 shows a net number of negative and uncertain effects. Developing a marina under Option 4 whilst having some positive effects has a large number of potentially uncertain effects.</p>
<p><b>Preferred Option(s)</b></p>	<p>The Borough Council's preferred option is <b>Option 1: Maximise employment with leisure and residential.</b></p>
<p><b>Justification</b></p>	<p>In deciding to pursue Option 1, the Council recognises that the Daedalus site offers the highest number of positive effects and the greatest potential to provide a number of economic and employment related benefits. The site has a number of important employment assets such as an airfield, access to the Solent (via a slipway), a large amount of space and an attractive waterfront location. These relate well to the current strengths of the Gosport economy and consequently the site offers the prime location to enhance local business clusters, providing significant employment and thereby has the potential to reduce out-commuting and traffic congestion from the Gosport Peninsula to the wider sub-region. It has the potential to diversify the local economy and by providing employment opportunities has the potential to improve the economic well-being of local residents.</p> <p>Since the options appraisal was undertaken, the Solent Local Enterprise Partnership was successful in its bid in August 2011 to secure Enterprise Zone status for the site (known as <i>Solent Enterprise Zone</i>). This offers opportunities for financial incentives for businesses to locate at Daedalus and has helped secure funding for a variety of infrastructure improvements which will cut across both the Gosport and Fareham Borough administrative boundaries. This will include improvements to Newgate Lane, the Daedalus airfield and broadband connectivity which would all help towards attracting increased investment.</p> <p>The Council has also opted for Option 1 in relation to it being appropriate for other uses to be located on the site given its large scale, its waterfront location and the presence of a number of historic buildings. Consequently it is proposed to include some residential development which would help to contribute towards the Borough's housing requirement with related community uses making the best reuse of historic buildings. There is also the potential for a visitor accommodation (a hotel) and a visitor attraction to help diversify the Lee economy.</p>
<p><b>Recommendation</b> –</p>	<p><b>Allocate site for an employment-led mixed use site in the</b></p>

with regard to Local Plan	Local Plan.
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## PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR DAEDALUS

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO1: The policy relating to Daedalus and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SO2: The policy relating to Daedalus and/or an alternative policy need to ensure the site is well connected to public transport links and that it is accessible to cyclists and pedestrians.
SO6: The policy relating to Daedalus and/or an alternative policy will need to ensure that any uncertainty relating to noise related concerns can be addressed when considering any planning applications. This will therefore help to eliminate any uncertainty which could arise on this issue.
SO17: The policy relating to Daedalus and/or an alternative policy would need to ensure any retail use at Daedalus would not have an adverse impact on Lee District Centre.
SO20: Consider whether the policy that would be developed for Daedalus and/or an alternative policy could make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserving and enhancing local habitats and species diversity, and to avoiding harm to protected species.
SO23: The policy that would be developed for Daedalus and/or an alternative policy will need to ensure that the uncertain effects relating to wider and local air quality can be addressed when considering any planning applications. This will therefore help to eliminate any uncertainty on this issue.
SO24: Consider whether the policy that would be developed for Daedalus and/or an alternative policy could make reference to reducing emissions of greenhouse gases through reduced energy consumption.
SO26: The policy relating to Daedalus and/or an alternative policy will need to ensure that the uncertain effects particularly relating to relating to coastal and ground water quality can be addressed when considering any planning applications. Policies will also need to incorporate appropriate mitigation measures as advised by the Environment Agency and where appropriate the water companies. This will therefore help to eliminate any uncertainty on this issue.
SO27: Consider whether the policy that would be developed for Daedalus and/or an alternative policy could specifically refer to the redevelopment that could take place within the site not having an adverse impact upon an increased risk of flooding to people and property. It may also be appropriate for the policy to be informed by a Strategic Flood Risk Assessment which minimises the risk of flooding to people and property.
SO28: Consider whether the policy that would be developed for Daedalus and/or an alternative policy could make reference to minimising water consumption.
SO29: Consider whether the policy that would be developed for Deadalus and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately dealt with.
<b>Maximising Beneficial Effects</b>
SO8: Encouraging health facilities on the site to serve the local community would help deliver positive impacts.
SO9: Consider whether the policy for Daedalus and/or an alternative policy enables sites

to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SO10 and SO12: Consider whether the policy that would be developed for Daedalus and/or an alternative policy should include provisions to require developers to produce training and employment plans which can help to deliver jobs and enhanced skills and training. It will also be important to consider the provision of a college on the site or other appropriate training facilities.
SO11: Consider whether the policy for Daedalus and/or an alternative policy should also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
SO14: Consider whether the policy and/or an alternative policy should promote business growth in key sectors and clusters (i.e. marine, advanced manufacturing, aerospace and aviation). Such businesses will help to utilise local skills and are known to be highly productive value added sectors.
SO17: Consider whether the policy that would be developed for Daedalus and/or an alternative policy could help towards providing good linkages between Daedalus and Lee-on-the-Solent District Centre which would help towards maintaining and improving the vitality and viability of this centre.
SO19: Consider whether the policy for Daedalus and/or an alternative policy could help ensure that proposals for new development take opportunities to enhance public open space within the site.
SO20: Consider whether the policy for Daedalus and/or an alternative policy could include measures which seek a net gain in biodiversity.
SO21 and SO22: Consider whether the policy for Daedalus and/or an alternative policy could help to ensure that proposals for new development takes opportunities to enhance the existing built heritage and overall design of new development.
SO26: Consider whether the policy for Daedalus and/or an alternative policy could help to ensure that proposals for new development take opportunities to enhance water resources.
SO30: Consider whether the policy that would be developed for Daedalus and/or an alternative policy would help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

# HASLAR PENINSULA REGENERATION AREA (INFORMS POLICY LP6: HASLAR PENINSULA)

## Introduction

The Haslar Peninsular Regeneration Area consists of Royal Hospital Haslar, Blockhouse and Haslar Marine Technology Park (this includes QinetiQ Haslar). Royal Hospital Haslar is currently vacant having closed to the public in 2009. Blockhouse is a military establishment located right on the end of the Haslar Peninsula. The Council has considered a number of broad development options for both the Royal Hospital Haslar and Blockhouse sites. Haslar Marine Technology Park is not expected to be comprehensively redeveloped over the plan period and has therefore not been subject to the findings of the sustainability appraisal. However, it is acknowledged that it could offer some scope for intensification of the existing uses.

## BLOCKHOUSE

### PART 1: SITE PROFILE FOR BLOCKHOUSE – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Blockhouse
<b>Address</b>	Haslar Road, Gosport
<b>Ward</b>	Anglesey
<b>Area</b>	20.7 ha (Blockhouse 1,2 & 3)
<b>Current use</b>	<p>The Blockhouse site occupies three land parcels known as Blockhouse 1, 2 and 3.</p> <p>Blockhouse 1 (former HMS Dolphin) contains MoD administration, training, sports and welfare facilities.</p> <p>Blockhouse 2 includes the Submarine Museum and the Joint Services Adventurous Sailing Training Centre (JSASTC).</p> <p>Blockhouse 3 (former HMS Hornet) is separated from Blockhouse 1 by Haslar Road and is used jointly by the JSASTC and the Hornet Sailing Club primarily as a boatyard.</p>
<b>Adjacent uses</b>	This part of the Regeneration Area is located in the south eastern part of Gosport Borough adjacent to the Solent and the mouth of Portsmouth Harbour. Royal Hospital Haslar which forms part of the wider Regeneration Area is located adjacent to the west.
<b>Brownfield/greenfield?</b>	Brownfield.
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	<p>Submarine Escape Training Tank (SETT) (Grade II)</p> <p>The Listed Building complex of Haslar Hospital is immediately adjacent.</p> <p>The Haslar Marine Technology Park includes 'No2 Cavitation Tunnel' (Grade II)</p>
<b>Local list</b>	None currently identified within the site
<b>Historic Park</b>	None, although the site is adjacent to the Haslar Hospital

	Registered Park
Local historic park	None
Scheduled ancient monument	Fort Blockhouse Haslar Gun Boat Yard: miscellaneous buildings and walls The Haslar Gun Boat shed is adjacent
Archaeology	Number of buildings of archaeological interest including Fort Block House and the Haslar Gunboat Yard as well as Buildings 142,143 (dormitory), 144 (storehouse) and 146, and Lymden's Balwark  Also adjacent the Gunboat sheds.
	<b>Within or adjacent</b>
Conservation Area	Haslar Peninsula Conservation Area
Special Character Area	No
<b>Design considerations</b> There will be implications relating to the design of new development due to the location of Blockhouse within the Haslar Peninsula Conservation Area.	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	Part of the site is located adjacent to Haslar Lake which is covered by the SPA and Ramsar designations
SSSI	Part of the site is located adjacent to Haslar Lake which is covered by this designation
SINCs	No
LNR	No
Known protected species	Brent geese are known to use the sports ground
Known BAP target species	Not known
Any natural features of note (established trees, woods, ponds, hedges etc.)	No
<b>Contamination</b> Consider previous uses, any known studies etc.	There may be some limited contamination issues due to the history of the site under MOD ownership.
<b>Flood risk</b>	Significant parts of the site are within Flood Zone 3(tidal) including numerous buildings with further extended areas in Flood Zone 2.  Findings of the SFRA: By 2115 most of the site is within Flood Zone 3 (tidal)
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	No known issues at this stage
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the	No known issues. Site is located within a predominantly urban

area currently unlit or adjacent a significant unlit area	area.
<b>Safeguarded Area</b>	No
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	No particular issues
<b>Any open space?</b>	Sports pitch
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	<p>Within the Urban Area Boundary (R/DP1)</p> <p>Much of the site is located adjacent to the Coastal Zone Policy Area (R/OS1)</p> <p>Existing Community and Health Facilities (R/CF1) (Submarine Museum)</p> <p>Existing Open Space (R/OS4)</p> <p>Haslar Peninsula Conservation Area (R/BH1)</p> <p>Listed Buildings within the site and adjacent at the former Royal Hospital Haslar (R/BH3) and Scheduled Ancient Monument (R/BH8)</p> <p>Registered Historic Park and Garden (R/BH6) (adjacent)</p> <p>Located within nearby proximity to SSSI, SPA and RAMSAR designations (R/OS11)</p> <p>Existing marina and mooring area (R/CH5)</p>
<b>Accessibility</b> -public transport (see plan) - local/ town centre - other facilities in proximity	<p><b>Proximity of Town/Local centre</b></p> <p>Much of the Regeneration Area between one and two kilometres walking distance from the shopping area boundary for Gosport Town Centre.</p> <p><b>Other facilities nearby</b></p> <p>Business and office units at Haslar Marina including chandlery. Restaurant along Haslar Road.</p> <p>Local newsagents located along Clayhall Road.</p> <p><b>Public transport accessibility</b></p> <p>The Regeneration Area is within 400 metres of a bus stop (bus services run along Haslar Road).</p>
<b>Road access-</b> availability, safety	The site is located on the Haslar Peninsula therefore meaning that it is situated in a constrained location in terms of road access with access via the Haslar Bridge or via Clayhall Road and Fort Road to the west.
<b>Parking</b>	Parking currently available within the site. Given the nature of



	the site and potential range of uses a parking strategy will be required
<b>Potential for improving pedestrian/cycling network?</b>	Potential for pedestrian and cycle paths to run along the coastal perimeter adjacent to the Solent/Portsmouth Harbour.
<b>Comprehensive development issues</b>	The overall timescale for developing the site is expected to extend over the longer term period with comprehensive regeneration expected. This will focus on a number of existing buildings and land being re-used.
<b>Any known infrastructure issues?</b>	Highway infrastructure is recognised as an issue due to the location of the site within the Haslar Peninsula. Any regeneration that could potentially take place will also increase pressures upon the utilities infrastructure.
<b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b>	The MoD have indicated that the site may be release but have not given an indication of a likely timescale.
<b>Other issues/comments</b>	None

### Map of Blockhouse



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR BLOCKHOUSE

<ul style="list-style-type: none"> <li> <b>Option 1: Continue as MoD site over the plan period</b>            Due to continued uncertainties regarding if and when all or part of Blockhouse will be released it will be necessary to consider the continuance of MoD use in one form or another.         </li> <li> <b>Option 2: Leisure/employment-led mixed use scheme</b>            If the site were to be released it will be necessary to consider the site's characteristics and assets and consider a marine employment/leisure use for the site with heritage-led uses and a limited amount of residential to help enable development.         </li> <li> <b>Option 3: Residential-led mixed use scheme</b>            In order to fully understand the constraints of the site it will also be necessary to consider a residential-led scheme.         </li> </ul>
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## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR BLOCKHOUSE

<b>Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative</b>				
<b>Theme</b>				
<b>Sustainability Objective</b>				
<b>Decision-making criteria (from the SA Framework)</b>	<b>Identified Effects</b>			<b>Comment – Includes a consideration of the following where appropriate;</b> <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Continue as MoD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
<b>Transport and Accessibility</b>				
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>				
Will it reduce traffic volumes and congestion?	?/+	?/+	-/?	<b>Comment:</b> It is possible that Option 2 could help towards reducing traffic volumes, congestion and traffic related air and noise pollution particularly in respect of lowering the potential for residents to travel to alternative work opportunities through the employment-led scheme that would be pursued. However, it could also be considered to be uncertain as to whether this option would provide these benefits to the same level when making a comparison on these considerations against the operations of Fort Blockhouse since this would very much depend on whether there would be a net increase in jobs.  However, it is considered to be uncertain as to whether Option 3 would help to
Will it reduce road traffic accidents?	o	o	o	
Will there be an increase in traffic related air pollution?	?/+	?/+	-/?	
Will there be an increase in traffic related noise pollution?	?/+	?/+	-/?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Continue as MOD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
				reduce traffic volumes, congestion and traffic related air and noise pollution. Much would depend on the level of residential development that could be pursued and whether this would result in a greater potential for increased commuting to employment opportunities in comparison to the levels of commuting associated with the current operations of Fort Blockhouse. Furthermore, the location of the Blockhouse site at the end of the Gosport Peninsula could also contribute towards increased traffic congestion if residential use is maximised on the site.
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking</b>				
Will it increase the proportion of journeys using modes other than the car?	?/+	?/+	?	<p><b>Comment:</b> It is possible that Option 2 could help to increase the proportion of journeys using modes other than the car in respect of lowering the potential for residents to travel to work opportunities due to the employment-led scheme that would be pursued. It is therefore possible that residents could make a greater frequency of trips such as by walking, cycling and public transport to any job opportunities that could be provided. However, it could also be considered to be uncertain at this stage as to whether this option would provide this benefit to the same level when making a comparison on this against the current operations of Fort Blockhouse since this would very much depend upon whether there would be a net increase in jobs.</p> <p>It is considered to be uncertain at this stage as to whether Option 3 would help to increase in the proportion of journeys using modes other than the car. Much would depend on the level of residential development that could be pursued and whether this would result in a greater potential for residents to commute by car to employment opportunities in</p>

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Continue as MOD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
				comparison to levels associated with the operations of Fort Blockhouse.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities.</b>				
Will it improve accessibility to local services?	+	++	?/+	<b>Comment:</b> It is considered to be very likely that Option 2 would help to improve accessibility to local services in respect of the leisure and employment-led scheme that would be pursued. Although possible, it is considered to be less certain at this stage as to whether Option 3 could help to improve accessibility to local services. Option 1 would maintain accessibility to local services but only through the provision of employment opportunities in Blockhouse in relation to the current MoD operations.
<b>SO4: To improve accessibility for those most in need.</b>				
Will it make access more affordable?	o	+	?/+	<b>Comment:</b> It is possible that both Options 2 and 3 could help to maintain affordable access and make access easier for those without a car in respect of the mixture of uses that could be developed. Providing a mixture of uses on the Blockhouse site could help to reduce the need for residents to travel further afield to use similar types of facilities and in the case of Option 2 travelling to employment and leisure opportunities elsewhere. However, it could also be considered to be slightly less certain as to whether Option 3 would help to make access more affordable and easier for those without a car since it is uncertain at this stage as to whether the mixture of uses that would be provided would include employment opportunities which could be easily accessible for residents. However, a mixture of residential and other uses on the site could allow new residents at Blockhouse direct accessibility to essential services and facilities.
Will it make access easier for those without a car?	o	+	?/+	
<b>Community Activity and Neighbourhoods</b>				
<b>SO5: To encourage a sense of community identity and improve the quality of where people live.</b>				
Will it encourage	o	?	?	<b>Comment:</b> It is considered to be

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Continue as MOD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
engagement in community activities?				<p>uncertain overall as to whether providing for a mixture of uses under Options 2 and 3 would help to encourage engagement in community activities. This is because there is no specific mention as to whether community activities would be provided for under these options at this stage. However, it could be that community activities could be provided for in relation to the leisure and employment uses that would be developed under Option 2. It could also be that community activities could be set up in relation to the residential use that could be developed under Option 3.</p> <p>It is possible that Option 2 could help to influence decisions in respect of the leisure and employment uses that could be developed. For example, residents could opt to use the leisure uses that would be provided on the site. Furthermore, there could also be a potential for this to be the case in relation to the residential use that would be developed under Option 3 with residents having the ability to make decisions on their area such as through community groups if these were to become established.</p> <p>It is likely that Option 2 would specifically help to improve the level of investment in key community services directly in relation to the leisure/employment-led mixed use scheme that would be promoted. It is considered that employment uses in particular can provide key services for the community and that employment opportunities can also allow for investment in key community services. However, it is less certain as to whether Option 3 would help to improve the level of investment in key community services. Much would depend on whether community services could potentially be provided for under this option in relation to</p>
Will it increase the ability of people to influence decisions?	o	?/+	?/+	
Will it improve ethnic relations?	o	o	o	
Will it improve the level of investment in key community services?	o	++	?/+	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	+	++	?/+	

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	Option 1: Continue as MoD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
				<p>the mixed-use scheme that would be developed. However, it could also be argued that increasing the number of residents could help to increase the potential for investment in key community services in the local area.</p> <p>It is considered to be likely that residents would be satisfied with their neighbourhoods as places to live if Blockhouse is retained with its current MoD operations under Option 1. Pursuing Option 2 would be likely to have a positive impact upon improving the satisfaction of people with their neighbourhoods as places to live since a number of new jobs could potentially be provided for whilst there would also be opportunities for leisure uses and a mixture of other uses to be developed. Providing for new jobs would be likely to particularly improve the satisfaction of residents since providing for more jobs is considered one of the key things which needs improving within the Borough. However, it is considered to be uncertain as to whether pursuing Option 3 which would be residential-led would help to improve the satisfaction of people with their neighbourhoods as places to live due to the location of the site at the end of the Gosport peninsula and the potential this has for increasing out-commuting.</p>
<b>Crime and Disorder</b>				
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour.</b>				
Will it reduce actual levels of crime?	o	?/+	?/+	<b>Comment:</b> It is possible that both Options 2 and 3 could help to reduce a fear and any perceptions of crime within Blockhouse. This could be possible in respect of the regeneration that could take place. For example, a mixture of uses including leisure, employment and residential development in this area could provide for a degree of natural surveillance therefore helping to reduce any associated fear and any perceptions
Will it reduce the fear of crime?	o	?/+	?/+	
Will it reduce actual noise levels?	o	?	?	
Will it reduce noise concerns?	o	?	?	



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	Option 1: Continue as MoD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
				<p>of crime. Continuing as present with the current MoD operations under Option 1 would be unlikely to have any impacts upon crime and noise related concerns.</p> <p>However, it is uncertain in respect of pursuing Options 2 and 3 as to whether there would be an increase in noise levels and concerns within Blockhouse. This would effectively depend upon the operations of the types of employment and leisure related uses that could be located here. However, continuing as present with the current MoD operations would be unlikely to have any sort of impact upon current noise levels and concerns.</p>
<b>Poverty and Deprivation</b>				
<b>S07: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.</b>				
Will it reduce poverty and social exclusion in those areas most affected?	o	?/+	?	<b>Comment:</b> It is possible that the provision of a leisure/employment mixed use scheme under Option 2 would help to reduce the potential for poverty and social exclusion amongst the population of Gosport as a whole. However, further details will also be required in order to assess whether the type of employment opportunities that could be provided (e.g. jobs targeted at those with a range of skills) would help to reduce the potential for increased poverty and social exclusion. However, it is less certain as to whether Option 3 would have such potential benefits since it is unclear at this stage as to the mixture of uses could be developed under a residential-led scheme.
<b>Health</b>				
<b>S08: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities.</b>				
Will it reduce health inequalities in those areas most affected?	o	?	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 2 and 3 would help to reduce health inequalities in those areas most affected. In respect of Option 2, this would
Will it reduce death rates?	o	?	?	

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	Option 1: Continue as MOD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
Will it encourage healthy lifestyles?	o	?	?	depend on what the leisure uses would consist of and whether they would be available more widely for the community within the Borough. It is also considered to be uncertain at this stage as to whether Options 2 and 3 would help towards reducing death rates, encouraging healthy lifestyles and with improving access to high quality health facilities. The fact that Royal Hospital Haslar could potentially be redeveloped for health and medical uses may make these benefits less likely on the Fort Blockhouse site. More specifically in respect of Option 2, it is considered to be uncertain as to what types of leisure facilities would be developed on the site at this stage and whether this would have a specific benefit upon encouraging healthy lifestyles.
Will it improve access to high quality, health facilities?	o	?	?	
<b>Housing</b>				
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</b>				
Will it reduce homelessness?	o	?	?/+	<b>Comment:</b> It is considered to be uncertain at this stage as to whether pursuing Option 2 would help to reduce homelessness and increase the range and affordability of housing for all social groups. However, there will be a greater chance of these objectives being achieved under Option 3 in respect of this being a residential-led mixed-use scheme.  Furthermore, it is considered to be possible that Option 3 in respect of residential being the main use that would be provided as part of a mixed-use scheme would help to increase the number of decent homes at the Fort Blockhouse site. However, it is uncertain at this stage as to whether the number of decent homes could also be increased under Option 2 since it is uncertain as to whether this leisure/employment-led mixed-use scheme would result in residential use being developed.
Will it increase the range and affordability of housing for all social groups?	o	?	?/+	
Will it increase the number of decent homes?	o	?	?/+	
Will it be energy efficient?	o	o	o	
<b>Education and Skills</b>				



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	Option 1: Continue as MoD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.</b>				
Will it improve the qualifications and skills of young people?	o	?/+	o	<b>Comment:</b> It is possible that Option 2 would help towards improving the qualifications and skills of young people and help to improve the qualifications and skills of the population overall in respect of employment uses being pursued.
Will it improve the qualifications and skills of the population overall?	o	?/+	o	
<b>Employment</b>				
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work.</b>				
Will it reduce commuting?	?/+	?/+	-/?	<b>Comment:</b> It is possible that Option 2 could help towards reducing commuting, improving accessibility to work by public transport, walking and cycling and with reducing the effect of traffic congestion on the economy. This is because of the employment-led mixed-use approach to development that would be taken which could potentially lead to new jobs being created within the site therefore providing a potential for residents to live and work within the Borough which could therefore result in these benefits.  However, it could also be considered to be uncertain as to whether Option 2 would provide these benefits when making a comparison on these considerations against the current operations of the MoD at Fort Blockhouse. This would very much depend on whether there would be a net increase in jobs.  It is possible that Option 3 could have potentially negative impacts upon reducing out-commuting, improving accessibility to work by public transport, walking and cycling and upon reducing congestion on the economy due to the provision of new homes without a sufficient provision of new jobs also being created.
Will it improve accessibility to work by public transport, walking and cycling?	?/+	?/+	-/?	
Will it reduce the effect of traffic congestion on the economy?	?/+	?/+	-/?	

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	Option 1: Continue as MoD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough.</b>				
Will it increase the skills of the local workforce?	o	?/+	o	<b>Comment:</b> It is possible that Option 2 would help towards increasing the skills of the workforce in respect of employment uses being pursued.
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.</b>				
Will it reduce unemployment overall?	?	++	?	<p><b>Comment:</b> It is considered to be very likely that Option 2 would help to reduce unemployment overall. This is because of the employment-led mixed-use scheme that would be pursued. It is also possible that this option could help to reduce long-term unemployment and help to provide job opportunities for those most in need of employment. However, it is not known at this stage as to whether this option would help towards improving earnings.</p> <p>It is much less certain as to whether there would be these potential benefits under Option 3 in respect of the residential-led mixed-use scheme that would be pursued. However, it could be possible that the mixture of uses that would be developed under this option could include scope for some employment opportunities to be created.</p> <p>It is considered to be uncertain as to whether the continued use of Fort Blockhouse by the MoD under Option 1 would help to reduce unemployment overall, long-term unemployment and help to provide job opportunities for those most in need of employment. It is also not known at this stage as to whether the continued use of the site by the MoD would result in improved earnings. Much would depend upon the future operations of the MoD on the site over the Plan period as to whether they would have benefits upon these factors.</p>
Will it reduce long-term unemployment?	?	?/+	o/?	
Will it provide job opportunities for those most in need of employment?	?	?/+	o/?	
Will it help to improve earnings?	o	o	o	
<b>Economy</b>				
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable</b>				

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	Option 1: Continue as MOD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
<b>regeneration of the Borough.</b>				
Will it make use of previously developed land?	?	++	?/+	<p><b>Comment:</b> It is considered to be uncertain as to whether Option 1 would have these economic benefits. Much would depend upon any future development that could take place on the site if it is retained under MoD ownership.</p> <p>However, it is considered to be very likely that Option 2 in respect of the leisure/employment-led mixed-use scheme that would be pursued would make use of previously developed land for economic development. Is it also therefore considered to be very likely that this option would help to improve business development and enhance competitiveness, help to improve the resilience of business and the economy and help to make land and property available for business development. However, it is considered to be less certain at this stage as to whether this option would help to support growth in key sectors and clusters. This is because there are no further details at this stage regarding the types of employment opportunities that could be developed.</p> <p>It is considered to be less certain in respect of Option 3 as to whether there would be benefits in respect of these factors due to the residential-led mixed-use scheme that would be pursued. However, it could be possible that the mixture of uses that would be developed under this option could help to make use of previously developed land for economic development.</p>
Will it improve business development and enhance competitiveness?	?	++	?	
Will it improve the resilience of business and the economy?	?	++	?	
Will it promote growth in key sectors and clusters?	?	?/+	?	
Will it make land and property available for business development?	?	++	?	
<b>SO15: To improve the social and environmental performance of the economy.</b>				
Will it encourage ethical trading?	o	o	o	<b>Comment:</b> n/a
Will it encourage good employee relation and management practices?	o	o	o	

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	Option 1: Continue as MOD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
<b>SO16: To encourage the development of a buoyant, sustainable tourism sector.</b>				
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	++	?/+	<b>Comment:</b> It is likely that pursuing Option 2 could help to contribute to the local tourism industry and improve the image of Gosport as a destination. This would be possible in respect of developing leisure uses on the site which would be additional to those existing (e.g. Submarine Museum). It is less certain as to whether pursuing Option 3 would help to contribute towards the local tourism industry through pursuing a residential led mixed-use scheme. However, it could be that pursuing this option could help to improve the overall image of Gosport as a destination. This would be possible particularly because doing nothing on the Haslar site would be likely to detract from the image of the Borough as a destination.
<b>Town and Local Centres</b>				
<b>SO17: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres.</b>				
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 2 and 3 would help to improve accessibility to and the quality of shopping facilities and other town or local centre uses. Further details would be required in order to determine whether this would be the case in respect of the mixed-use schemes that would be pursued under Options 2 and 3. However, the development of such uses would be likely to be minimal at best under both options.
Will it improve accessibility to and quality of other town or local centre uses?	o	o/?	o/?	
Will it improve the vitality and viability of centres?	o	o	o	
<b>Leisure and Culture</b>				
<b>SO18: To improve the quality and accessibility of leisure and cultural opportunities within the Borough.</b>				
Will it improve the range of sporting facilities in the Borough?	o	+	+	<b>Comment:</b> Both Options 2 and 3 would help to retain the existing sports facilities on the site through maintaining the open space designation. The existing sports pitch would also be retained under Option 1 through maintaining the Blockhouse site under MoD ownership. It is also possible that both Options 2 and 3 could help to
Will it improve the range of cultural facilities in the Borough?	o	+	+	

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	Option 1: Continue as MOD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
				improve the range of cultural facilities in respect of the mixture of uses that could be developed.
<b>Open Space, Coast and Harbour</b>				
<b>SO19: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour.</b>				
Will it protect or enhance the Borough's network of greenspace?	?/+	?	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 2 and 3 would help to protect and enhance existing greenspace within the Blockhouse site. The existing greenspace is in the form of a sports pitch which is used by the MoD.  Furthermore, it is possible that each of the options that could be pursued could help to protect the quality of the coast and harbour frontage in this location. It is also possible that Options 2 and 3 could help to enhance the quality of the coast and harbour frontage at Fort Blockhouse. Options 2 and 3 could also help to maintain and improve public access in this location. However, there could also be some uncertainty as to how Options 2 and 3 would help to ensure these benefits. The benefits of enhancing the quality of and maintaining and improving public access to the coast and harbour frontage would be less likely under Option 1 in respect of the site being retained by the MoD for its current use. It will be important to ensure that employment, leisure and residential uses under Options 2 and 3 are well-designed into the site so that they have these benefits.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	?/+	?/+	?/+	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	-/?	?/+	?/+	
<b>Biodiversity and Geology</b>				
<b>SO20: To conserve and enhance the Borough's biodiversity and geological assets.</b>				
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	?	<b>Comment:</b> It uncertain at this stage as to whether Options 2 and 3 could impact upon existing biodiversity and geological assets within nearby proximity to the Blockhouse site such as along the Portsmouth Harbour shoreline (e.g. Haslar Lake). This is in relation to redeveloping the site for leisure,
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	?	

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	Option 1: Continue as MoD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
				employment and residential uses and the impacts these uses could have upon nearby biodiversity. Any impacts upon biodiversity under Option 1 would very much depend on whether there would be any new development under the current MoD ownership of the site.
Heritage and Design				
SO21: To protect and enhance the Borough's distinctive built heritage.				
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?	?/+	?/+	<b>Comment:</b> It is possible that the redevelopment of the Blockhouse site under Options 2 and 3 could potentially lead to improvements in the existing built heritage if existing buildings are re-used appropriately. Any impacts upon the built heritage of the site under Option 1 would very much depend on whether there would be any new development under the current MoD ownership of the site.
SO22: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.				
Will the design enhance the quality of the townscape?	o/?	?/+	?/+	<b>Comment:</b> On one hand, it is considered to be uncertain at this stage as to whether Options 2 and 3 could help to enhance the quality of the townscape through good design. This is because there are no further details at this stage as to how the mixed use development of the Blockhouse site under Options 2 and 3 could impact upon its distinctive built heritage. However, it should be noted that there is a greater potential for existing buildings to be re-used under each of the options than for new built development to take place therefore meaning that there would be likely to be less of a potential impact upon the quality of the townscape within the Blockhouse site. The redevelopment of the Blockhouse site under each of the options that could be pursued could also potentially lead to the quality of the townscape being enhanced if existing buildings are re-used appropriately and new buildings are well-designed.
Will it improve the appearance of untidy areas?	+	++	++	
Will it reduce crime, the fear of crime and anti-social behaviour?	o/?	?	?	

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	Option 1: Continue as MOD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
				<p>It is considered to be likely that Options 2 and 3 in particular could provide the potential for significant areas to be re-developed and existing buildings to be re-used particularly since they have the potential to become untidy if they were to become vacant.</p> <p>It is considered to be uncertain in respect of the residential development that would be provided under Option 3 as to whether there would be an impact upon reducing the potential for crime, the fear and any perception of crime and anti-social behaviour.</p>
Air Quality				
SO23: To reduce air pollution and ensure air quality continues to improve.				
Will it improve air quality?	o/?	?	-/?	<p><b>Comment:</b> It is considered to be uncertain as to whether Options 2 and 3 would help to improve air quality. In respect of Option 2, this would particularly depend on whether there would be residential use provided alongside the employment and leisure uses which would help to reduce travel related impacts upon local air quality. However, providing more jobs locally could help to reduce travel and associated emissions on a Borough wide level which could have a positive impact upon overall air quality. In respect of Option 3, much would depend on the level of residential development that could be pursued and whether this would result in a greater potential for increased commuting to employment opportunities in comparison to the levels of commuting associated with the current operations of Fort Blockhouse. This could result in an increase in emissions and an associated deterioration in air quality. Furthermore, the location of the Blockhouse site at the end of the Gosport Peninsula could also contribute towards increased traffic congestion and an associated deterioration in air quality if residential use is maximised on the site. Any impacts</p>



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	Option 1: Continue as MoD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
				upon air quality under Option 1 would depend upon any further development of the site under the current MoD ownership.
Use of Energy Resources				
SO24: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.				
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o/?	?	-/?	<b>Comment:</b> It is considered to be uncertain as to whether Options 2 and 3 would help to reduce emissions of greenhouse gases through reduced energy consumption. In respect of Option 2, this would particularly depend on whether there would be residential use provided alongside the employment and leisure uses which would help to reduce travel related emissions. However, providing more jobs locally could help to reduce travel which could have a positive impact upon reduced emissions of greenhouse gases through reduced energy consumption. In respect of Option 3, much would depend on the level of residential development that could be pursued and whether this would result in a greater potential for increased commuting to employment opportunities in comparison to the levels of commuting associated with the current operations of Fort Blockhouse. This could result in an increase in emissions due to increased energy consumption. Furthermore, the location of the Blockhouse site at the end of the Gosport Peninsula could also contribute towards increased traffic congestion and an associated increase in emissions due to increased energy consumption if residential use is maximised on the site. Any impacts upon reduced emissions of greenhouse gases under Option 1 would depend upon any further development of the site under the current MoD ownership.
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	o	
Use of Land Resources				
SO25: To improve efficiency in land use through the re-use of previously developed land and existing buildings.				
Will it reduce the amount of	o/?	++	++	<b>Comment:</b> It is likely that each of Options



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Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Continue as MoD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
derelict, degraded and underused land?				2 and 3 could help to reduce the potential for the Fort Blockhouse site to become derelict, degraded and underused in respect of the development that would be proposed. Pursuing this option could also help towards the cleaning up of any contaminated land that could be associated with the current MoD use. However, it is less certain as to whether this would be the case under Option 1 since it is not known what future plans and proposals the MoD could have for the site. In any case, the continued use of the site by the MoD under Option 1 would mean that it would be less likely for the site to become derelict, degraded and underused.
<b>Water Management</b>				
<b>SO26: To maintain and improve the water quality of the Borough.</b>				
Will it improve the quality of river water?	o	o	o	<b>Comment:</b> It is uncertain as to whether both Options 2 and 3 would have a detrimental impact upon water quality at this stage since there are no further details as to how development under both these options would be progressed. Any impacts upon water quality under Option 1 would depend on whether there would be any further development of the site under the current MoD ownership.
Will it improve the quality of coastal water?	o/?	?	?	
Will it improve the quality of groundwater?	o/?	?	?	
<b>SO27: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.</b>				
Will it minimise the risk of flooding to people and property?	?	-/?	-/?	<b>Comment:</b> Large parts of the Fort Blockhouse site are located within Flood Zones 2 and 3 with much of the surrounding area being liable to flooding. It is therefore possible that there could be some risk of flooding to people and property in respect of these options. This would particularly be the case under Option 3 since residential use is classed as a more vulnerable land use. Any new development under Options 2 and 3 could also increase the risk of surface water run off within the site. Any risk of flooding under Option 1 would depend upon

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Continue as MoD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
				whether there would be any further development of the site under the current MoD ownership.
<b>SO28: To provide for sustainable sources of water supply.</b>				
Will it reduce water consumption?	o/?	?	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 2 and 3 would result in an overall reduction in water consumption when compared to current usage at the Fort Blockhouse site. It is possible that the amount of water consumption would be similar if the MoD were to remain on site under Option 1.
<b>Waste Management</b>				
<b>SO29: To reduce waste generation and disposal, and achieve the sustainable management of waste.</b>				
Will it lead to reduced consumption of materials and resources?	?/+	?	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 2 and 3 would lead to a reduced consumption of materials and resources and a reduction of waste in the construction industry. Much would depend upon the detailed elements of any future development proposals that could come forward under these options and whether they would have these specific benefits. However, Option 1 through the MoD maintaining occupancy of the Blockhouse site could ultimately lead to a reduced consumption of materials and resources and reduced waste in the construction industry since there would be likely to be a much lower demand for any materials that could be required for new buildings or infrastructure.  Furthermore, it is considered to be very uncertain at this stage as to whether Options 2 and 3 could help to increase waste recovery and recycling, help with reducing hazardous waste and help with reducing commercial and industrial waste. Much would depend upon the detailed elements of the mixture of uses that would be provided under these employment and residential-led options and whether they
Will it reduce household waste?	o	?	--	
Will it increase waste recovery and recycling?	o/?	?	?	
Will it reduce hazardous waste?	o/?	?	?	
Will it reduce waste in the construction industry?	?/+	?	?	
Will it reduce commercial and industrial waste?	o	?	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Continue as MoD site over the plan period	Option 2: Leisure/employment-led mixed use scheme	Option 3: Residential-led mixed-use scheme	
				<p>would be influential upon these factors. It is possible that Option 1 through the MoD maintaining occupancy of the Blockhouse site could have little impact upon these factors. This is because it is possible that the current operations on the site would be unlikely to change much over this period.</p> <p>It is likely that each of the options would have different impacts in respect of any likely reduction in household waste. Option 3 would be likely to have the most significant impact in increasing household waste since this option would be residential-led. Furthermore, it is uncertain at this stage as to whether Option 2 would result in an increase in household waste since it is uncertain as to whether the leisure/employment-led mixed-use scheme that could be developed would include residential development. It should be noted that Option 1 would have no impact upon increasing household waste since residential development would not come forward under this option.</p>
<b>Consumption of other natural resources</b>				
<b>SO30: To reduce the global, social and environmental impact of the consumption of natural resources.</b>				
Will it use renewable and sustainable sourced materials?	o	o/?	o/?	<b>Comment:</b> It is not known at this stage as to whether pursuing Options 2 and 3 for the Blockhouse site would result in the use of renewable and sustainable sourced and locally produced materials. Furthermore, the use of renewable and sustainably sourced and locally produced materials would be unlikely under Option 1 since redevelopment is less likely to take place under this option.
Will it use locally produced materials?	o	o/?	o/?	

## PART 4: GBC PREFERRED OPTIONS FOR BLOCKHOUSE

<b>Conclusion Appraisal</b>	<b>of</b>	The preferred option has been based on the assessment of options in Part 3 which shows that the leisure/employment-led mixed-use scheme under Option 2 would have the highest number of net positive effects. Option 1 which would continue the MoD use is considered to have fewer positive effects overall largely due to the uncertainty surrounding the long-term future of the site. A larger number of potentially negative effects were identified in respect of pursuing a residential-led mixed-use scheme under Option 3.
<b>Preferred Option(s)</b>		The Borough Council's preferred option is <b>Option 2: Leisure/employment-led mixed use scheme.</b>
<b>Justification</b>		<p>There remains uncertainty regarding the timetabling of any release and if all or part of the site will be released. In the light of this it would be difficult to include any quantum of development within this site as part of the overall spatial strategy.</p> <p>However, it is clear from the findings of the SA assessment and from considering the characteristics of the site that it is well suited for a marine employment/leisure led development utilising existing strengths such as sailing training, moorings and diving facilities. The site also has significant heritage landscape (Submarine Museum, Fort Blockhouse scheduled ancient monument and associated buildings, spectacular setting at the mouth of Portsmouth Harbour) which could be utilised for tourism type facilities.</p> <p>Residential development should be seen more as an enabling type development in pursuing Option 2 utilising the most appropriate buildings. There are significant flood risk issues on the site which will not only cause viability issues but also likely to constrain residential development on the site.</p>
<b>Recommendation with regard to Local Plan</b>	<b>-</b>	<b>Allocate site for mixed use in the Local Plan.</b>

## PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR BLOCKHOUSE

In taking on board Option 2, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO1: The policy relating to Blockhouse and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SO2: The policy relating to Blockhouse and/or an alternative policy will need to ensure the site is well connected to public transport links and that it is accessible to cyclists and pedestrians.
SO6: The policy relating to Blockhouse and/or an alternative policy will need to ensure

that any uncertainty relating to noise related concerns can be addressed when considering any planning applications. This will therefore help to eliminate any uncertainty which could arise on this issue.
SO8: Consider whether the policy relating to Blockhouse and/or an alternative policy could make reference to achieving a number of health related benefits.
SO19: The policy relating to Blockhouse and/or an alternative policy could help towards retaining the sports pitch as an on-site open space and encourage appropriate waterfront access subject to issues arising from protected habitats.
SO20: Consider whether the policy that would be developed for Blockhouse and/or an alternative policy could make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserving and enhancing local habitats and species diversity, and to avoiding harm to protected species.
SO21 and SO22: Consider whether the policy for Daedalus and/or an alternative policy could help to ensure that proposals for new development takes opportunities to enhance the existing built heritage and overall design of new development.
SO23: The policy that would be developed for Blockhouse and/or an alternative policy will need to ensure that the uncertain effects relating to wider and local air quality can be addressed when considering any planning applications. This will therefore help to eliminate any uncertainty on this issue.
SO24: Consider whether the policy that would be developed for Blockhouse and/or an alternative policy could make reference to reducing emissions of greenhouse gases through reduced energy consumption.
SO26: The policy relating to Blockhouse and/or an alternative policy will need to ensure that the uncertain effects particularly relating to relating to coastal and ground water quality can be addressed when considering any planning applications. Policies will also need to incorporate appropriate mitigation measures as advised by the Environment Agency and where appropriate the water companies. This will therefore help to eliminate any uncertainty on this issue.
SO27: It is essential that the policy that would be developed for Blockhouse and/or an alternative policy fully incorporates appropriate flood risk measures particularly in relation to parts of the site being located in Flood Zones 2 and 3. It should also be informed by a Strategic Flood Risk Assessment which minimises the risk of flooding to people and property.
SO28: Consider whether the policy that would be developed for Blockhouse and/or an alternative policy could make reference to minimising water consumption.
SO29: Consider whether the policy that would be developed for Blockhouse and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately dealt with.

<b>Maximising Beneficial Effects</b>
SO9: Consider whether the policy for Blockhouse and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SO10 and SO12: Consider whether relevant policies should include provisions to require developers to produce training and employment plans which can help to deliver jobs and enhanced skills and training.
SO11: Consider whether the policy for Blockhouse and/or an alternative policy should also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
SO13: Consider whether the policy for Blockhouse and/or an alternative policy could include reference to increasing overall earnings by matching skills with appropriate employment opportunities.

SO14: Consider whether the policy for Blockhouse and/or an alternative policy should promote business growth in key sectors and clusters (i.e. marine, tourism, leisure-led). Such businesses will help to utilise local skills and are known to be highly productive value added sectors.

SO20: Consider whether the policy for Blockhouse and/or an alternative policy could include measures which seek a net gain in biodiversity.

SO26: Consider whether the policy for Blockhouse and/or an alternative policy could help to ensure that proposals for new development take opportunities to enhance water resources.

SO30: Consider whether the policy that would be developed for Blockhouse and/or an alternative policy would help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

# ROYAL HOSPITAL HASLAR

## PART 1: SITE PROFILE FOR ROYAL HOSPITAL HASLAR – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Royal Hospital Haslar
<b>Address</b>	Haslar Road, Gosport
<b>Ward</b>	Anglesey
<b>Area</b>	23.03 ha (Royal Hospital Haslar)
<b>Current use</b>	The Royal Hospital Haslar was formally operated in partnership by the Ministry of Defence and the Portsmouth Hospitals NHS Trust. However, since 2007 the MoD no longer used the site and in July 2009 the NHS ceased using the site. The hospital has since remained vacant. The NHS have no intention of using the site for health purposes.
<b>Adjacent uses</b>	The Regeneration Area is located in the south eastern part of Gosport Borough adjacent to the Solent. The Blockhouse part of the Regeneration Area is located immediately to the east and north and the Haslar Marine Technology Park is also located to the north. The area to the west of the former Royal Hospital Haslar site consists of a predominantly residential area within the Anglesey Ward. The Haslar Immigration Removal Centre is also located to the west of the site.
<b>Brownfield/greenfield?</b>	Brownfield- open spaces are likely to be classified as greenfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	The Hospital itself is major complex of listed buildings  Ward blocks A, B, C, D, E, F and Centre at Royal Hospital, Haslar Nos. 11 and 12 and attached railings, Royal Hospital, Haslar Nos. 13 and 15 MOIC's Residence and attached railings, Royal Hospital, Haslar No. 1 -5 (Consecutive) Royal Hospital, Haslar Haslar Terrace, Royal Hospital, Haslar Central gateway and railings to NE of Royal Hospital, Haslar Boundary wall to NE of Royal Hospital, Haslar Chapel of St Luke, Royal Hospital, Haslar Water tower, Royal Hospital, Haslar Medical Stores NW of main entrance, Royal Hospital, Haslar Medical Stores SE of main entrance, Royal Hospital, Haslar  The Haslar Marine Technology Park opposite includes 'No2 Cavitation Tunnel' (Grade II)
Local list	Ship Testing Tanks are located on the opposite side of the road within the Haslar Marine Technology park Also in close proximity are local listed buildings associated with the Immigration Removal Centre.
Historic Park	The Royal Hospital Haslar Grade II Registered Park
Local historic park	None
Scheduled ancient	The Haslar Gunboat Yard and Shed are located on the

monument	opposite site of the road.
Archaeology	Almost the entire site is considered to have some form of potential archaeological interest.
	<b>Within or adjacent</b>
Conservation Area	Haslar Peninsula Conservation Area.
Special Character Area	No
<b>Design considerations</b>	
The former Royal Hospital Haslar site contains a number of Listed Buildings. There will also be implications relating to the design of new development due to the location of Royal Hospital Haslar within the Haslar Peninsula Conservation Area.	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	Most of the site is located within 400 metres from Haslar Lake which is covered by SPA and Ramsar designations
SSSI	Most of the site is located within 400 metres from Haslar Lake which is covered by this designation
SINCs	A small part of the site is located within 400 metres from Gosport Park which is covered by this designation
LNR	No
Known protected species	Presence of orchids
Known BAP target species	Not known
Any natural features of note (established trees, woods, ponds, hedges etc.)	The site consists of a variety of features associated with a historic park including grassed areas with important grassland species and areas of mature trees.
<b>Contamination</b> Consider previous uses, any known studies etc.	There are likely to be contamination issues due to the history of the site which has previously been under MOD ownership with medical usage.  The site also contains an extensive burial site
<b>Flood risk</b>	Virtually all the site is in Flood Zone 1 except a very small area with the paddock is in Flood Zone 2 (which wouldn't be developed.  The adjacent coastal wall is in Flood Zone 3 and consequently flood risk assessment would need to consider issues relating to the seawall including impacts of over-topping and its on-going maintenance.  Findings of the SFRA: By 2021 almost all the site including all the built-up area remains in Flood Zone 1. More of the paddock is within flood zones 2 and 3
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	No known issues at this stage
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage



<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	No known issues. Site is located within a predominantly urban area.
<b>Safeguarded Area</b>	No
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	No particular issues
<b>Any open space?</b>	Historic Park and Garden (national significance)
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	<p>Within the Urban Area Boundary (R/DP1)</p> <p>Coastal Zone Policy Area (R/OS1)</p> <p>Existing Open Space (R/OS4)</p> <p>Haslar Peninsula Conservation Area (R/BH1)</p> <p>Listed Buildings (R/BH3 &amp;4)</p> <p>Registered Historic Park (R/BH6)</p> <p>Scheduled Ancient Monument (R/BH8)(adjacent)</p> <p>Located within nearby proximity to SSSI, SPA and Ramsar designations (R/OS11)</p> <p>Protection of Existing Health and Community Facilities (R/CF2)</p>
<b>Accessibility</b> -public transport (see plan) - local/ town centre - other facilities in proximity	<p><b>Proximity of Town/Local centre</b></p> <p>Much of the Regeneration Area between one and two kilometres walking distance from the shopping area boundary for Gosport Town Centre.</p> <p><b>Other facilities nearby</b></p> <p>Business and office units at Haslar Marina including chandlery. Restaurant along Haslar Road. Local newsagents located along Clayhall Road.</p> <p><b>Public transport accessibility</b></p> <p>The Regeneration Area is within 400 metres of a bus stop (bus services run along Haslar Road).</p>
<b>Road access</b> -availability, safety	The site is located on the Haslar Peninsula consequently road access is constrained.
<b>Parking</b>	It is possible that vehicle parking could be provided for within the Blockhouse site subject to specific design considerations.
<b>Potential for improving pedestrian/cycling</b>	Potential for pedestrian and cycle paths to run along the coastal perimeter adjacent to the Solent.

<b>network?</b>	
<b>Comprehensive development issues</b>	The overall timescale for developing the site is expected to extend over the medium to longer term period with comprehensive regeneration expected. This will focus on a number of existing buildings and land being re-used. A planning application for the comprehensive development of the whole site is expected in 2013 which will then be followed by separate and more detailed proposals. It will be important ensure that piecemeal applications do not prejudice the wider redevelopment of the Regeneration Area.
<b>Any known infrastructure issues?</b>	Highway infrastructure is recognised as an issue due to the location of the site within the Haslar Peninsula. However, net traffic movements are not expected to differ greatly to those associated with the previous hospital use. Any regeneration likely to take place will also increase pressures upon the utilities infrastructure.
<b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b>	Our Enterprise purchased the site from the MOD in November 2009. Subsequent to the appraisal, a planning application was submitted in June 2013 for a mixed use scheme. There are a number of development constraints that may affect the viability of certain uses particularly if the whole site were to be used for medical purposes.
<b>Other issues/comment</b>	None

### Map of Royal Hospital Haslar



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR ROYAL HOSPITAL HASLAR

<ul style="list-style-type: none"> <li> <b>Option 1: All medical care/health site</b>            This would result in an entirely medical/care/health site based on the consideration that the site was constructed as a hospital and remained in that function until very recently.         </li> <li> <b>Option 2: Medical/care/health-led mixed use site with limited residential development</b>            This acknowledges that the site is very large and that any proposal will need to re-use a large number of sizeable (and smaller) buildings and consequently an entirely health-led scheme may not be feasible and that a wider mix of uses will be required.         </li> <li> <b>Option 3: Largely residential site with a small proportion of ancillary uses</b>            This tests a residential-led scheme with a smaller amount of ancillary uses in order to test the strengths and weaknesses of this approach in comparison with the other two options.         </li> </ul>
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## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR ROYAL HOSPITAL HASLAR

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
<b>Decision-making criteria (from the SA Framework)</b>	<b>Effects over time</b>			<b>Comment – Includes a consideration of the following where appropriate;</b>
	All care/health site	Option 1: medical	Option 2: limited use site with residential development	
				<ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
<b>Transport and Accessibility</b>				
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>				
Will it reduce traffic volumes and congestion?	?/+	?/+	-/?	<b>Comment:</b> It is possible that Options 1 and 2 could help towards reducing traffic volumes, congestion and traffic related air and noise pollution particularly in respect of lowering the potential for residents to travel to alternative work opportunities. This is because retaining care and health uses within the currently vacant Royal Hospital Haslar site could lead to potential employees living within close proximity to jobs associated with the medical and health facilities that would be provided. This would particularly be the case in respect of Option 1 since the site would be comprehensively redeveloped for medical care/health facilities. Furthermore, Option 1 could also
Will it reduce road traffic accidents?	o	o	o	
Will there be an increase in traffic related air pollution?	?/+	?/+	-/?	
Will there be an increase in traffic related noise pollution?	?/+	?/+	-/?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	All care/health site	Option 1: medical	Option 2: Medical care/health led mixed use site with limited residential development	
				<p>lead to these potential benefits in relation to residents not being required to travel long distances to access medical facilities. However, it could also be considered to be uncertain at this stage as to whether both Options 1 and 2 would provide these benefits to the same level when making a comparison on these considerations against the recent operations of Royal Hospital Haslar since this would very much depend on whether there would be a net increase in jobs.</p> <p>Furthermore, it can also be considered to be uncertain at this stage as to whether Options 2 and 3 could help to reduce traffic volumes, congestion and traffic related air and noise pollution in respect of the residential development proposed under these options. Much would depend on the level of residential development that could be pursued and whether this would result in increased traffic movements such as increased out-commuting to employment opportunities in comparison to levels of traffic associated with the previous operations of Royal Hospital Haslar.</p> <p>However, Option 3 could result in increased traffic volumes, congestion and traffic related air and noise pollution in respect of increased travelling to medical and health facilities outside of the Borough (e.g. to Queen Alexandra Hospital). It is also possible that there could be increased traffic movements within the site in comparison to the previous medical uses associated with Royal Hospital Haslar under Option 3. Furthermore, the location of the Royal Hospital Haslar site at the end of the Gosport Peninsula could also contribute towards increased traffic congestion if residential use is maximised on the site.</p>
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking</b>				
Will it increase the	+/?	?	-/?	<b>Comment:</b> It is considered to be uncertain

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	All care/health site	Option 1: medical	Option 2: Medical care/health led mixed use site with limited residential development	
proportion of journeys using modes other than the car?				<p>at this stage as to whether pursuing Option 1 would help to increase the proportion of journeys using modes other than the car in comparison to levels associated with the recent operations of Royal Hospital Haslar. However, it is even less certain at this stage as to whether there could be an increase in the proportion of journeys using modes other than the car under Options 2 and 3. This is because there could be a greater potential for increased car use particularly in respect of Option 3 since there could be a greater potential for residents to commute by car to employment opportunities in comparison to the levels associated with the previous operations of the Royal Hospital Haslar site. Furthermore Option 3 could also lead to a reduced proportion of journeys using modes other than the car in respect of increased travelling to medical and health facilities outside of the Borough.</p> <p>However, Options 1 and 2 could also be beneficial in helping to potentially increase the proportion of journeys using modes other than the car. This is because retaining medical and health uses within the currently vacant Royal Hospital Haslar site could lead to potential employees living within close proximity to jobs associated with the medical and health facilities that would be provided. This would particularly be the case in respect of Option 1 since the site would be comprehensively redeveloped for medical care/health facilities. Furthermore, Options 1 and 2 could also lead to these potential benefits in relation to residents not needing to travel long distances to access medical facilities within the Borough. This would particularly be the case in respect of Option 1.</p>
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities.</b>				
Will it improve accessibility to local services?	++	+	?/+	<b>Comment:</b> It is considered to be very likely that both Options 1 and 2 would help to improve accessibility to local health

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	All Option 1: medical care/health site	Option 2: Medical care/health led mixed use site with limited residential development	Option 3: Largely residential site with a small proportion of ancillary uses	
				services since the proposed redevelopment would be medical and health care led. It is also possible that the ancillary uses that could be developed under Option 3 could also include some medical and health facilities. However, this would be much less certain under this option since any such facilities that could be developed would be likely to be on a much smaller scale.
SO4: To improve accessibility for those most in need.				
Will it make access more affordable?	+	+	-/?	<b>Comment:</b> It is considered that Options 1 and 2 would help to maintain affordable access and make access easier for those without a car much in the same way as with the recent operations associated with Royal Hospital Haslar. This is because people would not have to potentially travel out of the Borough to access much needed medical and health facilities. Furthermore, retaining medical and health uses within the currently vacant Royal Hospital Haslar site could lead to potential employees living within close proximity to jobs associated with the medical and health facilities that would be provided. This would particularly be the case under Option 1 since the site would be comprehensively redeveloped for medical care/health facilities. However, it is possible that Option 3 would not make access more affordable and make access easier for those without a car since new residents could potentially have to commute to employment opportunities. Furthermore, this option could also result in increased travel to medical and health facilities which may be located elsewhere. Option 3 could therefore incur an increased travel cost.
Will it make access easier for those without a car?	+	+	-/?	
Community Activity and Neighbourhoods				
SO5: To encourage a sense of community identity and improve the quality of where people live.				
Will it encourage engagement in community activities?	?	?	o/?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether providing medical care/health facilities under both Options 1 and 2 would help to encourage engagement in community facilities or be a catalyst for encouraging such engagement.
Will it increase the ability of people to influence	++	++	o/?	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Effects over time			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	All Option 1: care/health site	Option 2: Medical care/health led mixed use site with limited residential development	Option 3: Largely residential site with a small proportion of ancillary uses	
decisions?				
Will it improve ethnic relations?	o	o	o	<p>It could be that community activities could be provided as part of any medical care/health facilities which could therefore have indirect benefits for encouraging engagement in these. However, it is very likely in respect of both Options 1 and 2 for residents to make a choice on whether or not to make use of local medical care/health facilities. Making a choice to use locally provided medical care/health facilities would be very likely since they would be more accessible to the overall population and particularly to sections of the aging population within the Borough. It is also considered to be very likely that both Options 1 and 2 in respect of providing medical care/health facilities would have benefits for improving the level of investment in key community services over the Plan period. This is because medical care/health facilities provide a key community service in relation to the overall health and well-being of the population.</p> <p>However, it is considered to be uncertain at this stage as to whether pursuing Option 3 would help to encourage engagement in community facilities or be a catalyst for encouraging such engagement, help to increase the ability of people to make decisions and help to increase the level of investment in key community services. This is because of the current uncertainty as to what the small proportion of ancillary uses that would be developed would consist.</p> <p>Furthermore, it is considered to be very likely that pursuing both Options 1 and 2 would have a positive impact upon improving the level of satisfaction of people with their neighbourhoods as places to live in respect of retaining the site for medical led/health purposes. This is because the provision of health facilities is considered to be one of the key things which people want to see improved within the Borough. However, there may also be some</p>
Will it improve the level of investment in key community services?	++	++	o/?	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	++	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
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	Option 1: All care/health site medical	Option 2: Medical care/health led mixed use site with limited residential development	Option 3: Largely residential site with a small proportion of ancillary uses	
				uncertainty as to whether providing residential uses on the Royal Hospital Haslar site under Options 2 and 3 would help to improve the satisfaction of people with their neighbourhoods as places to live due to the location of the site at the end of the Gosport peninsula and the potential this has for increasing out-commuting. This could particularly be the case in respect of pursuing Option 3 whereby this would result in residential led development taking place. Furthermore, many residents could consider not re-using the site for medical led/health purposes to be a missed opportunity.
<b>Crime and Disorder</b>				
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour.</b>				
Will it reduce actual levels of crime?	?/+	?/+	?/+	<p><b>Comment:</b> It is possible that each of the options could help to reduce a fear and any perceptions of crime within the Royal Hospital Haslar site. This could be possible in respect of the regeneration that could take place. For example, a mixture of uses including medical, care, health and residential in this area could provide for a degree of natural surveillance therefore helping to reduce any associated fear and any perceptions of crime.</p> <p>However, it is uncertain particularly in respect of pursuing Options 1 and 2 as to whether there would be an increase in noise levels and concerns within the Royal Hospital Haslar site. This would effectively depend upon the operations of the types of medical, care and health related uses that could be located here.</p>
Will it reduce the fear of crime?	?/+	?/+	?/+	
Will it reduce actual noise levels?	?	?	o/?	
Will it reduce noise concerns?	?	?	o/?	
<b>Poverty and Deprivation</b>				
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.</b>				
Will it reduce poverty and social exclusion in those areas most affected?	?/+	?/+	o/?	<p><b>Comment:</b> It is possible that the provision of medical care/health facilities under Options 1 and 2 could help to reduce any potential for increased poverty and social exclusion amongst the population of</p>



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	All care/health site	Option 1: medical	Option 2: Medical care/health led mixed use site with limited residential development	
				Gosport as a whole in respect of the continued use of the Royal Hospital Haslar site for high quality medical care and health facilities. However, further details will also be required in order to assess whether the type of medical care/health facilities that could be provided under these options would help to reduce the potential for increased poverty and social exclusion. It is very uncertain as to whether any potential for increased poverty and social exclusion would be eliminated in respect of providing ancillary uses under Option 3. This is because they would only make up a small proportion of the redevelopment and also because it is uncertain at this stage as to what these ancillary facilities would consist of. Furthermore, it is considered to be uncertain at this stage as to whether the new housing that would be provided under Option 3 would be available through a range of tenures which could therefore help to reduce any potential for poverty and social exclusion within the Borough.
Health				
SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities				
Will it reduce health inequalities in those areas most affected?	+	+	o	<b>Comment:</b> It is very likely that the provision of medical care/health facilities under Options 1 and 2 could help to improve accessibility to such facilities for the population of the Borough as a whole. Therefore, both options could potentially help towards reducing health inequalities in those areas most affected throughout the Borough. Furthermore, the provision of medical care/health facilities under Options 1 and 2 could also help in contributing towards a reduction in death rates and in helping to encourage healthy lifestyles. Options 1 and 2 could also help to improve access to high quality health facilities.
Will it reduce death rates?	+	+	o	
Will it encourage healthy lifestyles?	+	+	o	
Will it improve access to high quality, health facilities?	+	+	o	
Housing				
SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.				
Will it reduce	o	?	?/+	<b>Comment:</b> It is considered to be uncertain

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	All Option 1: care/health site medical	Option 2: Medical care/health limited use site with residential development	Option 3: Largely residential site with a small proportion of ancillary uses	
homelessness?				
Will it increase the range and affordability of housing for all social groups?	o	?	?/+	at this stage as to whether pursuing Options 2 and 3 would help to reduce homelessness and increase the range and affordability of housing for all social groups. However, there may be a greater chance of these objectives being achieved under Option 3 since residential would be the main use to be developed in the redevelopment of the Royal Hospital Haslar site.  Furthermore, it is considered to be likely that Option 3 in respect of residential being the main use to be developed would help to increase the number of decent homes. The number of decent homes could also be increased under Option 2 but to a lesser degree since the prime focus of redevelopment at the Royal Hospital Haslar site would be on medical care/health uses.
Will it increase the number of decent homes?	o	?/+	+	
Will it be energy efficient?	o	o	o	
<b>Education and Skills</b>				
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.</b>				
Will it improve the qualifications and skills of young people?	?/+	?/+	o	<b>Comment:</b> It is possible that both Options 1 and Option 2 would help towards improving the qualifications and skills of young people and help to improve the qualifications and skills of the population overall. This could be possible due to there being scope for training opportunities to be developed and linked to the medical and health facilities that would be created under both of these options.
Will it improve the qualifications and skills of the population overall?	?/+	?/+	o	
<b>Employment</b>				
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work.</b>				
Will it reduce commuting?	?/+	?/+	-/?	<b>Comment:</b> It is possible that Options 1 and 2 could help towards reducing commuting, improving accessibility to work by public transport, walking and cycling and with reducing the effect of traffic congestion on the economy. This is because redeveloping the site which is currently vacant for medical care/health purposes could potentially lead to new jobs being created
Will it improve accessibility to work by public transport, walking and cycling?	?/+	?/+	-/?	
Will it reduce the effect	?/+	?/+	-/?	

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	All Option 1: medical care/health site	Option 2: Medical care/health use site with limited residential development	Option 3: Largely residential site with a small proportion of ancillary uses	
of traffic congestion on the economy?				<p>within the site therefore providing a potential for residents to live and work within the Borough which could therefore result in these benefits. This would particularly be the case in respect of Option 1 in respect of the Royal Hospital Haslar site being comprehensively redeveloped for medical care/health facilities.</p> <p>However, it could also be considered to be uncertain as to whether both Options 1 and 2 would provide these benefits when making a comparison on these considerations against the recent operations of Royal Hospital Haslar. This would very much depend on whether there would be a net increase in jobs.</p> <p>It is possible that Option 3 could have potentially negative impacts upon reducing out-commuting, improving accessibility to work by public transport, walking and cycling and upon reducing congestion on the economy due to the provision of new homes without a sufficient provision of new jobs also being created.</p>
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough.</b>				
Will it increase the skills of the local workforce?	?/+	?/+	o	<b>Comment:</b> It is possible that both Options 1 and Option 2 would help towards increasing the skills of the local workforce. This could be possible due to there being scope for training opportunities to be developed and linked to the medical and health facilities that would be created under both of these options.
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.</b>				
Will it reduce unemployment overall?	?/+	?/+	-/?	<b>Comment:</b> It is possible that Options 1 and 2 would help to reduce unemployment overall. This is because developing the Royal Hospital Haslar site which is currently vacant for medical care/health purposes could potentially lead to new jobs being created within the health sector particularly in respect of Option 1 which would result in
Will it reduce long-term unemployment?	?	?	-/?	
Will it provide job opportunities for those	?	?	-/?	

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	All Option 1: medical care/health site	Option 2: Medical care/health led mixed use site with limited residential development	Option 3: Largely residential site with a small proportion of ancillary uses	
<p>most in need of employment?</p> <p>Will it help to improve earnings?</p>	o	o	-/?	<p>the site being redeveloped for medical care and health related facilities. However, it could also be considered to be uncertain as to whether both Options 1 and 2 would help to reduce unemployment overall when making a comparison on these considerations against the recent operations of Royal Hospital Haslar since this would very much depend on whether there would be a net increase in jobs. Furthermore, it is considered to be uncertain at this stage as to whether Options 1 and 2 would help towards reducing long-term unemployment and in providing job opportunities for those most in need of employment. It is not known at this stage as to whether Options 1 and 2 would help towards improving earnings.</p> <p>It is possible that pursuing Option 3 could result in an increase in overall unemployment. This is because jobs that were associated with the recent operations of Royal Hospital Haslar would be unlikely to be replaced on the site over the Plan period. Therefore, this could also contribute towards a possible Borough wide impact upon increased levels long-term unemployment, a potential decrease in job opportunities for those most in need of employment and fewer opportunities for increasing earnings.</p>
<b>Economy</b>				
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough.</b>				
Will it make use of previously developed land?	+	+	o	<b>Comment:</b> It is possible that Options 1 and 2 would make use of previously developed land for economic development, improve business development and enhance competitiveness, improve the resilience of business and the economy, promote growth in key sectors and clusters and help to make land and property available for business development. This is because developing the Royal Hospital Haslar site which is currently vacant for medical
Will it improve business development and enhance competitiveness?	?/+	?/+	o	
Will it improve the resilience of business	?/+	?/+	o	

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	All Option 1: care/health site medical	Option 2: Medical care/health led mixed use site with limited residential development	Option 3: Largely residential site with a small proportion of ancillary uses	
and the economy?				
Will it promote growth in key sectors and clusters?	?/+	?/+	o	care/health purposes could potentially lead to new jobs being created within the health sector. This could therefore have benefits upon the economic regeneration of the site and would particularly be the case in respect of Option 1 which would result in the site being comprehensively redeveloped for medical care and health related facilities. However, it should be noted that such jobs could in effect potentially replace those associated with the previous medical facilities at Royal Hospital Haslar.
Will it make land and property available for business development?	?/+	?/+	o	
<b>SO15: To improve the social and environmental performance of the economy.</b>				
Will it encourage ethical trading?	o	o	o	<b>Comment:</b> n/a
Will it encourage good employee relation and management practices?	o	o	o	
<b>SO16: To encourage the development of a buoyant, sustainable tourism sector.</b>				
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	+	+	+	<b>Comment:</b> It is possible that each of the options that could be pursued could help to improve the image of Gosport as a destination. This would be possible particularly because doing nothing on the Royal Hospital Haslar site which is considered to be a key strategic site would be likely to detract from the image of the Borough as a destination. However, none of the options that could be pursued would be likely to help contribute to the local tourism industry within the Borough.
<b>Town and Local Centres</b>				
<b>SO17: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres.</b>				
Will it improve the accessibility to, and quality of, shopping facilities?	o	o/?	o/?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 2 and 3 would help to improve accessibility to and the quality of shopping facilities and other town or local centre uses. Further details would be required in order to determine whether this would be the case in respect of the mixed-use approach that would be pursued through the medical care/health led scheme under Option 2 and the
Will it improve accessibility to and quality of other town or local centre uses?	o	o/?	o/?	

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	All care/health site	Option 1: medical	Option 2: Medical care/health led mixed use site with limited residential development	
Will it improve the vitality and viability of centres?	o	?	?	ancillary uses that would be developed under Option 3. However, the development of such uses would be likely to be minimal at best under both options.
<i>Leisure and Culture</i>				
<b>SO18: To improve the quality and accessibility of leisure and cultural opportunities within the Borough.</b>				
Will it improve the range of sporting facilities in the Borough?	o	o	o/?	<b>Comment:</b> It is not known at this stage as to whether there would be an improved range of sporting and cultural facilities in respect of Option 3 being pursued. This is because it is not known at this stage as to what the ancillary uses would consist of. Furthermore, it is considered to be unlikely at this stage as to whether there would be an improved range of sporting and cultural facilities in respect of pursuing Options 1 and 2 with these being medical care/health related.
Will it improve the range of cultural facilities in the Borough?	o	o	o/?	
<i>Open Space, Coast and Harbour</i>				
<b>SO19: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour.</b>				
Will it protect or enhance the Borough's network of greenspace?	+	+	+	<b>Comment:</b> It is considered to be likely that each of the options that could be pursued would help to protect and enhance existing greenspace within the Royal Hospital Haslar site. This is in respect of Royal Hospital Haslar accommodating for a Grade II listed park which should therefore form an important consideration in redeveloping the site.  Furthermore, it is possible that each of the options could help to protect and enhance the quality of the Borough's coast and harbour frontage at Royal Hospital Haslar and maintain and improve public access at this location.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	+	+	+	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	+	+	+	
<i>Biodiversity and Geology</i>				
<b>SO20: To conserve and enhance the Borough's biodiversity and geological assets.</b>				
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	?	<b>Comment:</b> It is uncertain at this stage as to whether each of the options that could be pursued could have an impact upon existing biodiversity and geological assets within the Royal Hospital Haslar site and the wider area. This is in relation to



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	All care/health site	Option 1: medical	Option 2: Medical care/health led mixed use site with residential development	
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	?	redeveloping the site for medical care/health, residential and ancillary uses and the impacts these uses could have such as upon any existing biodiversity within the Royal Hospital Haslar Grade II Listed Park and potentially upon the Portsmouth Harbour shoreline.
Heritage and Design				
SO21: To protect and enhance the Borough's distinctive built heritage.				
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	+	+	+	<b>Comment:</b> It is likely that the redevelopment of the Royal Hospital Haslar site under each of the options would lead to improvements in the existing built heritage if existing buildings are re-used appropriately particularly in relation to some of the vacant buildings currently falling into a poor state of repair. This could be particularly beneficial due to the location of the site within the Haslar Conservation Area and the presence of Listed Buildings within the site.
SO22: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.				
Will the design enhance the quality of the townscape?	?/+	?/+	?/+	<b>Comment:</b> On one hand, it is considered to be uncertain at this stage as to whether each of the options that could be pursued could help to enhance the quality of the townscape through good design. However, it should be noted that there is a greater potential for existing buildings to be re-used under each of the options rather than for new built development to take place therefore meaning that there would be less of a potential impact upon the quality of the townscape within the Royal Hospital Haslar site. The redevelopment of the Royal Hospital Haslar site under each of the options could also potentially lead to the quality of the townscape being enhanced if existing buildings are re-used appropriately and new buildings are well-designed.  It is also considered that each of the options that could be pursued could provide the potential for significant areas to be re-developed and existing buildings to be re-
Will it improve the appearance of untidy areas?	++	++	++	
Will it reduce crime, the fear of crime and anti-social behaviour?	o/?	?	?	

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	All care/health site	Option 1: medical	Option 2: Medical care/health led mixed use site with limited residential development	
				<p>used particularly since they have the potential to become untidy if they were to remain vacant.</p> <p>It is considered to be uncertain particularly in respect of the residential development that would be provided under Options 2 and 3 as to whether there would be an impact upon the reducing any potential for crime, the fear and any perception of crime and anti-social behaviour.</p>
<b>Air Quality</b>				
<b>SO23: To reduce air pollution and ensure air quality continues to improve.</b>				
Will it improve air quality?	o	?	-/?	<p><b>Comment:</b> It is likely that pursuing Option 1 would have no substantial impact upon improving air quality in comparison to the level of air quality associated with the recent operations of Royal Hospital Haslar. However, it is less certain overall as to whether there would be improvements in air quality in respect of developing residential uses under Option 2 and particularly so in respect of Option 3. Much would depend on the overall level of residential development that could be pursued and whether this would result in an increase in emissions of greenhouse gases due to increased traffic movements in comparison to levels associated with the previous operations of Royal Hospital Haslar.</p>
<b>Use of Energy Resources</b>				
<b>SO24: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.</b>				
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	?	-/?	<p><b>Comment:</b> It is likely that pursuing Option 1 would have no substantial impact upon increasing emissions of greenhouse gases through increased energy consumption in comparison to the level of greenhouse gas emissions associated with the recent operations of Royal Hospital Haslar. However, it is less certain overall as to whether there would be reduced emissions of greenhouse gases through reduced energy consumption in respect of developing residential uses under Option 2 and particularly so in respect of Option 3.</p>
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	o	



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	All Option 1: care/health site	Option 2: Medical care/health mixed use site with limited residential development	Option 3: Largely residential site with a small proportion of ancillary uses	
				Much would depend on the level of residential development that could be pursued and whether this would result in an increase in emissions of greenhouse gases due to increased traffic movements in comparison to levels associated with the previous operations of Royal Hospital Haslar.
Use of Land Resources				
SO25: To improve efficiency in land use through the re-use of previously developed land and existing buildings.				
Will it reduce the amount of derelict, degraded and underused land?	++	++	++	<b>Comment:</b> It is considered to be likely that each of the options that could be pursued could help to reduce the potential for the Royal Hospital Haslar site to become derelict, degraded and underused in respect of the development that would be proposed. Pursuing these options could also help towards the cleaning up of any contaminated land that could be associated with the previous hospital use.
Water Management				
SO26: To maintain and improve the water quality of the Borough.				
Will it improve the quality of river water?	o/?	o/?	o/?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether each of the options that could be pursued would have a detrimental impact upon the quality of coastal and groundwater particularly in comparison to the recent operations at Royal Hospital Haslar. It is considered to be uncertain as to how these options could impact upon such water quality at this stage since there are no further details as to how development under these options would be progressed. However, the impacts upon the quality of coastal and groundwater will form an important consideration in relation to any forthcoming development proposals. Any potential impacts upon river water are considered to be minimal since there are no rivers located within nearby proximity to the site.
Will it improve the quality of coastal water?	?	?	?	
Will it improve the quality of groundwater?	?	?	?	
SO27: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.				

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	All Option 1: medical care/health site	Option 2: Medical care/health limited use site with residential development	Option 3: Largely residential site with a small proportion of ancillary uses	
Will it minimise the risk of flooding to people and property?	-/?	-/?	-/?	<b>Comment:</b> The area of Royal Hospital Haslar is predominantly located within Flood Zone 1. Whilst only a small part of the site is located within Flood Zones 2 and 3, much of the surrounding area is liable to flooding. It is therefore possible that there could be some risk of flooding to people and property in respect of each of the options that could be pursued. This would be the case under each of the options as both medical care/health and residential uses are classed as more vulnerable land uses. Any new development could also increase the risk of surface water run off within the site.
<b>SO28: To provide for sustainable sources of water supply.</b>				
Will it reduce water consumption?	o/?	-/?	-/?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether each of the options that could be pursued would result in a reduction in water consumption at the site when compared to previous usage associated with the recent operations of Royal Hospital Haslar. It is possible that the amount of water consumption would be similar in respect of pursuing Option 1. However, it is less certain at this stage as to whether providing residential development under Option 2 and particularly in respect of Option 3 whereby residential would be the main use to be developed would result in a reduced amount of overall water consumption when compared to previous usage associated to the recent operations of Royal Hospital Haslar.
<b>Waste Management</b>				
<b>SO29: To reduce waste generation and disposal, and achieve the sustainable management of waste.</b>				
Will it lead to reduced consumption of materials and resources?	?	?	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether each of the options that could be pursued would lead to a reduced consumption in materials and resources, an increase in waste recovery and recycling and a reduction of waste arising from the construction industry. This would very much depend on whether these options would result in new buildings being
Will it reduce household waste?	o	-	--	
Will it increase waste	?	?	?	

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	All Option 1: medical care/health site	Option 2: Medical care/health led mixed use site with limited residential development	Option 3: Largely residential site with a small proportion of ancillary uses	
recovery and recycling?				constructed on the Royal Hospital Haslar site or whether the existing buildings on the site would be re-used. However it is likely that Option 2 and particularly Option 3 would have an impact upon increasing the levels of household waste.  Furthermore, it is considered to be uncertain at this stage as to whether Options 1 and 2 would lead to an increase in hazardous waste. Much would depend on the type of medical care/health facilities that would be provided and the waste that could be generated as a result.
Will it reduce hazardous waste?	?	?	o	
Will it reduce waste in the construction industry?	?	?	?	
Will it reduce commercial and industrial waste?	o	o	o	
<b>Consumption of other natural resources</b>				
<b>SO30: To reduce the global, social and environmental impact of the consumption of natural resources.</b>				
Will it use renewable and sustainable sourced materials?	o/?	o/?	o/?	<b>Comment:</b> It is not known at this stage as to whether pursuing each of the options for the Royal Hospital Haslar site would result in the use of renewable and sustainable sourced and locally produced materials.
Will it use locally produced materials?	o/?	o/?	o/?	

## PART 4: GBC PREFERRED OPTIONS FOR HASLAR HOSPITAL

<b>Conclusion of Appraisal</b>	The preferred option has been based on the assessment of options in Part 3 which shows that developing the site for medical care/health-led uses under Option 1 would have the highest number of net positive effects. Pursuing a medical care/health led mixed-use site with facilitating residential development under Option 2 would also have a number of net positive effects but fewer in comparison to Option 1. Pursuing a largely residential-led approach with a small proportion of ancillary uses under Option 3 would have a net number of negative and uncertain effects.
<b>Preferred Option(s)</b>	The Borough Council's preferred option is <b>Option 2: Medical care/health led mixed use site with limited residential development.</b>
<b>Justification</b>	Despite not providing as many positive effects as Option 1, the Borough Council considers that Option 2 would be the most appropriate to pursue in terms of allowing for the redevelopment of the site to be viable. This would be achieved

	through the provision of facilitating residential development alongside a compatible mix of medical care/health-led mixed uses. Such a mix of uses could also include a local store/community facilities and potential tourist related facilities such as a hotel. Option 2 would also have the same benefits as Option 1 in helping to make use of derelict, degraded and underused land and restore historic buildings on the site.
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate site for mixed use in the Local Plan.</b>

## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR ROYAL HOSPITAL HASLAR**

In taking on board Option 2, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO1: The policy relating to Royal Hospital Haslar and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SO2: The policy relating to Royal Hospital Haslar and/or an alternative policy need to ensure the site is well connected to public transport links and that it is accessible to cyclists and pedestrians.
SO6: The policy relating to Royal Hospital Haslar and/or an alternative policy will need to ensure that any uncertainty relating to noise related concerns can be addressed when considering any planning applications. This will therefore help to eliminate any uncertainty which could arise on this issue.
SO19: The policy relating to Royal Hospital Haslar and/or an alternative policy could help towards retaining the Registered Historic Park and Garden and encourage appropriate waterfront access subject to issues arising from protected habitats.
SO20: Consider whether the policy that would be developed for Royal Hospital Haslar and/or an alternative policy could make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserving and enhancing local habitats and species diversity, and to avoiding harm to protected species.
SO23: The policy that would be developed for Royal Hospital Haslar and/or an alternative policy will need to ensure that the uncertain effects relating to wider and local air quality can be addressed when considering any planning applications. This will therefore help to eliminate any uncertainty on this issue.
SO24: Consider whether the policy that would be developed for Royal Hospital Haslar and/or an alternative policy could make reference to reducing emissions of greenhouse gases through reduced energy consumption.
SO26: The policy relating to Royal Hospital Haslar and/or an alternative policy will need to ensure that the uncertain effects particularly relating to relating to coastal and ground water quality can be addressed when considering any planning applications. Policies will also need to incorporate appropriate mitigation measures as advised by the Environment Agency and where appropriate the water companies. This will therefore help to eliminate any uncertainty on this issue.
SO27: Consider whether the policy that would be developed for Royal Hospital Haslar and/or an alternative policy could specifically refer to the redevelopment that could take place within the site not having an adverse impact upon an increased risk of flooding to people and property in relation to the surrounding area being located within Flood Zones 2 and 3. It may also be appropriate for the policy to be informed by a Strategic Flood Risk Assessment which minimises the risk of flooding to people and property.

SO28: Consider whether the policy that would be developed for Royal Hospital Haslar and/or an alternative policy could make reference to minimising water consumption.

SO29: Consider whether the policy that would be developed for Royal Hospital Haslar and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately dealt with.

### **Maximising Beneficial Effects**

SO9: Consider whether the policy for Royal Hospital Haslar and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.

SO10 and SO12: Consider whether relevant policies should include provisions to require developers to produce training and employment plans which can help to deliver jobs and enhanced skills and training.

SO11: Consider whether the policy for Royal Hospital Haslar and/or an alternative policy should also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.

SO13: Consider whether the policy for Royal Hospital Haslar and/or an alternative policy could include reference to increasing overall earnings by matching skills with appropriate employment opportunities.

SO14: Consider whether the policy for Royal Hospital Haslar and/or an alternative policy should promote growth in key sectors and clusters (i.e. health care-led). Such businesses will help to utilise local skills and are known to be highly productive value added sectors.

SO16: Consider whether the policy that would be developed for Royal Hospital Haslar and/or an alternative policy could allow for a hotel to potentially be developed on the site.

SO19: Consider whether the policy for Royal Hospital Haslar and/or an alternative policy could help towards protecting and enhancing the Registered Historic Park and Garden and allow for the management of public access to both the Historic Park and Garden and the Solent frontage.

SO20: Consider whether the policy for Royal Hospital Haslar and/or an alternative policy could include measures which seek a net gain in biodiversity.

SO26: Consider whether the policy for Royal Hospital Haslar and/or an alternative policy could help to ensure that proposals for new development take opportunities to enhance water resources.

SO30: Consider whether the policy that would be developed for Royal Hospital Halsar and/or an alternative policy would help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

# ALVER VALLEY REGENERATION AREA FOR GREEN INFRASTRUCTURE (INFORMS POLICY LP8: ALVER VALLEY)

## Introduction

The Alver Valley is the forms a significant gap between Gosport and Lee-on-the-Solent. It is the most significant area of green infrastructure in the Borough and is currently underutilised for recreational purposes. It has significant potential for increasing the number of visitors. There are also a number of sensitive nature conservation and environmental considerations which will need to be considered as part of its long-term future (e.g. Site of Importance for Nature Conservation designations and flooding and poor water quality associated with the River Alver). The Council has considered the options of designating the Alver Valley as a Country Park and the alternative of maintaining the site as it is. The detailed appraisal of options relating to the proposed location of a visitor centre is included later in this document (see pages 280 to 296).

## PART 1: SITE PROFILE FOR THE ALVER VALLEY – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Alver Valley
<b>Address</b>	Gosport/Lee-on-the-Solent
<b>Ward</b>	Grange and Lee East
<b>Area</b>	197.6 hectares
<b>Current use</b>	<p>Open space used for a variety of informal recreational activities largely waling and dog walking. The MoD also occasionally use Browndown Common for training purposes. The main visitor and leisure attractions within the Alver Valley include the Wildgrounds Nature Reserve (Site of Special Scientific Interest (SSSI)), Grange Farm (which hosts a number of wildlife – related events), the Seventeenth Century Village and the Gosport BMX track.</p> <p>The Household Waste Recycling Centre is also located adjacent to Alver Meadow.</p>
<b>Adjacent uses</b>	<p>The Alver Valley is situated within close proximity to the Alver Village and Rowner Estate which is located adjacent to the east of the site. Cherque Way to the west provides separation to the Cherque Farm housing estate.</p> <p>Adjacent uses in the northern part of the site in the vicinity of Shoot Lane include a golf course and equestrian-related uses as well as a small number of large detached residential properties.</p> <p>Broom Way just to the north west corner of the site separates the Alver Valley from the Daedalus Airfield.</p> <p>Privett Road is located to the south. Browndown Camp, which is a disused army training camp; and the Browndown SSSI, an extensive area of vegetated shingle, is located to the south of Privett Road.</p>
<b>Brownfield/greenfield?</b>	Whilst greenfield in appearance, large parts of the site have been restored following being used for landfill (e.g. Sandhill)

	after an extensive period of quarrying for sand and gravel.
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	Nos 3, 4 and 5 (Grange Farmhouse)
Local list	Alver Valley - Tank Traps adjacent to Apple Dumpling Bridge Little Woodham Drive Lane – Farm buildings to Grange Farm
Historic Park	None
Local historic park	None
Scheduled ancient monument	Castle Mound (near Apple Dumpling Bridge)-Motte and Bailey
Archaeology	Parts of the site may have archaeological potential from early period. However large tracts would have been significantly disturbed following extensive quarrying and therefore significantly limiting archaeology potential
	<b>Within or adjacent</b>
Conservation Area	No
Special Character Area	No
<b>Design considerations</b>	
The Alver Valley is located within the Strategic Gap which may have implications upon the type of recreational and leisure uses that could be permissible	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	No
SSSI	Yes – The Wildgrounds
SINCS	Yes - numerous SINCS have been designated which cover a large proportion of the site including
LNR	The Wildgrounds and the West of the River Reserves are the only two designated Local Nature Reserves within the Borough including: Alver Valley, Alverwood, Browndown Common and Halls Alder.
Known protected species	The Alver Valley is home to a number of known protected species including a variety of birds and insects.  The Borough Council has a stewardship agreement with Natural England to manage parts of the site for wildlife.
Known BAP target species	The site is known to contain a number of BAP target species.
Any natural features of note (established trees, woods, ponds, hedges etc.)	The Wildgrounds represents one of the few remaining unspoilt woodland pastures in South East Hampshire; the River Alver and associated reedbeds; the Balancing Pond known as Noah Lake and fishing lake.
<b>Contamination</b> Consider previous uses, any known studies etc.	Much of the land in the Alver Valley is comprised of former sand and gravel pits that have been filled with a variety of wastes. The Environment Agency and environmental consultants Enviros have undertaken investigative work in order to establish the cause of pollution which has impacted upon the overall water quality of the River Alver.
<b>Flood risk</b>	The River Alver and adjacent floodplain is designated within Flood Zones 2 and 3. There are flooding issues, particularly at high tides where the only bridging point in the Alver Valley Country park is flooded in the vicinity of Apple Dumpling Bridge which can impede access for visitors.

	<p>The rest of the site is in Flood Zone 1: On the eastern side of the river this includes: most of Alver Meadow; land around Grange Farm; and most of the Wildgrounds.</p> <p>On the west side of the river this includes: most of Browndown Common (except northern wooded area and area of alder wood on southern edge adjacent Privett Road); Sandhill; Junckett Hill; Hillbury Meadow; Slades Ground (outside of the alder carr); area south of Shoot Lane.</p>
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	No known issues at this stage
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	The Alver Valley is considered to be one of the areas least affected by light pollution within the Borough and would therefore need to be safeguarded as a 'dark area.'
<b>Safeguarded Area</b>	Within the Safeguarded Area for the Aerodrome for Lee-on-the-Solent.
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	The Alver Valley itself provides amenity value and health related benefits for residents, workers and visitors to the Borough including those in the Cherque Farm and Alver Village residential areas. there may be issues leaving immediately adjacent parts of the site if further visitor facilities are proposed (e.g. car park, visitor centre) which would need to be addressed.
<b>Any open space?</b>	The Alver Valley is the most significant area of open space within the Borough and is also considered to be a valuable natural greenspace. The wider objective is for the Alver Valley to be transformed into a formal Country Park. The quality and value of the open spaces (including open space allocations) within the Alver Valley is also recognised within the Council's 2012 Open Space Monitoring Report.
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	<p>Existing Open Space (R/OS4)</p> <p>New Open Space Provision (R/OS5)</p> <p>The Alver Valley is located within the Strategic Gap (R/OS2) and outside the Urban Area Boundary (R/OS1)</p> <p>Site of Special Scientific Interest (R/OS11)</p> <p>Site of Local Nature Conservation Importance and Local Nature Reserve (R/OS12)</p> <p>Listed Buildings within the site (R/BH3)</p> <p>Locally Listed Buildings (R/BH5)</p> <p>Site Safeguarded for the Aerodrome at Lee-on-the-Solent (R/ENV9)</p>

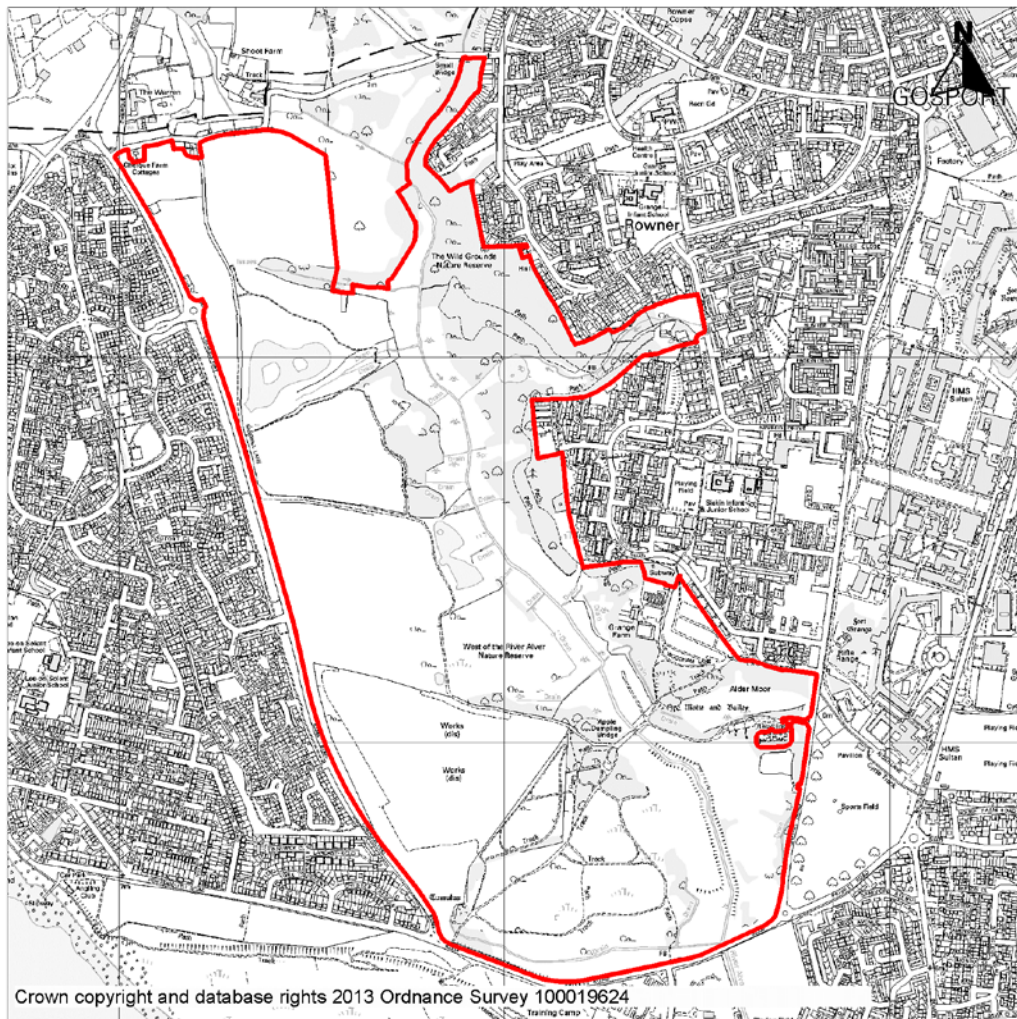


	<p>Area at Risk of Flooding (R/DP1 and R/CH1)</p> <p>Land Allocated for Educational Needs (R/CF7). However, the land allocated for educational use in the northern part of the Alver Valley is no longer required.</p>
<p><b>Accessibility</b></p> <p>-public transport (see plan)</p> <p>- local/ town centre</p> <p>- other facilities in proximity</p>	<p><b>Proximity of Town/Local centre</b></p> <p>Located within 400 metres from the Twyford Drive Neighbourhood Shopping Centre (from the vehicle parking area located along Cherque Way).</p> <p>Located approximately 500m from the new Alver Village Neighbourhood Centre (from Grange Farm)</p> <p>Approximately 3 kilometres walking distance from Gosport Town Centre (from the vehicle parking area located adjacent to Carters Copse on Grange Road) and approximately 1 kilometre from Lee-on-the-Solent District Centre (from the vehicle parking area located along Cherque Way).</p> <p><b>Other facilities nearby</b></p> <p>The Wyvern Public House is located within nearby proximity along Common Barn Lane within the Cherque Farm estate. The Cocked Hat pub restaurant is also located within nearby proximity to the east.</p> <p><b>Public transport accessibility</b></p> <p>Many parts of the perimeter to the Alver Valley are located within close proximity to or within 400 metres of a bus stop (Bus Services run along Grange Road, Privett Road and areas of Lee-on-the-Solent within nearby proximity such as Twyford Drive).</p>
<p><b>Road access-</b> availability, safety</p>	<p>The road accesses serving the Alver Valley are currently constrained. The main route is the road off Howe Road to Grange Farm which goes through the new housing development of Alver Village. The road itself is narrow and in its current condition is unlikely to be suitable for an increase level of traffic serving a Country Park.</p> <p>There is also an access off Grange Road adjacent the Amenity Site which is used for parking. The other access off Cherque Way also serves a restricted parking area.</p> <p>Further consideration will be required regarding future access arrangements.</p>
<p><b>Parking</b></p>	<p>There is currently limited off-street vehicle parking for users of the Alver Valley along Grange Road adjacent to Carters Copse and at Grange Farm itself.</p> <p>There is a small parking area off Grange Road, adjacent the amenity site.</p> <p>There are currently parking issues relating to the popularity of</p>

	<p>the BMX track off Grange Road.</p> <p>There are also limited vehicle parking opportunities for users of the Alver Valley along Cherque Lane. The Borough Council has planning permission to extend this parking area to meet growing demand.</p> <p>A parking strategy will need to be developed for the Country Park in terms of access, quantity and to ensure the design is sensitive to its location.</p>
<b>Potential for improving pedestrian/cycling network?</b>	<p>It is currently possible to cycle significant parts of the Alver Valley, although anecdotally given the popularity of cycling in the Borough the level of cycle use in the Alver Valley is currently at a low level.</p> <p>There is a potential for improving pedestrian and cycle access within the Alver Valley and for establishing links to the wider pedestrian and cycling network within the Borough. The preparation of a revised Alver Valley Masterplan could take account of these issues. It may be possible to develop a more formal cycle route across the park using the spine track linking the Alver Village with Lee-on-the-Solent and Daedalus.</p> <p>Consideration will need to be given to improve access and linkages to the north of the Alver Valley in the Shoot Land which has potential to be used by residents of Rowner and Bridgemary.</p>
<b>Comprehensive development issues</b>	<p>The objective of designating this Regeneration Area is to create a formal Country Park. A revised Masterplan will assist in ensuring the Alver Valley Country park is created in an appropriate phased approach taking account of the work already completed and not to comprehensively redevelop the area.</p>
<b>Any known infrastructure issues?</b>	<p>The frequent flooding at Apple Dumpling Bridge is a key issue that needs to be addressed and the EA in liaison with the Borough Council is currently looking at this issue.</p> <p>The creation of a visitor centre and associated facilities will be required.</p> <p>There are plans to provide additional vehicle parking for users of the Alver Valley as part of the wider proposals for its transformation into a Country Park</p>
<b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b>	<p>Since the appraisal was undertaken, a revised Masterplan is now being progressed which will help towards the wider objectives for transforming the Alver Valley into a Country Park.</p> <p>Key issues include:</p> <ul style="list-style-type: none"> <li>• Flooding at Apple Dumpling Bridge;</li> <li>• The road access to the site needs to be improved.</li> <li>• Parking strategy required</li> <li>• Water quality for the River Alver;</li> <li>• To ensure the long term financial viability of the park and therefore the need to create an appropriate revenue stream</li> </ul>

	<ul style="list-style-type: none"> <li>• A large tract of the site in the middle of the Alver Valley is controlled by a private landowner who uses the land for clay pigeon shooting.</li> </ul>
Other issues/comments	None

## Map of Alver Valley



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR THE ALVER VALLEY

- **Option 1: Designate the Alver Valley as a Country Park**  
It is considered that this would help to protect and enhance important habitats and help towards providing a range of informal recreation facilities (trails, picnic areas) together with a visitor centre and associated facilities.
- **Option 2: Do nothing**  
It is considered that this will help to test the value of creating a Country Park.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR THE ALVER VALLEY

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<i>Theme</i>			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;
	Option 1: Designate the Alver Valley as a Country Park	Option 2: Do nothing	
<b>Transport and Accessibility</b>			
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities.</b>			
Will it reduce traffic volumes and congestion?	?	o	<b>Comment:</b> It is considered to be uncertain as to whether Option 1 in designating the Alver Valley as a country park would help to reduce in traffic volumes, congestion and traffic related air and noise pollution. On one hand, such a designation could result in fewer car borne trips to similar areas for recreational purposes outside of the Borough. However, it is also possible that such benefits could be outweighed by a potential increase in car borne trips by visitors from a wider catchment extending beyond the Borough if it is transformed into a country park. This would depend upon potential opportunities in the proposed Country Park and the type of facilities provided. This could therefore have possible impacts upon increasing traffic volumes and traffic related air and noise pollution including within the vicinity of the Alver Valley.
Will it reduce road traffic accidents?	o	o	
Will there be an increase in traffic related air pollution?	?	o	
Will there be an increase in traffic related noise pollution?	?	o	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking.</b>			
Will it increase the proportion of journeys using modes other than the car?	?	o	<b>Comment:</b> It is considered to be uncertain as to whether Option 1 in designating the Alver Valley as a country park would help to increase the proportion of journeys using modes other than the car. On one hand, such a designation could result in an increase in the number of residents who could potentially walk and cycle to the Alver Valley rather than make car trips to similar areas for recreational purposes outside of the Borough. However, it is also possible that such benefits could be outweighed by a potential increase in car borne trips by visitors from a wider catchment extending beyond the Borough if it is transformed into a country park.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities.</b>			
Will it improve accessibility to local services?	o	o	<b>Comment:</b> n/a
<b>SO4: To improve accessibility for those most in need.</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Designate the Alver Valley as a Country Park	Option 2: Do nothing	
Will it make access more affordable?	+	o	<b>Comment:</b> It is considered that Option 1 in designating the Alver Valley as a country park would have benefits for making access more affordable and easier for those without a car. This is because there are no other designated country parks within the Borough providing residents with the opportunity and choice to make use of one and its quality assets locally. Therefore, such a designation has the potential to enhance overall accessibility and make access more affordable for Borough residents to this type of high quality open space.
Will it make access easier for those without a car?	+	o	
<b>Community Activity and Neighbourhoods</b>			
<b>SO5: To encourage a sense of community identity and improve the quality of where people live.</b>			
Will it encourage engagement in community activities?	+	o	<b>Comment:</b> It is possible that Option 1 in designating the Alver Valley as a country park could be a catalyst for encouraging engagement in community activities. Such a designation could provide a potential for local services or informal activities to become established that may provide such opportunities.  It is also possible that designating the Alver Valley as a country park under Option 1 could help to increase the ability of people to influence decisions. In this case, local people would be able to make a choice on whether to make use of the Alver Valley as a country park destination or to travel to alternative country parks outside of the Borough.  Designating the Alver Valley as a country park would help to improve the level of investment in key community services. Much would depend on the types of community services which may be ancillary to the functioning of the country park that could potentially become established and whether or not they would offer the benefits of investment in key community services.  Furthermore, it is considered to be very likely that Option 1 in designating the Alver Valley as a country park would help to improve the satisfaction of people with their neighbourhoods as places to live. This would be likely to be the
Will it increase the ability of people to influence decisions?	?/+	o	
Will it improve ethnic relations?	o	o	
Will it improve the level of investment in key community services?	+	o	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	?/-	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Designate the Alver Valley as a Country Park	Option 2: Do nothing	
			case since it would result in a large scale improvement to the functionality of this large area of open space within the Borough. However, Option 2 which would pursue the do nothing approach could result in people becoming dissatisfied with their neighbourhoods as places to live since residents may think that this would present a missed opportunity for making improvements to a key site within the Borough.
<b>Crime and Disorder</b>			
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour.</b>			
Will it reduce actual levels of crime?	?	-/?	<p><b>Comment:</b> It is considered to be uncertain as to whether Option 1 in designating the Alver Valley as a country park would help towards reducing actual levels of crime, a fear and any perception of crime, noise levels and noise concerns. This is because of issues relating to natural surveillance whilst there are also no further details at this stage as to what specific measures could be undertaken and how these could potentially impact upon these factors over the longer term period. It is also considered to be uncertain as to whether any likely increase in visitors to the proposed Alver Valley Country Park would impact upon current recorded levels of crime, a fear and any perception of crime, noise levels and noise concerns within the area.</p> <p>Furthermore, it is considered to be uncertain at this stage as to whether the do nothing approach that could be pursued under Option 2 would help to reduce actual levels of crime and the fear and any perception of crime. It could be that the do nothing approach could impact upon increased crime levels and an increased fear and any perception of crime if no improvements are made over the longer term period. It is considered to be uncertain as to whether noise levels and concerns would increase in relation to any potential there could be for anti-social behaviour in respect of the do nothing approach.</p>
Will it reduce the fear of crime?	?	-/?	
Will it reduce actual noise levels?	?	?	
Will it reduce noise concerns?	?	?	
<b>Poverty and Deprivation</b>			
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.</b>			
Will it reduce poverty and	o	o	<b>Comment:</b> n/a



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Designate the Alver Valley as a Country Park	Option 2: Do nothing	
social exclusion in those areas most affected?			
Health			
SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities.			
Will it reduce health inequalities in those areas most affected?	+	o	<b>Comment:</b> It is considered that Option 1 in designating the Alver Valley as a country park could potentially help to reduce health inequalities in those areas most affected. This is because the Alver Valley is located within close proximity to the Grange ward which experiences a higher level of health deprivation compared to other areas within the Borough. Therefore, such a designation could have the potential to allow these residents increased opportunities to enjoy walks and other informal recreational activities in this area which in turn could have positive impacts upon improving the overall health of this population and upon encouraging healthier lifestyles of Gosport residents as a whole.
Will it reduce death rates?	o	o	
Will it encourage healthy lifestyles?	++	o	
Will it improve access to high quality, health facilities?	o	o	
Housing			
SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.			
Will it reduce homelessness?	o	o	<b>Comment:</b> n/a
Will it increase the range and affordability of housing for all social groups?	o	o	
Will it increase the number of decent homes?	o	o	
Will it be energy efficient?	o	o	
Education and Skills			
SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
Will it improve the qualifications and skills of young people?	o	o	<b>Comment:</b> n/a
Will it improve the qualifications and skills of the population overall?	o	o	
Employment			
SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Designate the Alver Valley as a Country Park	Option 2: Do nothing	
<b>work.</b>			
Will it reduce commuting?	o	o	<b>Comment:</b> There could be a potential for a few jobs to be provided in respect of Option 1 in designating the Alver Valley as a country park although not a significant enough amount to have an impact upon each of the decision making criteria associated with this sustainability objective.
Will it improve accessibility to work by public transport, walking and cycling?	o	o	
Will it reduce the effect of traffic congestion on the economy?	o	o	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough.</b>			
Will it increase the skills of the local workforce?	o	o	<b>Comment:</b> n/a
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.</b>			
Will it reduce unemployment overall?	o	o	<b>Comment:</b> There could be a potential for a few jobs to be provided in respect of Option 1 in designating the Alver Valley as a country park although not a significant enough amount to have an impact upon each of the decision making criteria associated with this sustainability objective.
Will it reduce long-term unemployment?	o	o	
Will it provide job opportunities for those most in need of employment?	o	o	
Will it help to improve earnings?	o	o	
<b>Economy</b>			
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough.</b>			
Will it make use of previously developed land?	?/+	o	<b>Comment:</b> The designation of the Alver Valley into a Country Park would help to provide limited commercial opportunities such as through the potential provision of a visitors centre whereby it is possible that this could be located within the existing buildings in Grange Farm. However, the impact on the local economy is likely to be marginally positive although the creation of such a recreational asset may assist in providing an overall attractive environment which can often be an incentive for businesses to invest in an area.
Will it improve business development and enhance competitiveness?	o	o	
Will it improve the resilience of business and the economy?	o	o	
Will it promote growth in key sectors and clusters?	o	o	
Will it make land and	o	o	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Designate the Alver Valley as a Country Park	Option 2: Do nothing	
property available for business development?			
<b>SO15: To improve the social and environmental performance of the economy.</b>			
Will it encourage ethical trading?	o	o	<b>Comment:</b> n/a
Will it encourage good employee relation and management practices?	o	o	
<b>SO16: To encourage the development of a buoyant, sustainable tourism sector.</b>			
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	++	o	<b>Comment:</b> It is considered to be very likely that Option 1 in designating the Alver Valley as a country park would help to positively contribute to the local tourism industry and improve the image of Gosport as a destination. Such a designation and associated improvements that would be made to the Alver Valley could provide the potential for local residents to make day trips. Furthermore, designating the Alver Valley as a country park could help to improve the image of Gosport as a destination and potentially attract day trippers from beyond the Borough. However, Option 2 which would pursue the do nothing approach would be considered to be a missed opportunity in respect of positively contributing to the local tourism industry and improving the image of Gosport as a destination.
<b>Town and Local Centres</b>			
<b>SO17: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres.</b>			
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	<b>Comment:</b> n/a
Will it improve accessibility to and quality of other town or local centre uses?	o	o	
Will it improve the vitality and viability of centres?	o	o	
<b>Leisure and Culture</b>			
<b>SO18: To improve the quality and accessibility of leisure and cultural opportunities within the Borough.</b>			
Will it improve the range of sporting facilities in the Borough?	++	o	<b>Comment:</b> It is possible that Option 1 in designating the Alver Valley as a country park could be a catalyst for improving the range of

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Designate the Alver Valley as a Country Park	Option 2: Do nothing	
Will it improve the range of cultural facilities in the Borough?	+	o	sporting (e.g. as recently been evidenced by the BMX track in the Alver Valley) and cultural facilities. Such a designation could provide a potential for the area to be used by local sports clubs and for an increased range of cultural facilities to be provided.
<b>Open Space, Coast and Harbour</b>			
<b>SO19: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour.</b>			
Will it protect or enhance the Borough's network of greenspace?	++	+	<b>Comment:</b> It is considered that Option 1 in designating the Alver Valley as a country park would help to protect and further enhance the Borough's network of greenspace and therefore be directly compatible with this sustainability objective and associated decision making criteria for protecting and enhancing the Borough's network of greenspace. This would also be important in helping to protect the settlement gap between Gosport and Lee-on-the-Solent. Option 2 which would pursue the do nothing approach would also help to continue the protection of the Alver Valley as part of the existing network of greenspace and the settlement gap. However, doing nothing under this option would not result in the Alver Valley being enhanced.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	
<b>Biodiversity and Geology</b>			
<b>SO20: To conserve and enhance the Borough's biodiversity and geological assets.</b>			
Will it maintain and enhance sites designated for their nature conservation interest?	+	?	<b>Comment:</b> At the initial stage of testing broad options it is considered to be uncertain as to whether Option 1 in designating the Alver Valley as a country park would help towards conserving and enhancing its biodiversity and geological assets. This is because such a designation would be likely to result in an increase in visitors which could ultimately impact upon the quality of this biodiversity and geological value (e.g. disturb important wildlife designations and protected species). Further research may there be required in order to explore what potential impacts there could be. However, it is also acknowledged that a managed facility through the designation of the Alver Valley as a Country Park could help towards the safeguarding of habitats. It is also acknowledged that such a designation would make a major contribution towards deflecting
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	+	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Designate the Alver Valley as a Country Park	Option 2: Do nothing	
			<p>recreational pressure from more sensitive habitats within the Borough such as Browndown particularly if the Alver Valley is used in conjunction with Stokes Bay.</p> <p>It is also considered to be uncertain as to what impact pursuing the do nothing approach under Option 2 could have upon the biodiversity and geological assets of the Alver Valley. Again, further research may be required in order to explore what potential impacts there could be.</p>
Heritage and Design			
SO21: To protect and enhance the Borough's distinctive built heritage.			
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	++	-/?	<p><b>Comment:</b> It is considered to be very likely that Option 1 in designating the Alver Valley as a country park would help to protect and enhance sites, features and areas of historical, archaeological and cultural value. For example, there could be benefits upon existing historic buildings and structures such as Grange Farm and Apple Dumpling Bridge, etc. being protected and potentially enhanced.</p> <p>Although such built heritage could still be protected in respect of the do nothing approach that could be pursued under Option 2, the longer term impacts upon this are considered to be less certain. There is even a potential risk under this option of historic buildings and structures deteriorating over the longer term period.</p>
SO22: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.			
Will the design enhance the quality of the townscape?	o	o	<p><b>Comment:</b> The creation of the Alver Valley Country park will help improve the appearance of land formerly used for quarrying and landfill and with a greater presence of staff and visitors help reduce the likelihood of fly-tipping and other anti-social behaviour.</p>
Will it improve the appearance of untidy areas?	+	o	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	
Air Quality			
SO23: To reduce air pollution and ensure air quality continues to improve.			
Will it improve air quality?	?/+	?	<p><b>Comment:</b> It is considered that Option 1 in designating the Alver Valley as a country park could potentially help to maintain or even possibly</p>

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Designate the Alver Valley as a Country Park	Option 2: Do nothing	
			<p>improve upon current air quality within both the Alver Valley and immediate surroundings. This could be possible if the park is well managed and maintained (e.g. if new tree planting programmes were to take place) trees will be able to soak up CO2 and should have a slight positive emphasis. However, it could also be considered to be uncertain as to whether air quality would improve under this option particularly if it would result in an increase in car borne trips from a wider catchment area.</p> <p>It is considered to be uncertain in respect of the do nothing approach that could be pursued under Option 2 as to whether there would be any improvements in air quality within the both the Alver Valley and the immediate surroundings. However, it is likely that air quality would be maintained to at least current standards.</p>
<b>Use of Energy Resources</b>			
<b>SO24: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.</b>			
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	<b>Comment:</b> n/a
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
<b>Use of Land Resources</b>			
<b>SO25: To improve efficiency in land use through the re-use of previously developed land and existing buildings.</b>			
Will it reduce the amount of derelict, degraded and underused land?	o	o	<b>Comment:</b> n/a
<b>Water Management</b>			
<b>SO26: To maintain and improve the water quality of the Borough.</b>			
Will it improve the quality of river water?	?	-/?	<b>Comment:</b> It is considered to be uncertain overall as to whether Option 1 in designating the Alver Valley as a country park would help towards improving the quality of river, ground and potentially coastal water. This is because such a designation would be likely to result in an increase in visitors which could ultimately impact upon the
Will it improve the quality of coastal water?	?	?	
Will it improve the quality of	?	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Designate the Alver Valley as a Country Park	Option 2: Do nothing	
groundwater?			<p>overall quality of these water sources. However, it is also acknowledged that the designation of the Alver Valley as a Country Park could provide the potential for attracting funding which could help towards improving overall water quality.</p> <p>It is also considered to be particularly uncertain as to what impact pursuing the do nothing approach under Option 2 could have upon the quality of river water. This is because a low water quality has been recorded for the River Alver for a number of years. A do nothing approach could further exacerbate the issues associated with this poor river water quality. Further research may still be required in order to explore what potential impacts there could be.</p>
<b>SO27: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.</b>			
Will it minimise the risk of flooding to people and property?	?/+	?/+	<b>Comment:</b> The retention of the Alver Valley as open space under both options will allow for the area to provide as a natural soakaway for the wider urban area. The Alver Valley also includes a balancing pond to serve the Cherque Farm estate which will help to reduce issues relating to flood risk. However, there is still some uncertainty under both options relating to the issue of flood risk to people and property due to land being designated within Flood Zones 2 and 3 within the catchment of the River Alver.
<b>SO28: To provide for sustainable sources of water supply.</b>			
Will it reduce water consumption?	o	o	<b>Comment:</b> n/a
<b>Waste Management</b>			
<b>SO29: To reduce waste generation and disposal, and achieve the sustainable management of waste.</b>			
Will it lead to reduced consumption of materials and resources?	o/?	o	<b>Comment:</b> It is not known at this stage as to whether Option 1 in designating the Alver Valley as a country park would lead to a reduced consumption of materials and resources. This would very much depend upon what types of materials and resources that may or may not be required in transforming the Alver Valley into a country park and the types of recreational uses that could become established under this designation.
Will it reduce household waste?	o	o	
Will it increase waste recovery and recycling?	o	o	
Will it reduce hazardous	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Designate the Alver Valley as a Country Park	Option 2: Do nothing	
waste?			
Will it reduce waste in the construction industry?	o	o	
Will it reduce commercial and industrial waste?	o	o	
<b>Consumption of other natural resources</b>			
<b>SO30: To reduce the global, social and environmental impact of the consumption of natural resources.</b>			
Will it use renewable and sustainable sourced materials?	o	o	<b>Comment:</b> It is not known at this stage as to whether pursuing Option 1 in relation to any limited commercial opportunities that could be developed would result in the use of renewable and sustainable sourced and locally produced materials.
Will it use locally produced materials?	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR THE ALVER VALLEY

<b>Conclusion of Appraisal</b>	The preferred option has been based on the assessment of options in Part 3 which shows that designating the Alver Valley as a Country Park under Option 1 would have the most positive effects. Doing nothing and maintaining the current approach to the management of the Alver Valley shows a net number of negative and uncertain effects.
<b>Preferred Option(s)</b>	The Borough Council's preferred option is <b>Option 1: Designate the Alver Valley as a Country Park.</b>
<b>Justification</b>	A managed facility rather than a do-nothing approach as highlighted through the SA assessment has a number of advantages. It would help to ensure that the facilities are managed for all and that one use would not dominate to the detriment of other uses. It is also acknowledged that the designation of the Alver Valley as a Country Park could result in protecting other sites from increased recreational disturbance from visitors and the potential for increased car trips from the wider sub-region, etc. It is also acknowledged that a managed facility would help to offset any uncertain impacts through safeguarding sensitive habitats. The designation of the Alver Valley as a Country Park would also provide a potential to educate the public on conservation and health issues and would greatly enhance the satisfaction of residents and encourage health lifestyles. A summary of the

	<p>main benefits in creating a managed Country Park are include;</p> <ul style="list-style-type: none"> <li>• Safeguarding recognised important habitats of national and local importance through on-going management;</li> <li>• Providing a major recreational facility close to an urban population. This would therefore help to at least reduce car trips made by the local population;</li> <li>• Potentially deflect recreational pressure from more sensitive habitats such as European designated sites and particularly if used in conjunction with Stokes Bay;</li> <li>• Assisting with the health and well-being of local residents;</li> <li>• Safeguarding the settlement gap between Gosport and Lee-on-the-Solent;</li> <li>• Providing the potential for the creation of an appropriate range of visitor attractions and recreational features.</li> </ul> <p>The proposal for designating the Alver Valley as a Country Park is of sub-regional importance and has been identified in the PUSH Green Infrastructure Strategy as being of strategic importance.</p>
<p><b>Recommendation – with regard to Local Plan</b></p>	<p><b>Allocate site for a Country Park in the Local Plan.</b></p>

## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR THE ALVER VALLEY**

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO1: The policy relating to the Alver Valley and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SO2: The policy relating to the Alver Valley and/or an alternative policy need to ensure the site is well connected to public transport links and that it is accessible to cyclists and pedestrians.
SO6: The policy relating to the Alver Valley and/or an alternative policy will need to ensure that any uncertainty relating to crime and noise related concerns can be addressed when considering any planning applications. This will therefore help to eliminate any uncertainty which could arise on these issues.
SO20: Consider whether the policy that would be developed on the Alver Valley and/or an alternative policy could make reference to maintaining and enhancing biodiversity and nature conservation interests on the site. It will be important to ensure that any increase in visitors to the Alver Valley which could impact upon important wildlife designations and protected species are appropriately mitigated.
SO23: The policy that would be developed for the Alver Valley and/or an alternative policy will need to ensure that the uncertain effects relating to wider and local air quality can be addressed when considering any planning applications. This will therefore help

to eliminate any uncertainty on this issue.

SO26: The policy relating to the Alver Valley and/or an alternative policy will need to ensure that the uncertain effects particularly relating to relating to river water quality can be addressed when considering any planning applications. Policies will also need to incorporate appropriate mitigation measures as advised by the Environment Agency and where appropriate the water companies. This will therefore help to eliminate any uncertainty on this issue.

**Maximising Beneficial Effects**

SO20: Consider whether the policy for the Alver Valley and/or an alternative policy could include measures which seek a net gain in biodiversity.



# **Proposed Allocations Requiring a Sustainability Appraisal**

(Identified prior to the publication of the Draft Local Plan  
December 2012)

# BARCLAY HOUSE (WITHIN THE GOSPORT WATERFRONT AND GOSPORT TOWN CENTRE REGENERATION AREA)

## Introduction

Barclay House is a block of residential flats located in Trinity Green which is located within the Gosport Waterfront and Gosport Town Centre Regeneration Area. The Council is currently considering whether the residential accommodation should be redeveloped due to the deterioration in the existing living accommodation.

## PART 1: SITE PROFILE FOR BARCLAY HOUSE – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Barclay House
<b>Address</b>	Trinity Green
<b>Ward</b>	Town
<b>Area</b>	0.3ha
<b>Current use</b>	Residential
<b>Adjacent uses</b>	Trinity Green Church and residential blocks (Blake Court and Hammond Court)
<b>Brownfield/greenfield?</b>	Brownfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	The site is immediately opposite the Church of the Holy Trinity which is a Grade II* Listed Buildings and consequently the redevelopment of this site would need to ensure that the setting is conserved and enhanced.  Also within 100 metres of the Holy Trinity Vicarage.
Local list	Within 200 m of the Harbour and Seaward Tower.
Historic Park	No
Local historic park	No
Scheduled ancient monument	Within 100m of Bastion No 1:
Archaeology	The site is adjacent to recognised areas of archaeological potential to the south and east.
	<b>Within or adjacent</b>
Conservation Area	High Street Conservation Area is located within nearby proximity to the north.
Special Character Area	No
<b>Design considerations</b>	
	Design considerations will be a key factor in proposals being permitted particularly in relation to the nearby proximity and setting of Trinity Green Church
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	Located within 200 metres of the site of the Portsmouth harbour SPA and Ramsar site
SSSI	Located within 200 metres of the site of the Portsmouth harbour SSSI
SINCs	Located within 200 metres of a SINC within the moat at Bastion No.1

LNR	No
Known protected species	Not known-ecological assessment would be required as part of any planning application and will need to accord with the relevant policies of the Local Plan.
Known BAP target species	Not known-ecological assessment would be required as part of any planning application and will need to accord with the relevant policies of the Local Plan.
Any natural features of note (established trees, woods, ponds, hedges etc.)	No
<b>Contamination</b> Consider previous uses, any known studies, etc.	Not known
<b>Flood risk</b>	Located within Flood Zone 1  The SFRA shows that the site will be in Flood Zone 3 by 2115. By 2085 parts of the site would be in Flood Zone 2.
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield, etc.	No known issues at this stage
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	Light will need to be sensitive to Trinity Church
<b>Safeguarded Area</b>	No
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking, etc.	The design will need to consider the amenities of local residents.
<b>Any open space?</b>	Existing Open Space designated under Policy R/OS4 of the GBLPR. However it is proposed that this open space forms part of the development site.
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	Within the Urban Area Boundary (R/DP1)  Area at Risk of Flooding (R/DP1 and R/CH1)  Existing Open Space (R/OS4)
<b>Accessibility</b> -public transport (see plan) - local/ town centre - other facilities in proximity	<b>Proximity of Town/Local centre</b>  The site is only 75 metres from all the shops and facilities of the Gosport Town Centre.  <b>Public transport accessibility</b>  Gosport Bus Station and Gosport Ferry are located within Gosport Waterfront in nearby proximity which therefore makes this the most accessible part of the Borough in terms of accessibility to public transport services. A number of

	other bus stops are located within close proximity within the Town Centre. There is also a designated area for cycle parking within close proximity to Gosport Bus Station and Gosport Ferry. Portsmouth Harbour Railway Station is also located in close proximity to the Gosport Ferry stop in Portsmouth Harbour.
<b>Road access-availability, safety</b>	Access off Trinity Green
<b>Parking</b>	There is existing on-site vehicle parking. Concerns have previously been raised in relation to the provision of a net increase in homes on the site due to the further pressures upon vehicle parking this would bring to the local area surrounding Trinity Green.
<b>Potential for improving pedestrian/cycling network?</b>	Barclay House is physically separated from Gosport Town Centre by South Street. Pedestrian crossings exist.
<b>Comprehensive development issues</b>	It is possible that the redevelopment of the site will result in the complete demolition of Barclay House with new residential accommodation being provided for on the site. Physical constraints such as long term flood risk will also need to be taken into account. It will also be necessary to consider how residents in adjacent blocks will be affected during any redevelopment.
<b>Any known infrastructure issues?</b>	Normal issues relating to utility provision
<b>Any known deliverability issues (land ownership, accessibility, viability issues, etc.)?</b>	Re-housing existing residents
<b>Other issues/comments</b>	None

## Map of Barclay House



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR BARCLAY HOUSE

- **Option 1**  
Redevelop as a residential site.
- **Option 2**  
Redevelop as a residential institution.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR BARCLAY HOUSE

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Redevelopment	Option 1: Residential	
<b>Transport and Accessibility</b>			
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities.</b>			
Will it reduce traffic volumes and congestion?	o	o	<b>Comment:</b> The redevelopment of the site under both options would be unlikely to have any impacts upon increasing or decreasing the impacts of traffic when compared to the existing residential use.
Will it reduce road traffic accidents?	o	o	
Will there be an increase in traffic related air pollution?	o	o	
Will there be an increase in traffic related noise pollution?	o	o	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking.</b>			
Will it increase the proportion of journeys using modes other than the car?	o	o	<b>Comment:</b> The redevelopment of the site under both options would be unlikely to have any impacts upon increasing the proportion of journeys using modes other than the car when compared to the existing residential use.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities.</b>			
Will it improve accessibility to local services?	o	o	<b>Comment:</b> n/a
<b>SO4: To improve accessibility for those most in need.</b>			
Will it make access more affordable?	o	o	<b>Comment:</b> The redevelopment of the site under both options would be unlikely to have any impacts upon making access more affordable and making access easier for those without a car when compared to the existing residential use.
Will it make access easier for those without a car?	o	o	
<b>Community Activity and Neighbourhoods</b>			
<b>SO5: To encourage a sense of community identity and improve the quality of where people live.</b>			
Will it encourage engagement in community activities?	o	o	<b>Comment:</b> It is considered that the redevelopment of Barclay House under both options would help to improve the satisfaction of local residents with their neighbourhood as a place to live since both options

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential Redevelopment	Option 2: Residential Institution	
Will it improve the level of investment in key community services?	o	o	would result in a significant improvement to an existing residential site.
Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	++	
<b>Crime and Disorder</b>			
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour.</b>			
Will it reduce actual levels of crime?	?/+	?/+	<b>Comment:</b> It is possible that the redevelopment of the site under both options could result in an improved environment which could particularly help towards reducing the fear of and any perceptions of crime.
Will it reduce the fear of crime?	?/+	?/+	
Will it reduce actual noise levels?	o	o	
Will it reduce noise concerns?	o	o	
<b>Poverty and Deprivation</b>			
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.</b>			
Will it reduce poverty and social exclusion in those areas most affected?	o	+	<b>Comment:</b> It is considered that Option 2 through the provision of a residential institution would be most likely to help towards reducing poverty and social exclusion.
<b>Health</b>			
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities.</b>			
Will it reduce health inequalities in those areas most affected?	o	o	<b>Comment:</b> n/a
Will it reduce death rates?	o	o	
Will it encourage healthy lifestyles?	o	o	
Will it improve access to high quality, health facilities?	o	o	
<b>Housing</b>			
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential Redevelopment	Option 2: Residential Institution	
<b>constructed and affordable home.</b>			
Will it reduce homelessness?	+	++	<b>Comment:</b> It is considered that both of the options would help towards reducing homelessness. They would also help towards increasing the range and affordability of housing for all social groups and towards increasing the number of decent homes. This would particularly be the case under Option 2 through the provision of a residential institution.
Will it increase the range and affordability of housing for all social groups?	+	++	
Will it increase the number of decent homes?	+	+	
Will it be energy efficient?	o	o	
<b>Education and Skills</b>			
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.</b>			
Will it improve the qualifications and skills of young people?	o	o	<b>Comment:</b> n/a
Will it improve the qualifications and skills of the population overall?	o	o	
<b>Employment</b>			
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work.</b>			
Will it reduce commuting?	o	o	<b>Comment:</b> n/a
Will it improve accessibility to work by public transport, walking and cycling?	o	o	
Will it reduce the effect of traffic congestion on the economy?	o	o	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough.</b>			
Will it increase the skills of the local workforce?	o	o	<b>Comment:</b> n/a
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.</b>			
Will it reduce unemployment overall?	o	o	<b>Comment:</b> n/a
Will it reduce long-term unemployment?	o	o	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential Redevelopment	Option 2: Residential Institution	
Will it provide job opportunities for those most in need of employment?	o	o	
Will it help to improve earnings?	o	o	
<b>Economy</b>			
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough.</b>			
Will it make use of previously developed land?	o	o	<b>Comment:</b> n/a
Will it improve business development and enhance competitiveness?	o	o	
Will it improve the resilience of business and the economy?	o	o	
Will it promote growth in key sectors and clusters?	o	o	
Will it make land and property available for business development?	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector.</b>			
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	o	<b>Comment:</b> n/a
<b>Town and Local Centres</b>			
<b>SO16: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres.</b>			
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	<b>Comment:</b> Pursuing either of the options would be likely to help improve the vitality and viability of Gosport Town Centre due to the improved environment of the site with it being located within the Gosport Town Centre Regeneration Area and within nearby proximity to Gosport High Street.
Will it improve accessibility to and quality of other town or local centre uses?	o	o	
Will it improve the vitality and viability of centres?	+	+	
<b>Leisure and Culture</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential Redevelopment	Option 2: Residential Institution	
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough.</b>			
Will it improve the range of sporting facilities in the Borough?	o	o	<b>Comment:</b> n/a
Will it improve the range of cultural facilities in the Borough?	o	o	
<b>Open Space, Coast and Harbour</b>			
<b>SO18: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour.</b>			
Will it protect or enhance the Borough's network of greenspace?	o	o	<b>Comment:</b> n/a
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	
<b>Biodiversity and Geology</b>			
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets.</b>			
Will it maintain and enhance sites designated for their nature conservation interest?	o	o	<b>Comment:</b> n/a
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	o	o	
<b>Heritage and Design</b>			
<b>SO20: To protect and enhance the Borough's distinctive built heritage.</b>			
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	o	o	<b>Comment:</b> n/a
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential Redevelopment	Option 2: Residential Institution	
Will the design enhance the quality of the townscape?	+	+	<b>Comment:</b> It is considered that the redevelopment of Barclay House under both the options would be likely to result in an enhanced townscape and an improvement being made to the overall appearance of this site.
Will it improve the appearance of untidy areas?	+	+	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	
<b>Air Quality</b>			
<b>SO22: To reduce air pollution and ensure air quality continues to improve.</b>			
Will it improve air quality?	o	o	<b>Comment:</b> n/a
<b>Use of Energy Resources</b>			
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.</b>			
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	<b>Comment:</b> n/a
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
<b>Use of Land Resources</b>			
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and existing buildings.</b>			
Will it reduce the amount of derelict, degraded and underused land?	++	++	<b>Comment:</b> The redevelopment of this site with new residential development or for a residential institution will help to reduce the potential for the condition of the site to become further degraded.
<b>Water Management</b>			
<b>SO25: To maintain and improve the water quality of the Borough.</b>			
Will it improve the quality of river water?	o	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether either of the options that could be pursued would have a detrimental impact upon the quality of groundwater particularly in comparison to the current residential use. It is considered to be uncertain as to how these options could impact upon such water quality at this stage since there are no further details as to how development under these options would be progressed.
Will it improve the quality of coastal water?	o	o	
Will it improve the quality of groundwater?	?	?	
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.</b>			
Will it minimise the risk of	-	-	<b>Comment:</b> The SFRA shows that the risk of tidal

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential Redevelopment	Option 2: Residential Institution	
flooding to people and property?			flooding is likely to be an issue over the long term beyond the plan period (i.e. from 2085 onwards).
<b>SO27: To provide for sustainable sources of water supply.</b>			
Will it reduce water consumption?	-/?	-/?	<b>Comment:</b> It is considered that both of the options could have a cumulative effect upon increasing water consumption along with other new development that will take place on a Borough wide level particularly if the redevelopment of the site would result in a net increase in housing.
<b>Waste Management</b>			
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste.</b>			
Will it lead to reduced consumption of materials and resources?	-/?	-/?	<b>Comment:</b> It is considered that both of the options would be likely to result in a number of waste related issues such as an increased consumption of materials and resources and an increase in household and construction waste particularly if the redevelopment of the site would result in a net increase in housing.
Will it reduce household waste?	-/?	-/?	
Will it increase waste recovery and recycling?	o	o	
Will it reduce hazardous waste?	o	o	
Will it reduce waste in the construction industry?	-/?	-/?	
Will it reduce commercial and industrial waste?	o	o	
<b>Consumption of other natural resources</b>			
<b>SO29: To reduce the global, social and environmental impact of the consumption of natural resources.</b>			
Will it use renewable and sustainable sourced materials?	o	o	<b>Comment:</b> n/a
Will it use locally produced materials?	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR BARCLAY HOUSE

<b>Conclusion of Appraisal</b>	The preferred option has been based on the assessment of options in Part 3 which shows that both options would have positive effects with the residential institution that would be
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	pursued under Option 2 having a slightly greater number of positive effects overall.
<b>Preferred Option(s)</b>	The Borough Council's preferred option is <b>Option 1: Residential.</b>
<b>Justification</b>	The SA assessment has identified a slightly greater number of positive effects in providing for a residential institution. Whilst the current use meets a need in the short term, the redevelopment of the site for residential use under Option 1 is considered to be the preferred option in this instance in the long term. The redevelopment of this site for housing can help to make an additional contribution to the Borough's housing requirements.
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate site for residential in the Local Plan.</b>

## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR BARCLAY HOUSE**

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO19: Policy LP44: 'Protecting Species and Other Features of Nature Conservation Importance' will help to ensure that new residential development would not impact upon any protected habitats and species that may exist within or in proximity to the site.
SO25: Policy LP39: 'Water Resources' will help to ensure that development proposals which would have an adverse effect on the quality of surface or ground water will not be permitted.
SO26: Policy LP45: 'Flood Risk and Coastal Erosion' would help towards reducing the risk of flooding which could be posed by surface water run-off and tidal flooding over the longer term period.
SO27: Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
SO28: Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

<b>Maximising Beneficial Effects</b>
SO1: Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
SO9: Policy LP24: 'Housing' will help to ensure that proposals for new housing development would include a mix of dwelling types, sizes and tenure to meet the needs of Gosport's current and future population. This could therefore help to provide the potential towards ensuring everyone has the opportunity to live in a decent, sustainably constructed home.
SO9 and SO23: Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO <sub>2</sub> reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new residential development is energy efficient.

SO25: Policy LP39: 'Water Resources' will help to ensure that proposals for new residential development take account of opportunities to enhance these resources.

SO29: Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

## PRIDDY'S HARD HERITAGE AREA

### Introduction

The site is located within the Priddy's Hard Conservation Area and includes a number of Listed Buildings. It also includes Ramparts which are a Scheduled Ancient Monument. The site is owned by the Portsmouth Naval Base Property Trust which operate the historic docks in Portsmouth. Boat trips currently link the Heritage Area to the Historic Docks in Portsmouth and the Royal Naval Submarine Museum on the Haslar Peninsula. The Council therefore considers that there is significant scope to expand the tourism nature of the site. Consequently, the Council has considered the option of providing a range of uses to compliment Explosion Museum including an element of residential and the alternative scenario of redeveloping the Priddy's Hard Heritage Area with residential use whilst retaining Explosion Museum.

### PART 1: SITE PROFILE FOR THE PRIDDY'S HARD HERITAGE AREA – PRELIMINARY CONSIDERATIONS

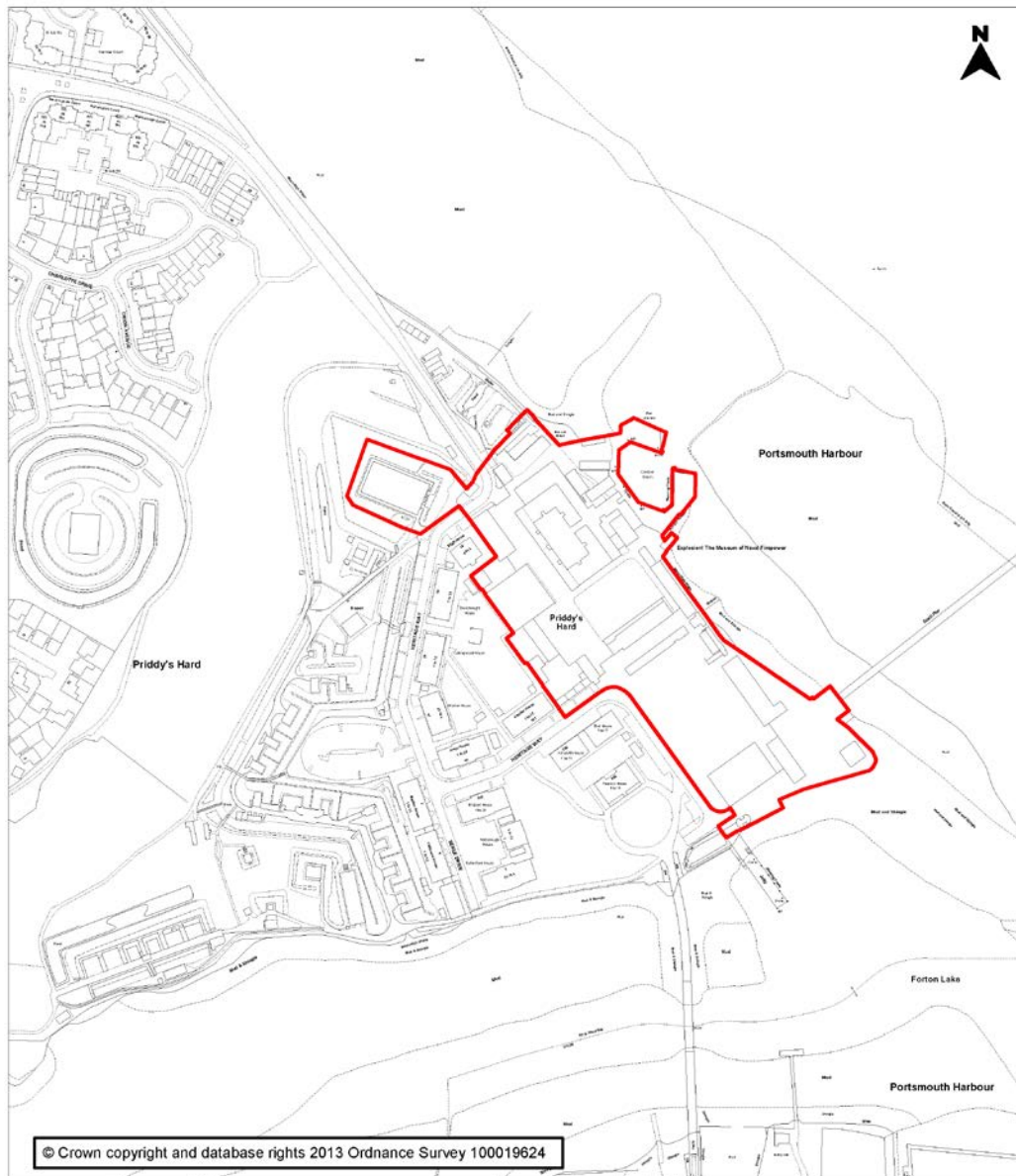
<b>Site name</b>	Priddy's Hard Heritage Area
<b>Address</b>	Priddy's Hard, Heritage Way
<b>Ward</b>	Hardway
<b>Area</b>	2.67
<b>Current use</b>	Museum, Storage and conference/office, open space
<b>Adjacent uses</b>	Open space, residential
<b>Brownfield/greenfield?</b>	Brownfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	9 listed buildings, graded I, II and II*.
Local list	No
Historic Park	No
Local historic park	No
Scheduled ancient monument	Yes. Earthwork Defences Priddy's Hard.
Archaeology	Yes
	<b>Within or adjacent</b>
Conservation Area	Priddy's Hard Conservation Area
Special Character Area	
<b>Design considerations-scale setting design layout materials landscaping and retention of important views</b>	
Historically significant site so design considerations will be important.	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	Adjacent to SPA and Ramsar Sites
SSSI	Adjacent to SSSI
SINCs	No
LNR	No
Known protected species	Unknown
Known BAP target	Adjacent to UK BAP Priority Habitats

species	
Any natural features of note (established trees, woods, ponds, hedges, etc.)	Adjacent to woodland and other important habitats
<b>Contamination</b> Consider previous uses, any known studies, etc.	Comment: Former military site used to make explosives and consequently likely to be some land contamination issues
<b>Flood risk</b>	Flood Zone: Parts of the site within Flood Zones 2 and 3.  The SFRA shows that the entire allocation will be located within Flood Zone 3 by 2115.
<b>Noise/Vibration</b> – proximity to noise emitting uses, smell,- busy roads, factories, airfield, etc.	None known at present
<b>Air pollution</b> (any known/potential issues)-	None known at present
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	Part of site is an established residential area although part of site currently unlit.
<b>Safeguarded Area</b>	Safeguarded Area for the Storage of Munitions.
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses	Residential use in this location would be compatible with the established neighbouring uses
<b>Any open space?</b>	
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	Urban Area Boundary (R/DP1);  Coastal Zone Policy Area (R/CH1);  Priddy's Hard Conservation Area (R/BH1);  Priddy's Hard Ramparts Scheduled Ancient Monument (R/BH8);  Existing Community and Health Facilities (R/CF1);  Mixed Use Allocation (R/DP4);  Parts of the site located in Flood Zones 2 and 3;  Safeguarded Area for the Storage of Munitions (R/ENV9);  Urban Gap located to the south along Forton Lake (R/OS3);  Existing Open Space located adjacent (R/OS4);  Site of Importance for Nature Conservation located adjacent (Priddy's Hard Nature Conservation Area) (R/OS12);



	Located adjacent to SSSI, SPA and Ramsar site designations which cover Portsmouth Harbour and Forton Lake (R/OS11).
<b>Accessibility</b> (usually within 400m) -public transport (see plan) - -local/ town centre - other facilities in proximity	<b>Proximity of Town/Local centre</b>  Not within 400m of any Local or Neighbourhood Centre  <b>Other facilities nearby</b>  Open space  <b>Public transport accessibility</b>  250m (across pedestrian foot bridge) to bus stop with 6 buses an hour
<b>Road access-</b> availability, safety	Good accessibility from Heritage Way.
<b>Parking</b>	Needs adequate provision for a range of uses, likely that a parking strategy would be required. There may be opportunities for shared parking.
<b>Potential improving pedestrian/cycling network?</b>	Good pedestrian and cycle routes already exist including the Forton lifting bridge which provides a link to the Town Centre
<b>Comprehensive development issues</b>	Need to ensure proposals are complimentary to, or do not have a detrimental impact to the Explosion Museum
<b>Any known infrastructure issues?</b>	Flood defences will need to be considered as well as issues relating to waste water
<b>Any known deliverability issues (land ownership, accessibility, viability issues, etc.)?</b>	Difficult site – may be contamination issues therefore there may be viability considerations that need to be understood. Heritage issues may place restrictions on form of development
<b>Other issues/comments</b>	No

## Map of Priddy's Hard



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR THE PRIDDY'S HARD HERITAGE AREA

- **Option 1: Mixed use with explosion museum**  
Develop the site to provide a range of uses including residential.
- **Option 2: Residential use with Explosion museum**  
Develop the site to maximise the amount of housing on the site (to potentially include 1,000 m<sup>2</sup> of commercial floorspace).

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR THE PRIDDY'S HARD HERITAGE AREA

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
<b>Decision-making criteria (from the SA Framework)</b>	<b>Identified Effects</b>		<b>Comment – Includes a consideration of the following where appropriate;</b>
	residential Provide a range of uses including	Option 1: Museum with Explosion use Option 2: Residential use	<ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
<b>Transport and Accessibility</b>			
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>			
Will it reduce traffic volumes and congestion?	+	?	<b>Comment:</b> The mixed-use option would be likely to help reduce the need to travel and the effects of traffic. This is because a wider range of facilities would be accessible to local residents which would include 1,000 square metres of commercial floorspace, bars and restaurants, a small element of retail as well as some residential use. However, it is uncertain under the residential option as to whether the provision of residential use would help to reduce the need to travel and the effects of traffic. This is because the site is not located within proximity to services and facilities and ultimately, the workplace of these new residents may not be within the Borough or within walking distance.
Will it reduce road traffic accidents?	o	o	
Will there be an increase in traffic related air pollution?	+	?	
Will there be an increase in traffic related noise pollution?	+	?	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, walking and cycling</b>			
Will it increase the proportion of journeys using modes other than the car?	+	?	<b>Comment:</b> The mixed-use option would be likely to provide the opportunity for increasing the proportion of journeys using modes other than the car such as by public transport, cycling and walking particularly in respect of catchment distances for local residents. This is because a wider range of facilities would be accessible to local residents which would include 1,000 square metres of commercial floorspace, bars and restaurants a small element of retail as well as some residential use. However, it is uncertain at this stage under the residential-led option as to whether the provision of residential use would help to increase the proportion of journeys using modes other than the car.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment and leisure opportunities</b>			
Will it improve accessibility to local services?	+	o	<b>Comment:</b> The provision of 1,000 square metres of commercial floorspace within the site could potentially help improve accessibility to local employment

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	residential uses including	Option 1: Museum	
			opportunities.
<b>SO4: To improve accessibility for those most in need</b>			
Will it make access more affordable?	+	o	<b>Comment:</b> The provision of a wide range of facilities which would include 1,000 square metres of commercial floorspace, bars and restaurants and a small element of retail would help to make access more affordable and easier for those without a car, particularly for local residents.
Will it make access easier for those without a car?	+	o	
<b>Community Activity and Neighbourhoods</b>			
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>			
Will it encourage engagement in community activities?	o	o	<b>Comment:</b> It is considered that both the options would help to improve the quality of the area and would be likely to be beneficial towards increasing the satisfaction of local residents. It is also considered that the mixed-use option would help towards increasing the level of investment in key community services particularly through the provision of 1,000 square metres of commercial floorspace.
Will it improve the level of investment in key community services?	+	o	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	+	
<b>Crime and Disorder</b>			
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>			
Will it reduce actual levels of crime?	o	o	<b>Comment:</b> Pursuing both the residential-led and mixed-use options would help towards reducing a fear or any perceptions of crime since it would result in the redevelopment of derelict site which has poor natural surveillance particularly during hours of darkness. Further to this however, it should be noted that the IMD 2010 maps show that the area is not within one of the top 20% nationally for crime deprivation.
Will it reduce the fear of crime?	+	+	
Will it reduce actual noise levels?	o	o	
Will it reduce noise concerns?	o	o	
<b>Poverty and Deprivation</b>			
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East Region</b>			
Will it reduce poverty and social exclusion in those areas most affected?	+	o	<b>Comment:</b> The provision of 1,000 square metres of commercial floorspace under the mixed-use option could help to provide some benefits towards reducing poverty and social exclusion through potentially providing for

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	residential uses including	Option 1: Museum	
			new employment opportunities.
<b>Health</b>			
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>			
Will it reduce health inequalities in those areas most affected?	o	o	<b>Comment:</b> n/a
Will it reduce death rates?	o	o	
Will it encourage healthy lifestyles?	o	o	
Will it improve access to high quality, health facilities?	o	o	
<b>Housing</b>			
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>			
Will it reduce homelessness?	+	+	<b>Comment:</b> Pursuing both the residential-led and mixed-use options would be likely to have a positive effect upon increasing the overall dwelling stock and thus help affordability and the number of decent homes. These effects would be greater under the residential-led option since this would result in the provision of a greater number of dwellings.
Will it increase the range and affordability of housing for all social groups?	+	++	
Will it increase the number of decent homes?	+	++	
Will it be energy efficient?	o	o	
<b>Education and Skills</b>			
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work</b>			
Will it improve the qualifications and skills of young people?	o	o	<b>Comment:</b> n/a
Will it improve the qualifications and skills of the population overall?	o	o	
<b>Employment</b>			
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work</b>			
Will it reduce commuting?	+	?	<b>Comment:</b> The mixed-use option could provide the potential for new job opportunities to be created through the provision of 1,000 square metres of commercial floorspace
Will it improve accessibility to work by public transport,	+	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	residential uses including	Museum Option 1: Provide a range of uses including	
walking and cycling?  Will it reduce the effect of traffic congestion on the economy?	+	?	within the site. This could have benefits upon providing opportunities for residents to work locally therefore reducing the need to out-commute and in providing the potential for residents to travel to work by cycling, walking and through making use of public transport. This option could also help towards reducing the effect of traffic congestion on the economy. However, it is uncertain as to whether the provision of residential use under Option 2 would help to reduce commuting and reduce the effect of traffic congestion on the economy.
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough</b>			
Will it increase the skills of the local workforce?	o	o	<b>Comment:</b> n/a
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough</b>			
Will it reduce unemployment overall?	+	o	<b>Comment:</b> The mixed-use option would help towards the creation of new jobs through the provision of 1,000 square metres of commercial floorspace within the site. This could therefore have benefits upon reducing unemployment including long-term unemployment and in providing job opportunities for those most in need of employment.
Will it reduce long-term unemployment?	+	o	
Will it provide job opportunities for those most in need of employment?	+	o	
Will it help to improve earnings?	o	o	
<b>Economy</b>			
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	residential uses including	Option 1: Museum with Explosion	
Will it make use of previously developed land?	+	o	<b>Comment:</b> The mixed-use option would help to contribute towards the sustainable economic regeneration of the Borough through the provision of 1,000 square metres of commercial floorspace within the site. This could therefore help to provide a range of benefits such as making use of previously developed land, improving business development and enhancing competitiveness, improving the resilience of business and the economy, promoting growth in key sectors and clusters and in making land and property available for business development.
Will it improve business development and enhance competitiveness?	+	o	
Will it improve the resilience of business and the economy?	+	o	
Will it promote growth in key sectors and clusters?	+	o	
Will it make land and property available for business development?	+	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>			
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	+	o	<b>Comment:</b> Pursuing the mixed-use option could be beneficial towards enhancing the Borough's local service and tourism sector through the provision of bars and restaurants.
<b>Town and Local Centres</b>			
<b>SO16: To ensure the vitality and viability of the Borough's principal, district and local and neighbourhood centres</b>			
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	<b>Comment:</b> Pursuing the mixed-use option would help to improve accessibility to and the quality of other town or local centre uses through the provision of bars and restaurants. However, there would be no positive effect in relation to this since the Priddy's Hard Heritage Area is not designated as a local or neighbourhood centre.
Will it improve accessibility to and quality of other town or local centre uses?	o	o	
Will it improve the vitality and viability of centres?	o	o	
<b>Leisure and Culture</b>			
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>			
Will it improve the range of sporting facilities in the Borough?	o	o	<b>Comment:</b> It is possible that pursuing the mixed-use option could result in cultural facilities being provided which would complement the offer of Explosion Museum.
Will it improve the range of cultural facilities in the Borough?	+	o	
<b>Open Space, Coast and Harbour</b>			



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	residential uses including	Option 1: Provide a range of uses including residential	
<b>SO18: To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>			
Will it protect or enhance the Borough's network of greenspace?	o	o	<b>Comment:</b> It is considered that both of the options would help to provide public access to the harbour frontage within the site. This is particularly significant as the site has not previously been publically accessible having previously been occupied by the MoD. Both the options would also be expected to help improve the overall quality of the harbour frontage in this location.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	++	++	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	++	++	
<b>Biodiversity and Geology</b>			
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets</b>			
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	<b>Comment:</b> It is uncertain as to whether either of the options that could be pursued could help to maintain and enhance sites designated for their nature conservation interest and help to conserve and enhance local habitats and species diversity, and avoid harm to protected species. This is because there are no further details at this stage as to how each of the options could impact upon biodiversity and geological assets (i.e. adjacent SSSI, SPA and Ramsar designations covering Portsmouth Harbour).
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	
<b>Heritage and Design</b>			
<b>SO20: Help to protect and enhance the Borough's distinct built heritage</b>			
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	++	++	<b>Comment:</b> It is considered that both the residential-led and mixed-use options would help to protect and enhance the built heritage within the Priddy's Hard Heritage Area. This would particularly be the case due to the poor state of repair of many of the buildings within the site. New development opportunities would therefore help towards restoring the built heritage which includes Grade II Listed Buildings within the site.
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces</b>			
Will the design enhance the quality of the townscape?	+	+	<b>Comment:</b> It is possible that both the residential-led and mixed-use options would help to enhance the quality of the townscape and the overall appearance of the Priddy's
Will it improve the	+	+	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>	
	residential uses including	Museum Option 1: Provide a range of uses including		Option 2: Residential use with Explosion
appearance of untidy areas?  Will it reduce crime, the fear of crime and anti-social behaviour?		+	+	Hard Heritage Area. This could be possible in respect of existing buildings being re-used and refurbished and through any new development that could take place within the site if this is well-designed. The design of new buildings and of the wider urban realm could also play a role in helping towards reducing a fear or any perceptions of crime since it would result in the redevelopment of a derelict site which has poor natural surveillance particularly during hours of darkness. Further to this however, it should be noted that the IMD 2010 maps show that the area is not within one of the top 20% nationally for crime deprivation.
Air Quality				
SO22: To reduce air pollution and ensure air quality continues to improve				
Will it improve air quality?	?/+		?	<p><b>Comment:</b> It is possible that Option 1 could help to improve air quality in respect of the mixed use development that would be proposed. This would particularly be the case in respect of providing a range of uses close to where people live. This could therefore provide a potential to reduce traffic pollution therefore helping to improve air quality within the immediate area of Priddy's Hard.</p> <p>However, it could be considered to be uncertain in respect of Option 2 as to whether air quality could be improved within the vicinity of Priddy's Hard. This could particularly be the case since this option pursues a greater amount of residential development. This could therefore lead to a greater potential for car trips to be made therefore impacting upon overall air quality within the immediate area of Priddy's Hard. This is because ultimately, the workplace of some of these new residents may not be within the Borough or within walking distance.</p>
Use of Energy Resources				
SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough				
Will it reduce emissions of greenhouse gases by reducing energy	o	o	o	<b>Comment:</b> n/a

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	residential uses including	Museum Option 1: Provide a range of	
consumption?  Will it lead to an increased proportion of energy needs being met from renewable resources?			
	o	o	
Use of Land Resources			
SO24: To improve efficiency in land use through the re-use of previously developed land and buildings			
Will it reduce the amount of derelict, degraded and underused land?	++	++	<b>Comment:</b> Pursuing both the residential-led and mixed-use options would have significant benefits upon making use of a site which has remained derelict and become increasingly degraded and underused over the long term period. The redevelopment of the site could also help to deal with potential contamination issues associated with the previous MoD use.
Water Management			
SO25: To maintain and improve the water quality of the Borough			
Will it improve the quality of river water?	o	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether either of the options that could be pursued would have a detrimental impact upon the quality of coastal and groundwater. It is considered to be uncertain as to how these options could impact upon such water quality at this stage since there are no further details as to how development under these options would be progressed.
Will it improve the quality of coastal water?	?	?	
Will it improve the quality of groundwater?	?	?	
SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment			
Will it minimise the risk of flooding to people and property?	--	--	<b>Comment:</b> Some parts of the site are located within Flood Zones 2 and 3. Therefore, it is likely that pursuing both the options could increase the risk of flooding to people and property. This would particularly be the case in relation to pursuing residential development which is a vulnerable land use. The SFRA also shows that the risk of flooding would also increase in other parts of the site over the long term period (i.e. beyond 2025 with the entire site at risk of flooding by 2115).
SO27: To provide for sustainable sources of water supply			
Will it reduce water	-	-	<b>Comment:</b> Both Options 1 and 2 in relation

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	residential uses including	Museum Option 1: Provide a range of	
consumption?			to the significant level of new development proposed could have a cumulative effect upon increasing water consumption along with other new development that will take place on a Borough wide level.
Waste Management			
SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste			
Will it lead to reduced consumption of materials and resources?	-	-	<b>Comment:</b> Pursuing both the residential-led and mixed use options would be likely to result in an increased consumption of materials and resources and an increase in household and construction waste. Furthermore, pursuing the mixed-use option would also be likely to result in an increase in commercial waste.
Will it reduce household waste?	-	-	
Will it increase waste recovery and recycling?	o	o	
Will it reduce hazardous waste?	o	o	
Will it reduce waste in the construction industry?	-	-	
Will it reduce commercial and industrial waste?	-	o	
Consumption of other natural resources			
SO29: To reduce the global, social and environmental impact of the consumption of resources			
Will it use renewable and sustainable sourced materials?	o	o	<b>Comment:</b> n/a
Will it use locally produced materials?	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR THE PRIDDY'S HARD HERITAGE AREA

<b>Conclusion of Appraisal</b>	The preferred option has been based on the assessment of options in Part 3 which shows that the provision of a range of uses including residential under Option 1 would have a large number of net positive effects. By comparison,
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	pursuing a residential uses with Explosion Museum under Option 2 would have less in the way of net positive effects.
<b>Preferred Option (s)</b>	The Borough Council's preferred option is <b>Option 1: To provide a range of uses including residential.</b>
<b>Justification</b>	The original intention for this site in the adopted local plan was to provide commercial and leisure use to complement the residential development in the first phase use of the development of this site. However, it was recognised that a purely commercial development on this development may not be practical or viable which therefore resulted in this option not being tested. Following the findings of the SA assessment, it was considered that Option 1 which would result in a mixed use form of development including residential development would be the most appropriate use for this site.
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate site for mixed use development in the Local Plan.</b>

## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR THE PRIDDY'S HARD HERITAGE AREA**

In taking on board **Option 1: 'To provide a range of uses including residential'**, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO19: The biodiversity and species protection policies (LP42-LP44) will help to ensure that new development would not impact upon internationally and nationally important nature conservation assets which include the SSSI, Ramsar and SPA designations that cover Portsmouth Harbour which is located adjacent. They will also help towards avoiding impacts upon any protected habitats and species that may exist within the Priddy's Hard Heritage Area.
SO25: Policy LP39: 'Water Resources' will help to ensure that development proposals which would have an adverse effect on the quality of surface, coastal and ground water will not be permitted.
SO26: Policy LP45: 'Flood Risk and Coastal Erosion' would help towards reducing the risk of flooding within this site whereby parts of it are currently located within Flood Zones 2 and 3 with the Strategic Flood Risk Assessment showing that this risk will increase up to 2115. This will be particularly important in respect of pursuing development on the site.
SO27: Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
SO28: Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

<b>Maximising Beneficial Effects</b>
SO1: Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
SO7: Policy LP24: 'Housing' will help to ensure that proposals for new housing

development would include a mix of dwelling types, sizes and tenure to meet the needs of Gosport's current and future population. This would help to ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home.

SO9 and SO23: Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO<sub>2</sub> reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new development is energy efficient.

SO11: Policy LP16: 'Employment Land' will also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.

SO13: Policy LP17: 'Skills' could help to maximise benefits towards increasing overall earnings by matching skills with appropriate employment opportunities.

SO25: Policy LP39: 'Water Resources' will help to ensure that proposals for new development take account of opportunities to enhance these resources.

SO29: Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

# BROCKHURST GATE, (FORMER FRATER HOUSE SITE), FAREHAM ROAD

## Introduction

Brockhurst Gate is currently owned by a private commercial property development company having previously been owned by the MoD. The commercial property company wish to develop the site for retail use whilst the Council's preferred approach is for the site to be developed for employment uses with the sports pitch to be retained as an existing open space. Consequently, the Council has considered a number of broad development options for the site.

## PART 1: SITE PROFILE FOR BROCKHURST GATE, (FORMER FRATER HOUSE SITE), FAREHAM ROAD – PRELIMINARY CONSIDERATIONS

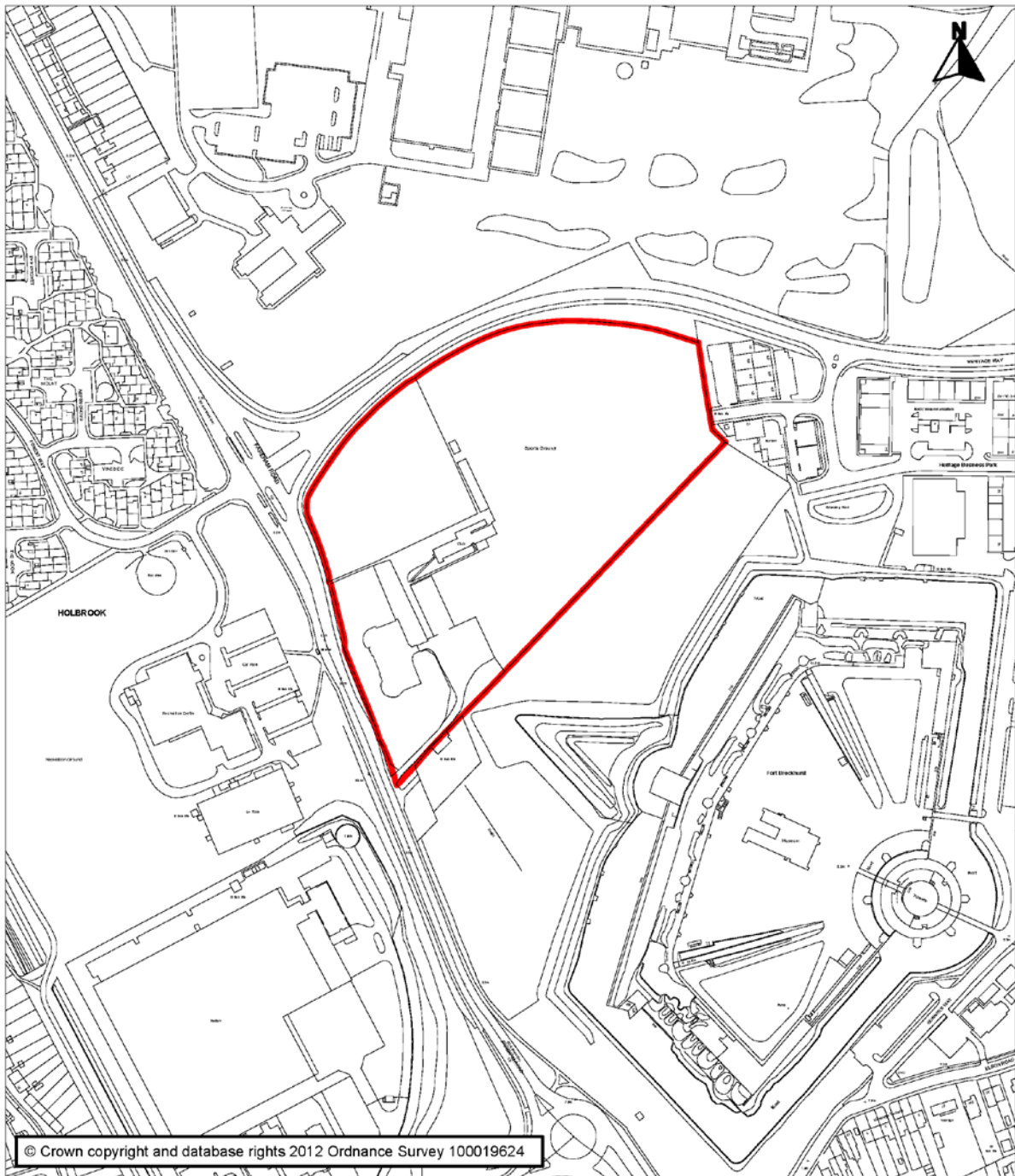
<b>Site name</b>	<b>Brockhurst Gate, (former Frater House site), Fareham Road</b>
<b>Address</b>	Fareham Road
<b>Ward</b>	Elson
<b>Area</b>	Total 4.6ha
<b>Current use</b>	Former MoD offices- now demolished- and associated land now vacant  Sports field with associated pavilion/club house /ground maintenance buildings
<b>Adjacent uses</b>	The site is located on the Fareham Road/Heritage Way junction  East- industrial area (Heritage Way Industrial Park South- wooded area associated with Fort Brockhurst West-opposite Fareham Road is Holbrook Leisure Centre which has recently been redeveloped for a new leisure centre, pub/restaurant and hotel  North- other side of Heritage Way-land associated with DSDA MoD functions
<b>Brownfield/greenfield?</b>	The Brockhurst Gate site itself is predominantly brownfield. The sports field is a greenfield site.
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	No
Local list	No
Historic Park	No
Local historic park	No
Scheduled ancient monument	Yes- Land associated with Fort Brockhurst is adjacent the site
Archaeology	Not known at this stage
	<b>Within or adjacent</b>
Conservation Area	No
Special Character Area	No
<b>Design considerations</b>	Site occupies prominent location at the junction of the A32 Fareham Road and heritage Way

Adjacent wooded area associated with a Scheduled Ancient Monument-Fort Brockhurst	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	None within 400m
SSSI	None within 400m
SINCs	A new SINC has been identified on the other side of Heritage Way within 20m (DM Gosport South proposed SINC) With 400metres RNAD Gosport SINC
LNR	No
Known protected species	Not known-ecological survey required
Known BAP target species	Not known-ecological survey required
Any natural features of note (established trees, woods, ponds, hedges etc.)	Mature wooded area adjacent the site to the south, some smaller trees and hedge associated with Frater House. Corner plot now overgrown. Further ecological investigation may be required.
<b>Contamination</b> Consider previous uses, any known studies etc.	Not known although there may be the need for further investigation as part of the demolition site
<b>Flood risk</b>	Flood Zone 1  The findings of the SFRA show that the site would still be located in Flood Zone 1 in 2115.
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	Adjacent bust road junction including A32
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	Edge of urban area-lighting is limited to the road side
<b>Safeguarded Area</b>	Most of site within Safeguarded Area for the storage of munitions
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	Road noise is likely to be key amenity issue
<b>Any open space?</b>	Sports ground known as Civil Servants Sport Ground considered to be high quality and of high recreational value in Open Space Monitoring report-
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	Urban area boundary splits the site in the GBLPR. Sports field shown as 'existing open space'
<b>Accessibility</b> -public transport (see plan)	<b>Proximity of Town/Local centre</b>  Not within 400 metres of a Centre

<p>- local/ town centre - other facilities in proximity</p>	<p><b>Other facilities nearby</b></p> <p>Holbrook Leisure Centre and proposed new leisure centre, hotel and pub/restaurant; Adjacent employment area (Heritage Business Park) which also includes a crèche facility</p> <p><b>Public transport accessibility</b></p> <p>Adjacent main bus route –30 buses per hour- accessible location</p>
<p><b>Road access-</b> availability, safety</p>	<p>Site close to busy junction-need to ensure access to serve any development can be incorporated safety without impeding traffic on the main roads.</p>
<p><b>Parking</b></p>	<p>Parking on-site to originally serve offices and sports ground. New parking arrangements would need to be considered as part of future detailed proposals. Sufficient parking required for open space user-maybe potential for dual use with other developer on the site.</p>
<p><b>Potential improving pedestrian/cycling network?</b></p>	<p>Adjacent cycle way along Heritage Way and close to main strategic route along A32 and the old railway line.</p> <p>Pedestrian route along Heritage Way with pedestrian crossing across the A32 to the Holbrook Leisure Centre and footpaths towards Fort Brockhurst.</p>
<p><b>Comprehensive development issues</b></p>	<p>If open space is to be retained need to ensure development on other parts of the site does not compromise its use and vice versa.</p>
<p><b>Any known infrastructure issues?</b></p>	<p>Not at this stage</p>
<p><b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b></p>	<p>Not known at this stage</p>
<p><b>Other issues/comments</b></p>	<p>The site including the adjacent sports field was put up for sale in 2007 and has subsequently received significant market interest and has since been sold to a preferred bidder.</p>



# Map of Brockhurst Gate, (Former Frater House site), Fareham Road



FORMER FRATER HOUSE SITE & CIVIL SERVICE SPORTS GROUND

## **PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR BROCKHURST GATE, (FORMER FRATER HOUSE SITE), FAREHAM ROAD**

- **Option 1: Employment use on part of site**  
Develop the Brockhurst Gate part of the site (include limited area of open space as included within GBLPR Urban Area Boundary) in order to meet Local Plan objectives and South Hampshire Strategy figures for employment land provision.
- **Option 2: Retail use on part of site**  
Develop the Brockhurst Gate part of the site (include limited area of open space as included within GBLPR Urban Area Boundary) as proposed by representations to work undertaken as part of the Core Strategy.
- **Option 3: Leisure use on part of site**  
Develop the Brockhurst Gate part of the site (include limited area of open space as included within GBLPR Urban Area Boundary). It was proposed to consider the suitability of leisure uses for complimenting the proposed new leisure centre and adjacent sports field.
- **Option 4: Residential use on part of site**  
Develop the Brockhurst Gate part of the site (include limited area of open space as included within GBLPR Urban Area Boundary). It was proposed to consider the suitability of the site for residential use.
- **Option 5: Open Space**  
Retain sports pitch to meet existing shortfall in the quality and quantity of sports pitch provision in the Borough or consider other open space functions.
- **Option 6: Develop the Existing Open Space**  
Consider implications of the loss of this site for built development if uses outlined above were extended across the whole site which would therefore cover the existing sports pitch.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR BROCKHURST GATE, (FORMER FRATER HOUSE SITE), FAREHAM ROAD

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
Theme							
Sustainability Objective							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
<b>Transport and Accessibility</b>							
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>							
Will it reduce traffic volumes and congestion?	++	+	+	?	o	?	<p><b>Comment:</b> The employment option would be likely to help reduce the need to travel and the effect of traffic on local communities. This is because there would be a greater range of employment opportunities available locally under this option. Both the retail and leisure options would also have these benefits but to a lesser extent compared to the employment option.</p> <p>However, it is considered to be uncertain as to whether Option 4 through providing residential development would result in these benefits. This is because ultimately, the workplace of these new residents may not be within the Borough or within walking distance.</p> <p>It is considered to be uncertain at this stage as to whether the loss of open space under Option 6 would help towards reducing the effects of travel with it very much depending upon the potential end use of the site.</p>
Will it reduce road traffic accidents?	o	o	o	o	o	?	
Will there be an increase in traffic related air pollution?	++	+	+	?	o	?	
Will there be an increase in traffic related noise pollution?	++	+	+	?	o	?	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, walking and cycling</b>							
Will it increase the proportion of journeys using modes other than the car?	+	+	+	?	o	?	<p><b>Comment:</b> Each of the employment, retail and leisure-led development options would provide the opportunity for increasing the proportion of journeys using modes other than the car amongst local residents. This is because the site is located adjacent to an existing bus route with regular bus services and within nearby proximity to the proposed BRT route extension and cycle network. However, it is less certain at this stage as to whether the</p>

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
Theme							
Sustainability Objective							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
							provision of residential development would result in an increased proportion of journeys using modes other than the car. It is considered to be uncertain as to whether the loss of open space under Option 6 would help towards increasing the proportion of journeys using modes other than the car with it very much depending upon the potential end use of the site.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment and leisure opportunities</b>							
Will it improve accessibility to local services?	+	o	+	o	o	o	<b>Comment:</b> The provision of employment and leisure uses would help to improve accessibility to local services and facilities for local residents on a Borough wide level. It is not known at this stage as to whether the loss of open space under Option 6 would help towards improving accessibility to local services with it very much depending upon the potential end use of the site.
<b>SO4: To improve accessibility for those most in need</b>							
Will it make access more affordable?	+	+	+	+	o	o	<b>Comment:</b> Each of the employment, retail, leisure and residential-led development options would provide the opportunity for making access more affordable and easier for those without a car. This is because the site is located adjacent to an existing bus route with regular bus services and within nearby proximity to the proposed BRT route extension and cycle network. It is not known at this stage as to whether the loss of open space under Option 6 would help towards improving accessibility for those most in need with it very much depending upon the potential end use of the site.
Will it make access easier for those without a car?	+	+	+	+	o	o	
<b>Community Activity and Neighbourhoods</b>							
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>							
Will it encourage engagement in community	o	o	+	o	o	o	<b>Comment:</b> The leisure-led option would be likely to help towards encouraging engagement in

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
<b>Theme</b>							
<b>Sustainability Objective</b>							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
activities?							
Will it improve the level of investment in key community services?	++	o	++	o	o	o	community activities (i.e. through keep fit classes, etc.) The employment and leisure-led options would help towards improving the level of investment in key community services within the Borough. The employment-led option is considered to be the most likely to help improve the level of satisfaction of people with their neighbourhoods as places to live due to the need to provide additional jobs for the Borough's residents with making provision for new jobs within the Borough being cited as one of the key things which people want to see improved. This is also likely to be achieved with the retail and leisure-led options but to a lesser extent. There may be more uncertainty amongst local residents in developing residential use on this site particularly due to its prominent location on the A32. There could be positive views amongst local residents under the open space option due to the existing open space/sports pitch being maintained. Conversely, it should be noted that there could be negative views amongst local residents if the open space/sports pitch would be lost to development under Option 6.
Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	+	+	?	+	-	
<b>Crime and Disorder</b>							
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>							
Will it reduce actual levels of crime?	o	o	o	o	o	o	<b>Comment:</b> n/a
Will it reduce the fear of crime?	o	o	o	o	o	o	
Will it reduce actual noise levels?	o	o	o	o	o	o	
Will it reduce noise concerns?	o	o	o	o	o	o	
<b>Poverty and Deprivation</b>							
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other</b>							

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
Theme							
Sustainability Objective							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
<b>areas in the South East Region</b>							
Will it reduce poverty and social exclusion in those areas most affected?	+	o	+	o	o	o	<b>Comment:</b> It is considered that the employment-led option would have the greatest benefit upon reducing poverty and social exclusion within the Borough. It is also possible that the provision of leisure facilities under the leisure-led option could allow for some of the effects of social exclusion to be eliminated but to a lesser extent. It is not known at this stage as to whether the loss of open space under Option 6 would help towards reducing poverty and social exclusion with it very much depending upon the potential end use of the site.
<b>Health</b>							
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>							
Will it reduce health inequalities in those areas most affected?	o	o	+	o	o	o	<b>Comment:</b> It is considered that the provision of leisure facilities could have a direct benefit upon reducing health inequalities in those areas most affected, reducing death rates and upon encouraging healthy lifestyles. It is not known at this stage as to whether the loss of open space under Option 6 would result in any health related benefits with it very much depending upon the potential end use of the site.
Will it reduce death rates?	o	o	+	o	o	o	
Will it encourage healthy lifestyles?	o	o	+	o	o	o	
Will it improve access to high quality, health facilities?	o	o	o	o	o	o	
<b>Housing</b>							
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>							
Will it reduce homelessness?	o	o	o	+	o	o	<b>Comment:</b> Pursuing the residential-led option would be likely to have a positive effect upon increasing the overall dwelling stock and thus help affordability and the number of decent homes. It is not known at this stage as to whether the loss of open space under Option 6 would result in any of these housing related benefits with it very much depending upon the
Will it increase the range and affordability of housing for all social groups?	o	o	o	+	o	o	
Will it increase the	o	o	o	+	o	o	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
Theme							
Sustainability Objective							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
number of decent homes?							potential end use of the site.
Will it be energy efficient?	o	o	o	o	o	o	
Education and Skills							
SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work							
Will it improve the qualifications and skills of young people?	?/+	o	o	o	o	o	<b>Comment:</b> It is possible that Option 1 would help towards improving the qualifications and skills of young people and help to improve the qualifications and skills of the population overall.
Will it improve the qualifications and skills of the population overall?	?/+	o	o	o	o	o	
Employment							
SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work							
Will it reduce commuting?	++	+	+	o	o	o	<b>Comment:</b> The employment-led option would have the greatest benefit upon reducing commuting and the effects of traffic generation on the economy. This is because it would provide the greatest potential out of the development options for people to live and work within the Borough and in providing the potential for reducing the need to out-commute to employment opportunities elsewhere. This in turn could have a positive impact upon helping to improve accessibility to work by public transport, walking and cycling. The retail-led and leisure-led options would have these travel related benefits but to a lesser degree since they are likely to provide a potential for fewer jobs to be created. It is not known at this stage as to whether the loss of open space under Option 6 would result in any of these travel to work related benefits with it very much depending upon the potential end use of the site.
Will it improve accessibility to work by public transport, walking and cycling?	++	+	+	o	o	o	
Will it reduce the effect of traffic congestion on the economy?	++	+	+	o	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
Theme							
Sustainability Objective							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough</b>							
Will it increase the skills of the local workforce?	?/+	o	o	o	o	o	<b>Comment:</b> It is possible that Option 1 would help towards increasing the skills of the workforce.
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough</b>							
Will it reduce unemployment overall?	++	+	+	o	o	o	<b>Comment:</b> The employment-led option would have the greatest benefit in helping to reduce unemployment, long-term unemployment and in helping to provide job opportunities for those most in need of employment. The retail and leisure-led options could also have these benefits but to a lesser extent since fewer jobs are likely to be created under these options. It is not known at this stage as to whether the loss of open space under Option 6 would result in any of these employment related benefits with it very much depending upon the potential end use of the site.
Will it reduce long-term unemployment?	++	+	+	o	o	o	
Will it provide job opportunities for those most in need of employment?	++	+	+	o	o	o	
Will it help to improve earnings?	o	o	o	o	o	o	
<b>Economy</b>							
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough</b>							
Will it make use of previously developed land?	++	+	+	o	o	o	<b>Comment:</b> The employment-led option would have the greatest benefit in helping to make use of previously developed land for economic development, improving business development and enhancing competitiveness, improving the resilience of business and the economy and in making land and property available for business development. It could also potentially help towards promoting key sectors and clusters. The retail and leisure-led options also have benefits upon making previously developed land available for economic development although to a lesser extent in comparison to more traditional employment uses. Although no negative effects have been identified under the residential option, it is
Will it improve business development and enhance competitiveness?	++	o	o	o	o	o	
Will it improve the resilience of business and the economy?	++	o	o	o	o	o	
Will it promote growth in key sectors and clusters?	+	o	o	o	o	o	
Will it make land	++	o	o	o	o	o	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
Theme							
Sustainability Objective							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
and property available for business development?							considered that pursuing this would be a missed opportunity towards providing much needed economic development in a suitable location in the Borough. It is not known at this stage as to whether the loss of open space under Option 6 would result in any of these economic related benefits with it very much depending upon the potential end use of the site.
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>							
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	o	+	o	o	o	<b>Comment:</b> It is considered that the leisure-led option for redevelopment could provide opportunities towards developing the hotel sector which in turn could help to support the tourism industry within the Borough. It is not known at this stage as to whether the loss of open space under Option 6 would help to positively contribute to the local tourism industry and improve the image of Gosport as a destination with it very much depending upon the potential end use of the site.
<b>Town and Local Centres</b>							
<b>SO16: To ensure the vitality and viability of the Borough's principal, district and local and neighbourhood centres</b>							
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	o	o	o	o	<b>Comment:</b> The retail option would have a negative impact upon the vitality and viability of the Borough's centres, particularly Gosport Town Centre. This is because the Brockhurst Gate site is in an out-of-centre location which could therefore have a negative impact upon reducing overall consumer spending in the Borough's centres.
Will it improve accessibility to and quality of other town or local centre uses?	o	o	o	o	o	o	
Will it improve the vitality and viability of centres?	o	--	-	o	o	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
Theme							
Sustainability Objective							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
							<p>have a negative impact upon the vitality and viability of the Borough's centres since this is also considered to be a main town centre use.</p> <p>It is considered to be uncertain as to whether the loss of open space under Option 6 would have any impacts upon the vitality and viability of the Borough's centres, particularly Gosport Town Centre with it very much depending upon the potential end use of the site.</p>
<b>Leisure and Culture</b>							
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>							
Will it improve the range of sporting facilities in the Borough?	o	o	++	o	o	--	<p><b>Comment:</b> The leisure-led option would be likely to have a direct benefit upon improving the range of leisure facilities in the Borough. It is considered that the loss of the existing open space/sports pitch under Option 6 would result in the loss of a sporting facility. However, it is not known at this stage as to whether the loss of open space under Option 6 would help to improve the range of cultural facilities with it very much depending upon the potential end use of the site.</p>
Will it improve the range of cultural facilities in the Borough?	o	o	o	o	o	o	
<b>Open Space, Coast and Harbour</b>							
<b>SO18: To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>							
Will it protect or enhance the Borough's network of greenspace?	-	-	-	-	++	--	<p><b>Comment:</b> It is considered that each of the development options would be likely to result in the loss of some or most of the existing open space on the part of the site within the existing Urban Area Boundary. However, there would be positive impacts in respect of the existing open space/sports pitch being maintained and protected under the open space option. Conversely, it is considered that there would be significantly negative impacts in respect of losing the existing open space/sports pitch to other uses under Option 6.</p>
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	o	o	o	o	
Will it maintain or improve public access to the Borough's coast	o	o	o	o	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
Theme							
Sustainability Objective							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
and harbour frontage?							<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
Biodiversity and Geology							
SO19: To conserve and enhance the Borough's biodiversity and geological assets							
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	?	?	+	-/?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether the employment, retail, leisure and residential-led options would help towards maintaining and enhancing nature conservation interests and local habitats and species that may exist within the site. Maintaining the open space/sports pitch would therefore help towards enhancing any existing nature conservation value and/or protected habitats and species that may be present within the site. Conversely, it is considered that there could be potentially negative effects upon nature conservation value and/or protected habitats and species if the open space/sports pitch is lost to any of the options for development.
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	?	?	+	-/?	
Heritage and Design							
SO20: Help to protect and enhance the Borough's distinct built heritage							
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?	?	?	?	o	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether the design of any of the options for development would have an adverse effect upon the setting of the Fort Brockhurst Ancient Monument which is located within close proximity to the south. It is considered to be uncertain as to whether the loss of open space under Option 6 would have any impacts upon the setting of the Fort Brockhurst Ancient Monument with this very much depending upon the potential end use of the site.
SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces							
Will the design enhance the quality of the townscape?	?	?	?	?	o	?	<b>Comment:</b> It is considered to be uncertain at this stage in respect of pursuing either of Options 1, 2, 3 and 4 as to whether the design of any new development that could be built would help to enhance the quality of the
Will it improve the appearance of	+	+	+	+	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
Theme							
Sustainability Objective							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
untidy areas?  Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	o	o	o	o	townscape. Much would depend upon the specific design of any new development that would take place. However, it is considered to be likely that pursuing each of these options would help to improve the appearance of untidy areas. It is considered to be uncertain as to whether the loss of open space option would help to enhance the quality of the townscape and improve the appearance of the landscape since this would depend upon the potential end use of the site.
<b>Air Quality</b>							
<b>SO22: To reduce air pollution and ensure air quality continues to improve</b>							
Will it improve air quality?	?	o	o	o	o	?	<b>Comment:</b> It is acknowledged that proposals under the employment-led option could include industrial processes which could impact upon local air quality. This would depend upon the end users of the site. It is considered to be uncertain as to whether the loss of open space under Option 6 would have any impacts upon improving air quality with it very much depending upon the potential end use of the site.
<b>Use of Energy Resources</b>							
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</b>							
Will it reduce emissions of greenhouse gases by reducing energy consumption?	?	o	o	o	o	?	<b>Comment:</b> It is acknowledged that proposals under the employment-led option could include industrial processes associated with higher CO <sup>2</sup> emissions. This would depend upon the end users of the site. It is considered to be uncertain as to whether the loss of open space under Option 6 would have any impacts upon reducing emissions with it very much depending upon the potential end use of the site.
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	o	o	o	o	
<b>Use of Land Resources</b>							
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and buildings</b>							
Will it reduce the amount of derelict,	++	++	++	++	o	--	<b>Comment:</b> Each of the development options could help to make use of what

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
Theme							
Sustainability Objective							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
degraded and underused land?							is currently an underused site with part of the site having been previously developed. There would be no impact upon reducing derelict, degraded and underused land through maintaining the existing open space/sports pitch under the open space option. Conversely, the loss of the open space/sports pitch under Option 6 for development would have significant negative effects through not making use of previously developed land.
Water Management							
SO25: To maintain and improve the water quality of the Borough							
Will it improve the quality of river water?	o	o	o	o	o	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether either of Options 1, 2, 3 and 4 that could be pursued would have a detrimental impact upon the quality of groundwater within the site. It is considered to be uncertain as to how these options could impact upon such water quality at this stage since there are no further details as to how development under these options would be progressed. It is considered to be uncertain as to whether the loss of open space under Option 6 would have any impacts upon the quality of groundwater with it very much depending upon the potential end use of the site.
Will it improve the quality of coastal water?	o	o	o	o	o	o	
Will it improve the quality of groundwater?	?	?	?	?	o	?	
SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment							
Will it minimise the risk of flooding to people and property?	?	?	?	?	o	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether either of Options 1, 2, 3 and 4 could result in an increased risk of surface water run off within the site. It is considered to be uncertain as to whether the loss of open space under Option 6 would help to minimise the risk of flooding with it very much depending upon the potential end use of the site.
SO27: To provide for sustainable sources of water supply							

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
Theme							
Sustainability Objective							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
Will it reduce water consumption?	-	-	-	-	o	?	<b>Comment:</b> Each of the options for development could have a cumulative effect upon increasing water consumption along with other new development that will take place on a Borough wide level. It is considered to be uncertain as to whether the loss of open space under Option 6 would have any impacts upon reducing water consumption with it very much depending upon the potential end use of the site.
<b>Waste Management</b>							
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste</b>							
Will it lead to reduced consumption of materials and resources?	-	-	-	-	o	?	<b>Comment:</b> The employment, retail, leisure and residential-led options would be likely to result in an increased consumption of materials and resources and in construction waste. The employment, retail and leisure-led options would also be likely to result in an increase in commercial waste with the employment-led option likely to result in an increase in hazardous and industrial waste The residential-led option would also be likely to result in an increase in household waste. It is considered to be uncertain as to whether the loss of open space under Option 6 would have any impacts upon any of these waste related issues with it very much depending upon the potential end use of the site.
Will it reduce household waste?	o	o	o	-	o	?	
Will it increase waste recovery and recycling?	o	o	o	o	o	o	
Will it reduce hazardous waste?	-	o	o	o	o	?	
Will it reduce waste in the construction industry?	-	-	-	-	o	?	
Will it reduce commercial and industrial waste?	-	-	-	o	o	?	
<b>Consumption of other natural resources</b>							
<b>SO29: To reduce the global, social and environmental impact of the consumption of resources</b>							
Will it use renewable and sustainable sourced materials?	o	o	o	o	o	o	<b>Comment:</b> n/a
Will it use locally	o	o	o	o	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative							
Theme							
Sustainability Objective							
Decision-making criteria (from the SA Framework)	Identified Effects						Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment	Option 2: Retail	Option 3: Leisure	Option 4: Residential	Option 5: Open Space	Option 6: Loss of open space	
produced materials?							<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>

## PART 4: GBC PREFERRED OPTIONS FOR BROCKHURST GATE, (FORMER FRATER HOUSE SITE), FAREHAM ROAD

<b>Conclusion Appraisal</b>	of	The preferred option has been based on the assessment of options in Part 3 which shows that the development of the site for employment uses under Option 1 would have the highest number of net positive effects. Options 2 and 3 for retail and leisure development would also have a number of net positive effects but fewer in comparison to option 1. Some key negative effects have also been identified for these options in relation to retail and leisure uses not being located in an existing centre. The positive, uncertain and negative effects identified for residential development under Option 4 effectively cancel each other out. The development of the open space which wouldn't include the sports field under Option 5 would only have a few significant positive effects. Whilst a large number of potential benefits could arise under Option 6 dependent upon the end use of the existing open space/sports field, it is considered that such benefits would be outweighed by a number of identified negative and significant negative effects.
<b>Preferred Option(s)</b>		The Borough Council's preferred option is <b>Option 1: Employment.</b>
<b>Justification</b>		<p>The findings of the SA assessment show that Option 1 would have the greatest number of positive effects. This therefore fits in with the Borough Council's objectives in wishing for the part of the site that is located within the current and proposed Urban Area Boundary to be developed for appropriate employment uses.</p> <p>Furthermore, the Borough Council wishes to see the eastern part of the site retained as an Existing Open Space. This would therefore allow for the continuation of much needed recreation and outdoor leisure uses.</p> <p>Further to the preference of pursuing Option 1, the Council also considers that the small area of open space within the Urban Area Boundary could form part of an employment allocation to provide a regular shaped site more suitable for</p>



	<p>development. The Council also considers that it may be necessary to provide a replacement changing facility to serve the adjacent open space.</p> <p>As an alternative to pursuing the preferred option in developing the site for employment use, the Council would also give consideration to pursuing leisure uses under Option 4 if there is a proven lack of demand for employment uses to occupy the site. In this regard, it is recognised that leisure uses could complement the existing offer of Gosport Leisure Park. The Council would also give consideration to retail type uses but only if strict tests are met in order to protect the vitality and vitality of the Borough's centres, particularly Gosport Town Centre and because of the site being in an out-of-centre location.</p>
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate the part of the site within the Urban Area Boundary for economic development uses and retain open space outside of the urban area boundary.</b>

## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR BROCKHURST GATE, (FORMER FRATER HOUSE SITE), FAREHAM ROAD**

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO16: Policy LP29: 'Proposals for Retail and Other Town Centre Uses Outside of Centres' will ensure that planning permission will be refused where an application fails to satisfy the sequential test or is likely to have significant adverse impact on the vitality and viability of a centre.
SO18: Consider whether some of the on-site open space such as the sports pitch element could be retained and improved. Alternatively, consider if open space could be re-provided off-site if development would result in the loss of existing on-site open space.
SO19: Policy LP44: 'Protecting Species and Other Features of Nature Conservation Importance' will help to ensure that any new development would not impact upon any protected habitats and species that may exist within or in proximity to the site.
SO20: Policy LP11: 'Designated Assets: Listed Buildings, Scheduled Ancient Monuments and Registered Parks & Gardens' will help to ensure that the design of any new development does not adversely impact upon the setting of Fort Brockhurst which is located adjacent to the site.
SO21: Policy LP10: 'Design Principles' will help to ensure that new development will be well designed. The Design SPD will also help to inform the design of new development.
SO22 and SO23: Policy LP46: 'Pollution Control' will help to ensure that proposals for new employment development will not be permitted when they are likely to lead to current national standards or objectives being exceeded individually or in combination with other land uses.
SO25: Policy LP39: 'Water Resources' will help to ensure that development proposals which would have an adverse effect on the quality of surface and ground water will not be permitted.
SO26: Policy LP45: 'Flood Risk and Coastal Erosion' would help towards reducing any



risk of flooding which could be posed by surface water run-off.
SO27: Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
SO28: Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

<b>Maximising Beneficial Effects</b>
SO1: Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
SO10 and SO12: Policy LP17: 'Skills' will require employment and training measures as part of development proposals on appropriate sites. This would include major generating developments such as industrial development greater than 2,000 square metres, warehouse development greater than 4,000 square metres and office development greater than 1,000 square metres (all figures gross). Policy LP17: 'Skills' would also apply in respect of any other development likely to generate 50 full time equivalent jobs.
SO11: Policy LP16: 'Employment Land' will also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
SO13: Policy LP17: 'Skills' could help to maximise benefits towards increasing overall earnings by matching skills with appropriate employment opportunities.
SO14: Policies LP16: 'Employment Land' and LP17: 'Skills' would help to facilitate the growth of key sectors and clusters.
SO9 and SO23: Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO <sub>2</sub> reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new development is energy efficient.
SO24: Policy LP3: 'Spatial Strategy' will further help to ensure that new development takes place on previously developed sites.
SO25: Policy LP39: 'Water Resources' will help to ensure that proposals for new development take account of opportunities to enhance these resources.
SO29: Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

## LAND AT AERODROME ROAD

### Introduction

The land at Aerodrome Road has been considered by the Council as an area with potential for providing additional employment opportunities in the Borough. Consequently, the Council has considered a number of broad development options for the site.

### PART 1: SITE PROFILE FOR LAND AT AERODROME ROAD – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	<b>Land at Aerodrome Road</b>
<b>Address</b>	Aerodrome Road
<b>Ward</b>	Bridgemary South
<b>Area</b>	0.32
<b>Current use</b>	The site is an unused, unkempt piece of grassland which is adjacent Aerodrome Road but not with the perimeter fence of DSDA or Vector Aerospace.
<b>Adjacent uses</b>	<p>To the east are other large tract of open land associated with DSDA –military uses</p> <p>To the north is the Vector Aerospace compound with the land immediately to the north within Vector used for the storage of caravans.</p> <p>To the west is the Venture Business Park and the Frater Gate Business Park with other employment areas associated with the earlier Frater Gate development to the south of this on the western side of Aerodrome Road</p>
<b>Brownfield/greenfield?</b>	Appears to be greenfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	None
Local list	None
Historic Park	No
Local historic park	None
Scheduled ancient monument	None
Archaeology	None
	<b>Within or adjacent</b>
Conservation Area	No
Special Character Area	No
<b>Design considerations</b>	Within an Area Safeguarded for Munitions which may have implications for building design and restrictions on certain types of uses.
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	Within 450 m of Portsmouth Harbour SPA/Ramsar
SSSI	With 450 m of Portsmouth Harbour SSSI
SINCs	Within 120m of Bedenham SINC Within 400m of DM Gosport SINC
LNR	No

Known protected species	Not known-although unlikely given nature of site
Known BAP target species	Not known- although unlikely given nature of site
Any natural features of note (established trees, woods, ponds, hedges etc.)	No-just grassed.
<b>Contamination</b> Consider previous uses, any known studies etc.	Due to proximity of the munitions site and its military history there may be contamination issues.
<b>Flood risk</b>	Flood Zone 1  The findings of the SFRA show that the site would still be located in Flood Zone 1 in 2115.
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	Adjacent existing industrial areas
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	On the edge of built up area adjacent dark area associated with the munitions site.
<b>Safeguarded Area</b>	Within Defence Munitions Safeguarded Area
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	No particular issues
<b>Any open space?</b>	The site is an unkempt piece of grassland with evidence of dog fouling and tipping.
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	Most of the site is located within the Urban Area Boundary (R/DP1) (a small part of the proposed allocation needs to be incorporated into a revised Urban Area Boundary)  Partly located within the Coastal Zone Policy Area (R/CH1)  Safeguarded Area for Storage of Munitions and Safeguarded Area for the Aerodrome at Lee-on-the-Solent (E/ENV9)  A Site of Importance for Nature Conservation (SINC) is located approximately 120 metres to the east (R/OS12)  Located within 450 metres of the Portsmouth Harbour SSSI/SPA/Ramsar site (R/OS11)  Located adjacent to an Existing Employment Area (R/EMP3)
<b>Accessibility</b> -public transport (see plan) - local/ town centre	<b>Proximity of Town/Local centre</b>  The following relates to the existing built-up area of the site: The site is not within 400 metres of any centre

- other facilities in proximity	<p><b>Other facilities nearby</b></p> <p>Gym, dentist with Frater Gate development as well as other employers within 300 metres.</p> <p>Petrol station with a convenience store and a pub within 300 metres.</p> <p><b>Public transport accessibility</b></p> <p>The site is within 400 metres of bus stop.</p>
<b>Road access-availability, safety</b>	Good road linked to a signal junction to the A32
<b>Parking</b>	Limited but provision could be made adjacent the site.
<b>Potential improving pedestrian/cycling network?</b>	Potential links to cycle lanes on A32
<b>Comprehensive development issues</b>	N/A
<b>Any known infrastructure issues?</b>	Not known at this stage
<b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b>	<p>Contamination may affect viability</p> <p>Unclear what the MoD intentions for this site are currently and whether they wish to dispose of a larger area of land.</p>
<b>Other issues/comments</b>	None

## Map of Land at Aerodrome Road



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR LAND AT AERODROME ROAD

- **Option 1: Employment**  
It has been considered appropriate to test the suitability of this site for employment use due to its proximity to existing newly developed employment sites.
- **Option 2: Residential**  
It has been necessary to consider this option as an alternative to the Council's preferred approach for the site to be developed for employment use.
- **Option 3: Open Space**  
It has been considered necessary to test this option as an alternative to the Council's preferred approach for the site to be developed for employment use.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR LAND AT AERODROME ROAD

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<i>Theme</i>				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	<ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
<b>Transport and Accessibility</b>				
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>				
Will it reduce traffic volumes and congestion?	++	?	o	<b>Comment:</b> The employment option would be likely to help reduce the need to travel to employment opportunities that may be located within the wider sub-region and the effects of traffic on local communities. However, it is considered to be uncertain as to whether Option 2 through providing residential development would result in these benefits. This is because ultimately, the workplace of these new residents may not be within the Borough or within walking distance.
Will it reduce road traffic accidents?	o	o	o	
Will there be an increase in traffic related air pollution?	++	?	o	
Will there be an increase in traffic related noise pollution?	++	?	o	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, walking and cycling</b>				
Will it increase the proportion of journeys using modes other than the car?	+	?	o	<b>Comment:</b> The redevelopment of the site for employment purposes would likely to help increase the proportion of journeys using modes other than the car since additional jobs would be more directly accessible to the local population and because the site is located within nearby proximity to existing bus routes with regular bus services and within nearby proximity to the BRT route and cycle network. However, it is less certain at this stage as to whether pursuing residential development under Option 2 would result in an increased proportion of journeys using modes other than the car.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment and leisure opportunities</b>				
Will it improve accessibility to local services?	+	o	o	<b>Comment:</b> The provision of employment uses would help to improve accessibility to local services for local residents on a Borough wide level.
<b>SO4: To improve accessibility for those most in need</b>				
Will it make access more affordable?	+	o	o	<b>Comment:</b> These benefits would be likely under the employment-led option since the provision of job opportunities would be of greatest benefit in respect of making access more affordable and access easier for those without a car particularly for residents in Bridgemary. This is because the site is located within nearby proximity to existing bus routes with regular bus services and within
Will it make access easier for those without a car?	+	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
				<ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
				nearby proximity to the BRT route and cycle network.
<b>Community Activity and Neighbourhoods</b>				
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>				
Will it encourage engagement in community activities?	o	o	o	<b>Comment:</b> The employment option would help to improve the level of investment in key community services due to the provision of new employment floorspace and job creation. The employment option would also be particularly likely to help improve the satisfaction of local residents since it would result in the redevelopment of an unused site and help to provide jobs which would be of benefit to local people. Consultation undertaken with the community has also shown that the provision of new jobs within the Borough has been identified by residents as one of the key areas that needs improving. Designating the site as formal open space may also help to improve the satisfaction of local residents but to a lesser extent due to it being located away from the main residential areas of Bridgemarky. Developing the site for residential use may lead to more uncertain views due to its location directly opposite an existing business park.
Will it improve the level of investment in key community services?	++	o	o	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	?	+	
<b>Crime and Disorder</b>				
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>				
Will it reduce actual levels of crime?	o	o	o	Comment: n/a
Will it reduce the fear of crime?	o	o	o	
Will it reduce actual noise levels?	o	o	o	
Will it reduce noise concerns?	o	o	o	
<b>Poverty and Deprivation</b>				
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East Region</b>				
Will it reduce poverty and social exclusion in those areas most affected?	+	o	o	<b>Comment:</b> This would particularly be the case under an employment-led option since the provision of job opportunities would have the greatest benefit upon reducing poverty and social exclusion within some parts of the

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
				Borough.
<b>Health</b>				
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>				
Will it reduce health inequalities in those areas most affected?	o	o	o	<b>Comment:</b> n/a
Will it reduce death rates?	o	o	o	
Will it encourage healthy lifestyles?	o	o	o	
Will it improve access to high quality, health facilities?	o	o	o	
<b>Housing</b>				
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>				
Will it reduce homelessness?	o	+	o	<b>Comment:</b> Pursuing the residential-led option would be likely to have a positive effect upon increasing the overall dwelling stock and thus help affordability and the number of decent homes.
Will it increase the range and affordability of housing for all social groups?	o	+	o	
Will it increase the number of decent homes?	o	+	o	
Will it be energy efficient?	o	o	o	
<b>Education and Skills</b>				
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work</b>				
Will it improve the qualifications and skills of young people?	?/+	o	o	<b>Comment:</b> It is possible that Option 1 would help towards improving the qualifications and skills of young people and help to improve the qualifications and skills of the population overall.
Will it improve the qualifications and skills of the population overall?	?/+	o	o	
<b>Employment</b>				
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work</b>				
Will it reduce commuting?	++	o	o	<b>Comment:</b> The employment-led option would have the greatest benefit upon reducing commuting and the effects of traffic congestion on the economy. This is because it could provide a potential for a greater number of
Will it improve accessibility to work by public transport, walking and cycling?	++	o	o	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
Will it reduce the effect of traffic congestion on the economy?	++	o	o	people to live and work within the Borough and potentially help to reduce the need for out-commuting to employment opportunities elsewhere. This in turn could also help to have a positive impact upon helping to improve accessibility to work by public transport, walking and cycling.
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough</b>				
Will it increase the skills of the local workforce?	o	o	o	<b>Comment:</b> It is possible that Option 1 would help towards increasing the skills of the local workforce.
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough</b>				
Will it reduce unemployment overall?	++	o	o	<b>Comment:</b> The employment-led option would have the greatest benefit in helping to reduce unemployment, long-term unemployment and in helping to provide job opportunities for those most in need of employment.
Will it reduce long-term unemployment?	++	o	o	
Will it provide job opportunities for those most in need of employment?	++	o	o	
Will it help to improve earnings?	o	o	o	
<b>Economy</b>				
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough</b>				
Will it make use of previously developed land?	-	o	o	<b>Comment:</b> The employment-led option would be likely to have benefits upon improving business development and enhancing competitiveness, improving the resilience of business and the economy and in making land and property available for business development. However, it would not make use of previously developed land for economic purposes.
Will it improve business development and enhance competitiveness?	++	o	o	
Will it improve the resilience of business and the economy?	++	o	o	
Will it promote growth in key sectors and clusters?	o	o	o	
Will it make land and property available for business development?	++	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	o	o	<b>Comment:</b> n/a
<b>Town and Local Centres</b>				
<b>SO16: To ensure the vitality and viability of the Borough's principal, district and local and neighbourhood centres</b>				
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	o	<b>Comment:</b> n/a
Will it improve accessibility to and quality of other town or local centre uses?	o	o	o	
Will it improve the vitality and viability of centres?	o	o	o	
<b>Leisure and Culture</b>				
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>				
Will it improve the range of sporting facilities in the Borough?	o	o	o	<b>Comment:</b> n/a
Will it improve the range of cultural facilities in the Borough?	o	o	o	
<b>Open Space, Coast and Harbour</b>				
<b>SO18: To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>				
Will it protect or enhance the Borough's network of greenspace?	-	-	++	<b>Comment:</b> Both the employment and residential-led options would be likely to result in the loss of some or most of the existing open space. However, there would be positive impacts in respect of existing open space being protected under the open space option.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	o	
<b>Biodiversity and Geology</b>				
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets</b>				
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	+	The Hampshire Biodiversity Information Centre (HBIC) have undertaken an ecological survey on this site which shows that there are no biological assets. Therefore, any employment or

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	+	residential development that could be proposed under Options 1 and 2 would have no effects upon biodiversity or geological assets.
<b>Heritage and Design</b>				
<b>SO20: Help to protect and enhance the Borough's distinct built heritage</b>				
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	o	o	o	<b>Comment:</b> n/a
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces</b>				
Will the design enhance the quality of the townscape?	?	?	o	<b>Comment:</b> It is considered to be uncertain at this stage in respect of pursuing Options 1 and 2 as to whether the design of any new development that could be built would help to enhance the quality of the townscape. Much would depend upon the specific design of any new development that would take place.
Will it improve the appearance of untidy areas?	o	o	o	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	o	
<b>Air Quality</b>				
<b>SO22: To reduce air pollution and ensure air quality continues to improve</b>				
Will it improve air quality?	?	o	o	<b>Comment:</b> It is acknowledged that proposals under the employment-led option could include industrial processes which could impact upon local air quality. This would depend upon the end users of the site.
<b>Use of Energy Resources</b>				
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</b>				
Will it reduce emissions of greenhouse gases by reducing energy consumption?	?	o	o	<b>Comment:</b> It is acknowledged that proposals under the employment-led option could include industrial processes associated with higher CO <sup>2</sup> emissions. This would depend upon the end users of the site.
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	o	
<b>Use of Land Resources</b>				
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and buildings</b>				
Will it reduce the amount of derelict, degraded and underused land?	-	-	o	<b>Comment:</b> It is considered that the employment and residential-led options would make inefficient use of a greenfield site. However, there would not be a significant negative effect

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
				in developing this greenfield site since it forms part of an existing MoD establishment.
Water Management				
SO25: To maintain and improve the water quality of the Borough				
Will it improve the quality of river water?	o	o	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 1 and 2 would have a detrimental impact upon the quality of groundwater within the site. It is considered to be uncertain as to how these options could impact upon such water quality at this stage since there are no further details as to how development under these options would be progressed.
Will it improve the quality of coastal water?	o	o	o	
Will it improve the quality of groundwater?	?	?	o	
SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment				
Will it minimise the risk of flooding to people and property?	?	?	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 1 and 2 would result in an increased risk of surface water run off within the site.
SO27: To provide for sustainable sources of water supply				
Will it reduce water consumption?	-	-	o	<b>Comment:</b> Each of the options for development could have a cumulative effect upon increasing water consumption along with other new development that will take place on a Borough wide level.
Waste Management				
SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste				
Will it lead to reduced consumption of materials and resources?	-	-	o	<b>Comment:</b> The employment-led option would be likely to result in an increased consumption of materials and resources, a potential increase in hazardous waste and an increase in construction, commercial and industrial waste. The residential-led option would also be likely to result in a number of waste related issues such as an increased consumption of materials and resources and an increase in household and construction waste.
Will it reduce household waste?	o	-	o	
Will it increase waste recovery and recycling?	o	o	o	
Will it reduce hazardous waste?	-	o	o	
Will it reduce waste in the construction industry?	-	-	o	
Will it reduce commercial and industrial waste?	-	o	o	
Consumption of other natural resources				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
<b>SO29: To reduce the global, social and environmental impact of the consumption of resources</b>				
Will it use renewable and sustainable sourced materials?	o	o	o	<b>Comment:</b> n/a
Will it use locally produced materials?	o	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR LAND AT AERODROME ROAD

<b>Conclusion of Appraisal</b>	The preferred option has been based on the assessment of options in Part 3 which shows that the provision of employment uses under Option 1 would have a large number of net positive effects. Maintaining the site as open space under Option 3 would also have some net positive effects but far fewer in comparison to Option 1. Pursuing residential use under Option 2 shows a number of potentially uncertain and negative effects.
<b>Preferred Option(s)</b>	The Borough Council's preferred option is <b>Option 1: Employment.</b>
<b>Justification</b>	<p>The findings of the SA assessment show that pursuing employment use under Option 1 would have the greatest number of positive effects. This along with the proximity of the site to Gosport Business Park, Oaklands Business Park, Ordnance Business Park and Frater Gate Business Park which were each developed as part of the Frater Gate employment land allocation (Policy R/EMP1 the 'Saved Local Plan Review) means that it would be considered to be an appropriate use. The site is also regarded to be advantageous for additional employment development in this area since it is well sited at the end of Aerodrome Road with good access onto the A32.</p> <p>It is also considered that the site would help to meet the Borough Council's objectives of increasing employment in the Borough and contribute towards the employment land figure published in the South Hampshire Strategy.</p>
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate site for employment use in the draft Local Plan.</b>

## PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR LAND AT AERODROME ROAD

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO18: Consider whether some of the on-site open space could be retained and improved. Alternatively, consider if open space could be re-provided off-site if development would result in the loss of existing on-site open space.
SO19: Policy LP44: 'Protecting Species and Other Features of Nature Conservation Importance' will help to ensure that new development would not impact upon any protected habitats and species that may exist within the site.
SO21: Policy LP10: 'Design Principles' will help to ensure that new development will be well designed. The Design SPD will also help to inform the design of new development.
SO22 and SO23: Policy LP46: 'Pollution Control' will help to ensure that proposals for new employment development will not be permitted when they are likely to lead to current national standards or objectives being exceeded individually or in combination with other land uses.
SO25: Policy LP39: 'Water Resources' will help to ensure that development proposals which would have an adverse effect on the quality of surface and ground water will not be permitted.
SO26: Policy LP45: 'Flood Risk and Coastal Erosion' would help towards reducing any risk of flooding which could be posed by surface water run-off.
SO27: Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
SO28: Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

<b>Maximising Beneficial Effects</b>
SO1: Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
SO9 and SO23: Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO <sub>2</sub> reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new development is energy efficient.
SO10 and SO12: Policy LP17: 'Skills' will require employment and training measures as part of development proposals on appropriate sites. This would include major generating developments such as industrial development greater than 2,000 square metres, warehouse development greater than 4,000 square metres and office development greater than 1,000 square metres (all figures gross). Policy LP17: 'Skills' would also apply in respect of any other development likely to generate 50 full time equivalent jobs.
SO11: Policy LP16: 'Employment Land' will also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
SO13: Policy LP17: 'Skills' could help to maximise benefits towards increasing overall earnings by matching skills with appropriate employment opportunities.
SO14: Policies LP16: 'Employment Land' and LP17: 'Skills' would help to facilitate the

growth of key sectors and clusters.

SO25: Policy LP39: 'Water Resources' will help to ensure that proposals for new development take account of opportunities to enhance these resources.

SO29: Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

## LAND SOUTH OF HUHTAMAKI, GRANGE ROAD

### Introduction

The site was previously identified to be used as a depot in the 'Saved' Local Plan Review. However, this use is no longer required and whereby the Council would like to potentially develop the site for employment uses. Consequently, the Council has considered a number of broad development options for the site.

### PART 1: SITE PROFILE – LAND SOUTH OF HUHTAMAKI, GRANGE ROAD

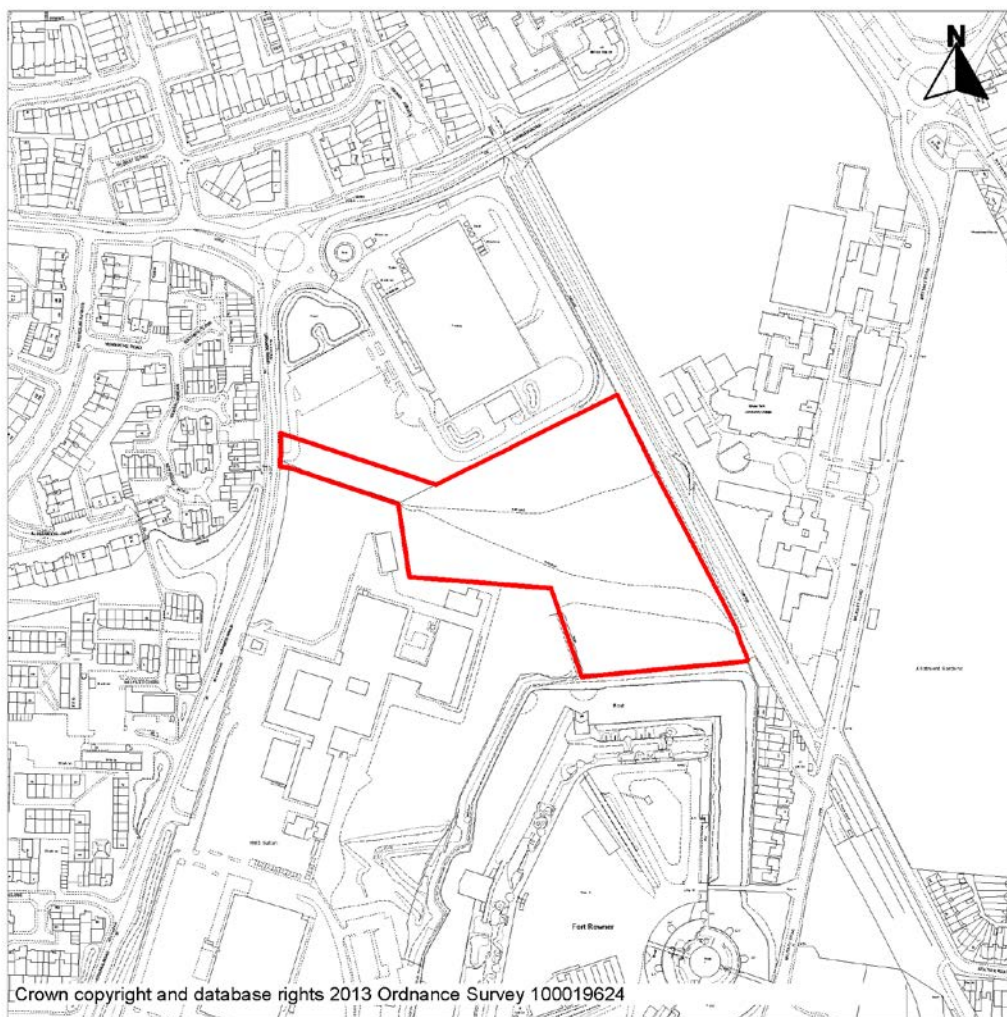
<b>Site name</b>	Land south of Huhtamaki, Grange Road
<b>Address</b>	Grange Road
<b>Ward</b>	Brockhurst
<b>Area</b>	Total 2.4ha
<b>Current use</b>	Vacant site includes a wooded area on southern edge. Used by local residents as a link between Rowner and Brune Park School
<b>Adjacent uses</b>	East- cycle path and Brune Park School South- HMS Sultan/Centurion including Fort Rowner West- Grange Road and residential area of Rowner North- Huhtamaki factory complex
<b>Brownfield/greenfield?</b>	Appears to be greenfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	Adjacent Fort Rowner
Local list	No
Historic Park	No
Local historic park	No
Scheduled ancient monument	No
Archaeology	Not known at this stage
	<b>Within or adjacent</b>
Conservation Area	No
Special Character Area	No
<b>Design considerations</b>	
Adjacent Fort Rowner Listed Building Close to school, wooded area within site and well-used footpath links	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	No
SSSI	No
SINCs	No
LNR	No
Known protected species	Not known at this stage –ecological survey required-important species on adjacent Fort Rowner site
Known BAP target species	Not known at this stage –ecological survey required - important species on adjacent Fort Rowner site
Any natural features of note (established trees, woods, ponds, hedges)	Wooded area on southern edge forming a larger wooded area associated with Fort Rowner (which also includes a moat).



etc.)	Adjacent hedges associated with cycle path (green corridor function)
<b>Contamination</b> Consider previous uses, any known studies etc.	Not known at this stage
<b>Flood risk</b>	Flood Zone 1  The SFRA shows that the site will still be located in Flood Zone 1 in 2115.
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	Usage would need to be compatible with near-by Brune Park School
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	Currently unlit -lighting is limited to the road side and cycle path  Lighting to modern standards would not necessarily be an issue as within built-up area – bat issue?
<b>Safeguarded Area</b>	Safeguarded Area for the Aerodrome at Lee-on-the -Solent
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	Site adjacent Huhtamaki factory and HMS Sultan and close to Brune Park school. Noise issues both as a source and receptor would need to be considered when assessing land use options.
<b>Any open space?</b>	Not identified as open space in GBLPR. Surveyed as part of OSMR as natural/semi-natural green space of low quality and medium value.
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	Identified as a transport depot for former South Hampshire Rail Transit. HCC have confirmed that this site is no longer required for this purpose. The justification of the GBLPR states that if the site is no longer required for such purposes employment uses should be considered.
<b>Accessibility</b> -public transport (see plan) - local/ town centre - other facilities in proximity	<b>Proximity of Town/Local centre</b>  Closest local centre 600m away (Rowner Road)  <b>Other facilities nearby</b>  Within 50m of secondary school Within 200m of allotments and childcare facilities Within 300m of shops outside of local centre Within 400 metres of GP surgery/pharmacy and leisure facilities at Holbrook  <b>Public transport accessibility</b>  Site in close proximity to bus stops- served by 30 buses per hour
<b>Road access</b> - availability, safety	Most of the site is set back from Grange Road but has a link with Grange Road- access would need to be designed to accommodate traffic using the development and not impede

	safety of those using Grange Road.
<b>Parking</b>	Site is sufficiently large to accommodate parking. Details to be considered at planning application stage
<b>Potential improving pedestrian/cycling network?</b>	Adjacent Borough's strategic cycle path along old railway line  Site provides an important link between Rowner and the cycle route and Brune Park and is well used as a link. It will be important to retain such a link across the site.
<b>Comprehensive development issues</b>	Need to ensure development can accommodate a pedestrian/cycle link across the site.
<b>Any known infrastructure issues?</b>	Not at this stage
<b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b>	Not known at this stage
<b>Other issues/comments</b>	None at this stage

### Map of Land South of Huhtamaki, Grange Road



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR LAND SOUTH OF HUHTAMAKI, GRANGE ROAD

<ul style="list-style-type: none"> <li> <b>Option 1: Employment use</b>            Given the location of the site adjacent to an existing employment site, the Council wanted to explore whether it would be suitable to develop for employment uses which would be in line with the objectives for increasing employment in the Borough and in contributing towards the objectives of the South Hampshire Strategy.         </li> <li> <b>Option 2: Residential</b>            It has been considered necessary to test this option as an alternative to the Council's desired approach for the site to be developed for employment use.         </li> <li> <b>Option 3: Open Space</b>            It has been considered necessary to test this option as an alternative to the Council's desired approach for the site to be developed for employment use.         </li> </ul>
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## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR LAND SOUTH OF HUHTAMAKI, GRANGE ROAD

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
<b>Decision-making criteria (from the SA Framework)</b>	<b>Identified Effects</b>			<b>Comment – Includes a consideration of the following where appropriate;</b>
	<b>Option 1: Employment</b>	<b>Option 2: Residential</b>	<b>Option 3: Open Space</b>	<ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
<b>Transport and Accessibility</b>				
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>				
Will it reduce traffic volumes and congestion?	++	?	o	<b>Comment:</b> The employment option would be likely to help reduce the need to travel and the effect of traffic on local communities. This is because there would be a greater range of employment opportunities available locally under this option. However, it is considered to be uncertain as to whether Option 2 through providing residential development would result in these benefits. This is because ultimately, the workplace of these new residents may not be within the Borough or within walking distance.
Will it reduce road traffic accidents?	o	o	o	
Will there be an increase in traffic related air pollution?	++	?	o	
Will there be an increase in traffic related noise pollution?	++	?	o	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, walking and cycling</b>				
Will it increase the proportion of journeys using modes other than the car?	+	?	o	<b>Comment:</b> The provision of employment uses on the site would provide the opportunity for increasing the proportion of journeys using modes other than the car amongst local residents. This is because the

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
				site is located adjacent to an existing bus route with regular bus services and within nearby proximity to the BRT route extension and cycle network. However, it is less certain at this stage as to whether pursuing residential development under Option 2 would result in an increased proportion of journeys using modes other than the car.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment and leisure opportunities</b>				
Will it improve accessibility to local services?	+	o	o	<b>Comment:</b> The provision of employment uses would help to improve accessibility to local services for local residents particularly within Rowner and Grange.
<b>SO4: To improve accessibility for those most in need</b>				
Will it make access more affordable?	+	+	o	<b>Comment:</b> The employment-led development option would provide the opportunity for making access more affordable and easier for those without a car particularly for residents within Rowner and Grange. This is because the site would provide for local employment opportunities. Furthermore, the location of the site within nearby proximity to existing bus routes with regular bus services and within nearby proximity to the proposed BRT route extension and cycle network would provide these accessibility benefits for both the employment and residential-led options.
Will it make access easier for those without a car?	+	+	o	
<b>Community Activity and Neighbourhoods</b>				
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>				
Will it encourage engagement in community activities?	o	o	o	<b>Comment:</b> The employment-led option would help towards improving the level of investment in key community services within the Borough. The employment-led option is also considered to be the most likely to help improve the level of satisfaction of people with their neighbourhoods as places to live due to the need to provide additional jobs for the Borough's residents. Making provision for new jobs within the Borough is also cited as one of the key things which people want to see improved. However, there may be more uncertainty amongst local residents in developing residential use on this site.
Will it improve the level of investment in key community services?	++	o	o	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	?	o	
<b>Crime and Disorder</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>				
Will it reduce actual levels of crime?	o	o	o	<b>Comment:</b> Pursuing either the employment or residential-led options could particularly help towards reducing a fear or any perceptions of crime in respect of the site currently having poor natural surveillance. Pursuing the open space option would also be likely to have this benefit due to the potential to improve this open space which is currently considered to be of low quality as per the findings of the Council's Open Space Monitoring Report (GBC 2012).
Will it reduce the fear of crime?	+	+	+	
Will it reduce actual noise levels?	o	o	o	
Will it reduce noise concerns?	o	o	o	
<b>Poverty and Deprivation</b>				
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East Region</b>				
Will it reduce poverty and social exclusion in those areas most affected?	+	o	o	<b>Comment:</b> This would particularly be the case under an employment-led option since the provision of job opportunities would have the greatest benefit upon reducing poverty and social exclusion, particularly within the Grange ward which is located within close proximity. This area has amongst the highest unemployment and benefit claimant rates within the Borough.
<b>Health</b>				
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>				
Will it reduce health inequalities in those areas most affected?	o	o	o	<b>Comment:</b> n/a
Will it reduce death rates?	o	o	o	
Will it encourage healthy lifestyles?	o	o	o	
Will it improve access to high quality, health facilities?	o	o	o	
<b>Housing</b>				
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
Will it reduce homelessness?	o	+	o	<b>Comment:</b> Pursuing the residential-led option would be likely to have a positive effect upon increasing the overall dwelling stock and thus help affordability and the number of decent homes.
Will it increase the range and affordability of housing for all social groups?	o	+	o	
Will it increase the number of decent homes?	o	+	o	
Will it be energy efficient?	o	o	o	
<b>Education and Skills</b>				
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work</b>				
Will it improve the qualifications and skills of young people?	?/+	o	o	<b>Comment:</b> It is possible that Option 1 would help towards improving the qualifications and skills of young people and help to improve the qualifications and skills of the population overall.
Will it improve the qualifications and skills of the population overall?	?/+	o	o	
<b>Employment</b>				
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work</b>				
Will it reduce commuting?	++	o	o	<b>Comment:</b> The employment-led option would have the greatest benefit upon reducing commuting and the effects of traffic congestion on the economy. This is because it could provide a potential for a greater number of people to live and work within the Borough and potentially help to reduce the need for out-commuting to employment opportunities elsewhere. This in turn could also help to have a positive impact upon helping to improve accessibility to work by public transport, walking and cycling.
Will it improve accessibility to work by public transport, walking and cycling?	++	o	o	
Will it reduce the effect of traffic congestion on the economy?	++	o	o	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough</b>				
Will it increase the skills of the local workforce?	?/+	o	o	<b>Comment:</b> It is possible that Option 1 would help towards increasing the skills of the local workforce.
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough</b>				



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
Will it reduce unemployment overall?	++	o	o	<b>Comment:</b> The employment-led option would have the greatest benefit in helping to reduce unemployment, long-term unemployment and in helping to provide job opportunities for those most in need of employment.
Will it reduce long-term unemployment?	++	o	o	
Will it provide job opportunities for those most in need of employment?	++	o	o	
Will it help to improve earnings?	o	o	o	
<b>Economy</b>				
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough</b>				
Will it make use of previously developed land?	++	o	o	<b>Comment:</b> The employment-led option would have the greatest benefit in helping to make use of previously developed land for economic development, improving business development and enhancing competitiveness, improving the resilience of business and the economy and in making land and property available for business development. Although no negative effects have been identified under the residential and open space options, it is considered that pursuing these would be a missed opportunity towards providing much needed economic development in a suitable location within the Borough.
Will it improve business development and enhance competitiveness?	++	o	o	
Will it improve the resilience of business and the economy?	++	o	o	
Will it promote growth in key sectors and clusters?	o	o	o	
Will it make land and property available for business development?	++	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>				
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	o	o	<b>Comment:</b> n/a
<b>Town and Local Centres</b>				
<b>SO16: To ensure the vitality and viability of the Borough's principal, district and local and neighbourhood centres</b>				
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	o	<b>Comment:</b> n/a
Will it improve accessibility to and quality of other town or local centre uses?	o	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
Will it improve the vitality and viability of centres?	o	o	o	
<b>Leisure and Culture</b>				
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>				
Will it improve the range of sporting facilities in the Borough?	o	o	o	<b>Comment:</b> n/a
Will it improve the range of cultural facilities in the Borough?	o	o	o	
<b>Open Space, Coast and Harbour</b>				
<b>SO18: To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>				
Will it protect or enhance the Borough's network of greenspace?	-	-	++	<b>Comment:</b> It is considered that both the employment and residential-led options would be likely to result in the loss of some or most of the existing open space on the site. This would not be a significant negative impact due to the identified low quality of this open space as noted from the Council's Open Space Monitoring Report (2012). However, there would be positive impacts in respect of existing open space being protected under the open space option.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	o	
<b>Biodiversity and Geology</b>				
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets</b>				
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	+	<b>Comment:</b> It is considered to be uncertain at this stage as to whether the employment and residential-led options would help towards conserving the Borough's biodiversity and geological assets. This is because there may be some significant nature conservation value within the open space. Maintaining the site as open space would therefore help towards enhancing nature conservation value that may be present within the site.
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	+	
<b>Heritage and Design</b>				
<b>SO20: Help to protect and enhance the Borough's distinct built heritage</b>				
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	?	?	o	<b>Comment:</b> It is considered to be uncertain at this stage in respect of pursuing Options 1 and 2 as to whether there would have an adverse effect upon the setting of the Fort Rowner Scheduled Ancient Monument which



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
				is located within close proximity to the south.
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces</b>				
Will the design enhance the quality of the townscape?	?	?	?	<b>Comment:</b> It is considered to be uncertain at this stage in respect of pursuing Options 1 and 2 as to whether the design of any new development that could be built would help to enhance the quality of the townscape. Much would depend upon the specific design of any new development that would take place.
Will it improve the appearance of untidy areas?	o	o	o	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	o	
<b>Air Quality</b>				
<b>SO22: To reduce air pollution and ensure air quality continues to improve</b>				
Will it improve air quality?	?	o	o	<b>Comment:</b> It is acknowledged that proposals under the employment-led option could include industrial processes associated with higher CO <sup>2</sup> emissions. This would depend upon the end users of the site.
<b>Use of Energy Resources</b>				
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</b>				
Will it reduce emissions of greenhouse gases by reducing energy consumption?	?	o	o	<b>Comment:</b> It is acknowledged that proposals under the employment-led option could include industrial processes which could impact upon local air quality. This would depend upon the end users of the site.
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	o	
<b>Use of Land Resources</b>				
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and buildings</b>				
Will it reduce the amount of derelict, degraded and underused land?	-	-	o	<b>Comment:</b> It is considered that the employment and residential-led options would make inefficient use of a greenfield site.
<b>Water Management</b>				
<b>SO25: To maintain and improve the water quality of the Borough</b>				
Will it improve the quality of river water?	o	o	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 1 and 2 would have a detrimental impact upon the quality of groundwater within the site. It is considered to be uncertain as to how these options could impact upon such water quality at this stage since there are no further details
Will it improve the quality of coastal water?	o	o	o	
Will it improve the quality of	?	?	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Employment	Option 2: Residential	Option 3: Open Space	
groundwater?				as to how development under these options would be progressed.
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment</b>				
Will it minimise the risk of flooding to people and property?	?	?	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 1 and 2 would result in an increased risk of surface water run off within the site.
<b>SO27: To provide for sustainable sources of water supply</b>				
Will it reduce water consumption?	-	-	o	<b>Comment:</b> Both Options 1 and 2 could have a cumulative effect upon increasing water consumption along with other new development that will take place on a Borough wide level.
<b>Waste Management</b>				
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste</b>				
Will it lead to reduced consumption of materials and resources?	-	-	o	<b>Comment:</b> The employment and residential-led options would be likely to result in an increased consumption of materials and resources and in construction waste. The employment option would also be likely to result in an increase in hazardous, commercial and industrial waste The residential-led option would also be likely to result in an increase in household waste.
Will it reduce household waste?	o	-	o	
Will it increase waste recovery and recycling?	o	o	o	
Will it reduce hazardous waste?	-	o	o	
Will it reduce waste in the construction industry?	-	-	o	
Will it reduce commercial and industrial waste?	-	o	o	
<b>Consumption of other natural resources</b>				
<b>SO29: To reduce the global, social and environmental impact of the consumption of resources</b>				
Will it use renewable and sustainable sourced materials?	o	o	o	<b>Comment:</b> n/a
Will it use locally produced materials?	o	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR LAND SOUTH OF HUHTAMAKI, GRANGE ROAD

<b>Conclusion of Appraisal</b>	The preferred option has been based on the assessment of options in Part 3 which shows that the provision of employment uses under Option 1 would have a large number of net positive effects. Maintaining the site as open space under Option 3 would also have some net positive effects but far fewer in comparison to Option 1. Pursuing residential use under Option 2 also shows a smaller number of positive effects although these are effectively cancelled out by some uncertain and potentially negative effects.
<b>Preferred Option(s)</b>	The Borough Council's preferred option is <b>Option 1: Employment.</b>
<b>Justification</b> (consideration of Sustainability findings together with overall emerging strategy and other material considerations) -why preferred over other options	The findings of the SA assessment show that Option 1 would have the greatest number of positive effects. This along with the location of the site adjacent to the existing Huhtamaki site means that it would be considered to be an appropriate use. It is also considered that the site would help to meet the Borough Council's objectives of increasing employment in the Borough and contribute towards the employment land figure published in the South Hampshire Strategy.
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate site for employment use in the draft Local Plan.</b>

## PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR LAND SOUTH OF HUHTAMAKI, GRANGE ROAD

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO18: Consider whether some of the on-site open space could be retained and improved. Alternatively, consider if open space could be re-provided off-site if development would result in the loss of existing on-site open space.
SO19: Policy LP44: 'Protecting Species and Other Features of Nature Conservation Importance' will help to ensure that new development would not impact upon any protected habitats and species that may exist within the site.
SO20: Policy LP11: 'Designated Assets: Listed Buildings, Scheduled Ancient Monuments and Registered Parks & Gardens' will help to ensure that the design of any new development does not adversely impact upon the setting of Fort Rowner which is located adjacent to the site.
SO21: Policy LP10: 'Design Principles' will help to ensure that new development will be well-designed. The Design SPD will also help to inform the design of new development.
SO22 and SO23: Policy LP46: 'Pollution Control' will help to ensure that proposals for new employment development will not be permitted when they are likely to lead to current national standards or objectives being exceeded individually or in combination with other land uses.
SO24: Policy LP3: 'Spatial Strategy' and the Key Regeneration Area policies (LP4-LP7) will further help to ensure that the majority of the Borough's new development takes place

on previously developed sites.
SO25: Policy LP39: 'Water Resources' will help to ensure that development proposals which would have an adverse effect on the quality of surface and ground water will not be permitted.
SO26: Policy LP45: 'Flood Risk and Coastal Erosion' would help towards reducing any risk of flooding which could be posed by surface water run-off.
SO27: Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
SO28: Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

<b>Maximising Beneficial Effects</b>
SO1: Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
SO9 and SO23: Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO <sub>2</sub> reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new development is energy efficient.
SO10 and SO12: Policy LP17: 'Skills' will require employment and training measures as part of development proposals on appropriate sites. This would include major generating developments such as industrial development greater than 2,000 square metres, warehouse development greater than 4,000 square metres and office development greater than 1,000 square metres (all figures gross). Policy LP17: 'Skills' would also apply in respect of any other development likely to generate 50 full time equivalent jobs.
SO11: Policy LP16: 'Employment Land' will also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
SO13: Policy LP17: 'Skills' could help to maximise benefits towards increasing overall earnings by matching skills with appropriate employment opportunities.
SO14: Policies LP16: 'Employment Land' and LP17: 'Skills' would help to facilitate the growth of key sectors and clusters.
SO25: Policy LP39: 'Water Resources' will help to ensure that proposals for new development take account of opportunities to enhance these resources.
SO29: Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

# LAPTHORN CLOSE

## Introduction

This site currently accommodates a number of disused garages to the rear of Laphorn Close and has been identified by the Borough Council as offering potential for additional residential development. The Council has considered the broad option of redeveloping the site for residential use and the alternative scenario of retaining the disused garages.

## PART 1: SITE PROFILE FOR LAPTHORN CLOSE – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Laphorn Close
<b>Address</b>	Laphorn Close
<b>Ward</b>	Bridgemaury North
<b>Area</b>	0.21
<b>Current use</b>	Garages and derelict land
<b>Adjacent uses</b>	Residential (semi-detached and terraced)
<b>Brownfield/greenfield?</b>	Brownfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	No
Local list	No
Historic Park	No
Local historic park	No
Scheduled ancient monument	No
Archaeology	No
	<b>Within or adjacent</b>
Conservation Area	No
Special Character Area	No
<b>Design considerations-scale setting design layout materials landscaping and retention of important views</b>	Located in established residential area
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	No
SSSI	No
SINCs	No
LNR	No
Known protected species	Unknown. Ecological survey may be required e.g. bats
Known BAP target species	Unknown. Ecological survey may be required e.g. bats
Any natural features of note (established trees, woods, ponds, hedges, etc.)	The site is in close proximity to a number of local amenity open spaces.
<b>Contamination</b> Consider previous uses, any known studies, etc.	Comment:  Site being used for garages.
<b>Flood risk</b>	Flood Zone: Located in Flood Zone 1

	The SFRA shows that the site will still be located in Flood Zone 1 in 2115
<b>Noise/Vibration</b> – proximity to noise emitting uses, smell,- busy roads, factories, airfield, etc.	None known at present
<b>Air pollution</b> (any known/potential issues)-	None known at present
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	Located in established residential area.
<b>Safeguarded Area</b>	Safeguarded Area at Lee-on-the-Solent
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses	Residential use in this location would be compatible with the established neighbouring uses. The site is close to areas of amenity open space.
<b>Any open space?</b>	Yes the site is in close proximity to a few areas of open space identified in the 2010 Open Space Monitoring Report.
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	No
<b>Accessibility</b> (usually within 400m) -public transport (see plan) - local/ town centre - other facilities in proximity	<b>Proximity of Town/Local centre</b>  Not within 400 m of any local or neighbourhood centres.  <b>Other facilities nearby</b> In terms of community facilities the site is within 100m of Woodcot Primary School and 200m of an allotment site.  <b>Public transport accessibility</b> Site is within 50m of a bus stop served by more than 8 busses per hour and also within 400m of the BRT route.
<b>Road access</b> - availability, safety	Access off existing residential road but long and narrow without passing spaces.
<b>Parking</b>	Garages are being lost as part of this proposal, will need to ensure adequate parking is provided as part of any new development.
<b>Potential improving pedestrian/cycling network?</b>	Within an established residential area
<b>Comprehensive development issues</b>	N/A
<b>Any known infrastructure issues?</b>	No particular issues known
<b>Any known deliverability issues</b> (land ownership, accessibility, viability issues, etc.)?	No
<b>Other issues/comments</b>	None

## Map of Laphorn Close



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR LAPHORN CLOSE

- **Option 1: Residential**  
Develop all or part of the site for residential development. Consider site suitability. The proposed use has been proposed by Gosport Borough Council as landowner of the site.
- **Option 2: Maintain garages**  
It has been considered necessary to test this option as an alternative to the Council's desired approach for the site to be developed for employment use.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR LAPHORN CLOSE

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
<b>Transport and Accessibility</b>			
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>			
Will it reduce traffic volumes and congestion?	o/?	o	<b>Comment:</b> The provision of residential development on this site could lead to minor uncertainty regarding any potential for increased traffic related impacts.
Will it reduce road traffic accidents?	o/?	o	
Will there be an increase in traffic related air pollution?	o/?	o	
Will there be an increase in traffic related noise pollution?	o/?	o	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking</b>			
Will it increase the proportion of journeys using modes other than the car?	o/?	o	<b>Comment:</b> The provision of residential development on this site could lead to minor uncertainty relating to whether there would be an increased proportion of journeys using modes other than the car.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities</b>			
Will it improve accessibility to local services?	o	o	<b>Comment:</b> n/a
<b>SO4: To improve accessibility for those most in need</b>			
Will it make access more affordable?	o	o	<b>Comment:</b> n/a
Will it make access easier for those without a car?	o	o	
<b>Community Activity and Neighbourhoods</b>			
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>			



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
Will it encourage engagement in community activities?	o	o	<b>Comment:</b> Demolishing the disused garages and improving the local environment through the provision of new dwellings could help to improve the satisfaction of local residents.
Will it improve the level of investment in key community services?	o	o	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	+	o	
<b>Crime and Disorder</b>			
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>			
Will it reduce actual levels of crime?	+	-	<b>Comment:</b> Pursuing the residential-led option would help to reduce crime and a fear or any perceptions of crime since it would result in the redevelopment of a car parking area which has poor surveillance. Maintaining the site as unused garages would therefore be seen to have a negative effect upon crime and the fear and any perceptions of crime.
Will it reduce the fear of crime?	+	-	
Will it reduce actual noise levels?	o	o	
Will it reduce noise concerns?	o	o	
<b>Poverty and Deprivation</b>			
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region</b>			
Will it reduce poverty and social exclusion in those areas most affected?	o	o	<b>Comment:</b> n/a
<b>Health</b>			
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>			
Will it reduce health inequalities in those areas most affected?	o	o	<b>Comment:</b> n/a
Will it reduce death rates?	o	o	
Will it encourage healthy lifestyles?	o	o	
Will it improve access to high quality, health facilities?	o	o	
<b>Housing</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>			
Will it reduce homelessness?	o	o	<b>Comment:</b> Pursuing the residential-led option would be likely to have a positive effect upon increasing the overall dwelling stock and thus help affordability and the number of decent homes.
Will it increase the range and affordability of housing for all social groups?	+	o	
Will it increase the number of decent homes?	+	o	
Will it be energy efficient?	o	o	
<b>Education and Skills</b>			
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work</b>			
Will it improve the qualifications and skills of young people?	o	o	<b>Comment:</b> n/a
Will it improve the qualifications and skills of the population overall?	o	o	
<b>Employment</b>			
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work</b>			
Will it reduce commuting?	o	o	<b>Comment:</b> n/a
Will it improve accessibility to work by public transport, walking and cycling?	o	o	
Will it reduce the effect of traffic congestion on the economy?	o	o	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough</b>			
Will it increase the skills of the local workforce?	o	o	<b>Comment:</b> n/a
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
Will it reduce unemployment overall?	o	o	<b>Comment:</b> n/a
Will it reduce long-term unemployment?	o	o	
Will it provide job opportunities for those most in need of employment?	o	o	
Will it help to improve earnings?	o	o	
<b>Economy</b>			
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough</b>			
Will it make use of previously developed land?	o	o	<b>Comment:</b> n/a
Will it improve business development and enhance competitiveness?	o	o	
Will it improve the resilience of business and the economy?	o	o	
Will it promote growth in key sectors and clusters?	o	o	
Will it make land and property available for business development?	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>			
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	o	<b>Comment:</b> n/a
<b>Town and Local Centres</b>			
<b>SO16: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres</b>			
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	<b>Comment:</b> Pursuing the residential-led option would be likely to help improve the vitality and viability of local centres. This would particularly be the case with the Tukes Avenue centre which is located within 800 metres walking distance of the
Will it improve accessibility to and quality of other town or	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
local centre uses?			site.
Will it improve the vitality and viability of centres?	+	o	
<b>Leisure and Culture</b>			
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>			
Will it improve the range of sporting facilities in the Borough?	o	o	<b>Comment:</b> n/a
Will it improve the range of cultural facilities in the Borough?	o	o	
<b>Open Space, Coast and Harbour</b>			
<b>SO18: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>			
Will it protect or enhance the Borough's network of greenspace?	o	o	<b>Comment:</b> n/a
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	
<b>Biodiversity and Geology</b>			
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets</b>			
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether residential development on this site would impact upon local biodiversity and geological assets.
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	
<b>Heritage and Design</b>			
<b>SO20: To protect and enhance the Borough's distinctive built heritage</b>			
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	o	o	<b>Comment:</b> n/a
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
<b>for buildings and surrounding spaces</b>			
Will the design enhance the quality of the townscape?	+	o	<b>Comment:</b> It is considered to be likely that the design of any new residential development that could be built under Option 1 would help to enhance the quality of the townscape and improve the appearance of an untidy area. However, it is considered that the appearance of the area could potentially deteriorate if the garages are maintained.
Will it improve the appearance of untidy areas?	o	-	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	
<b>Air Quality</b>			
<b>SO22: To reduce air pollution and ensure air quality continues to improve</b>			
Will it improve air quality?	o	o	<b>Comment:</b> n/a
<b>Use of Energy Resources</b>			
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</b>			
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	<b>Comment:</b> n/a
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
<b>Use of Land Resources</b>			
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and existing buildings</b>			
Will it reduce the amount of derelict, degraded and underused land?	+	-	<b>Comment:</b> Pursuing the residential-led option would help to reduce the amount of underused land. Maintaining the area as garages would therefore be seen to have a negative effect upon reducing the amount of underused land. This could also result in the site becoming increasingly derelict and degraded over the medium to longer term period.
<b>Water Management</b>			
<b>SO25: To maintain and improve the water quality of the Borough</b>			
Will it improve the quality of river water?	o	o	<b>Comment:</b> It is uncertain at this stage as to whether the provision of housing on the site would have an impact upon ground water quality.
Will it improve the quality of coastal water?	o	o	
Will it improve the quality of	?	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
groundwater?			
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment</b>			
Will it minimise the risk of flooding to people and property?	?	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether the provision of housing would result in an increased risk of surface water run off within the site.
<b>SO27: To provide for sustainable sources of water supply</b>			
Will it reduce water consumption?	-	o	<b>Comment:</b> Pursuing the residential option could have a cumulative effect upon increasing water consumption along with other new development that will take place on a Borough wide level.
<b>Waste Management</b>			
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste</b>			
Will it lead to reduced consumption of materials and resources?	-	o	<b>Comment:</b> Pursuing residential use under Option 1 would be likely to result in an increased consumption of materials and resources and an increase in household and construction waste.
Will it reduce household waste?	-	o	
Will it increase waste recovery and recycling?	o	o	
Will it reduce hazardous waste?	o	o	
Will it reduce waste in the construction industry?	-	o	
Will it reduce commercial and industrial waste?	o	o	
<b>Consumption of other natural resources</b>			
<b>SO29: To reduce the global, social and environmental impact of the consumption of natural resources</b>			
Will it use renewable and sustainable sourced materials?	o	o	<b>Comment:</b> n/a
Will it use locally produced materials?	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR LAPHORN CLOSE

<b>Conclusion of Appraisal</b>	The preferred option has been based on the assessment of options in Part 3 which shows that developing the site for residential use under Option 1 would have the highest number of net positive effects. Maintaining the site as garages under Option 2 would have no positive effects whilst a number of potentially negative and uncertain effects have also been identified.
<b>Preferred Option (s)</b>	The Borough Council's preferred option is <b>Option 1: Residential.</b>
<b>Justification</b>	The SA assessment shows that developing the site for housing will be likely to have some positive effects. Furthermore, with the site being located within a residential area, its development for housing can help to make an additional contribution to the Borough's housing requirements. In comparison to Option 1, the do nothing option would lead to the garages being further neglected since they are no longer required and would not make a contribution to the needs of the community.
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate site for housing in the draft Local Plan.</b>

## PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR LAPHORN CLOSE

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO1: Policies LP21-LP23 will help to ensure that measures are introduced that can help to minimize the effects of travel.
SO2: Policies LP21-LP23 will help to ensure that measures are introduced that can help to reduce the proportion of car related journeys.
SO19: Policy LP44: 'Protecting Species and Other Features of Nature Conservation Importance' will help to ensure that new residential development would not impact upon any protected habitats and species that may exist within the site.
SO25: Policy LP39: 'Water Resources' will help to ensure that development proposals which would have an adverse effect on the quality of surface or ground water will not be permitted.
SO26: Policy LP45: 'Flood Risk and Coastal Erosion' would help towards reducing the risk of flooding which could be posed by surface water run-off.
SO27: Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
SO28: Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

<b>Maximising Beneficial Effects</b>
SO1: Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will

also help to inform the road layout and design of specific proposals.

SO9: Policy LP24: 'Housing' will help to ensure that proposals for new housing development would include a mix of dwelling types, sizes and tenure to meet the needs of Gosport's current and future population. This could therefore help to provide the potential towards ensuring everyone has the opportunity to live in a decent, sustainably constructed home.

SO9 and SO23: Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO<sub>2</sub> reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new residential development is energy efficient.

SO25: Policy LP39: 'Water Resources' will help to ensure that proposals for new residential development take account of opportunities to enhance these resources.

SO29: Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.



# STONERS CLOSE

## Introduction

This site currently accommodates a number of disused garages to the rear of Stoners Close and has been identified by the Borough Council as offering potential for additional residential development. Consequently, the Council has considered the broad option of redeveloping the site for residential use and the alternative scenario of maintaining the disused garages.

## PART 1: SITE PROFILE FOR STONERS CLOSE – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Stoners Close
<b>Address</b>	Stoners Close
<b>Ward</b>	Bridgemary North
<b>Area</b>	0.22
<b>Current use</b>	Garages
<b>Adjacent uses</b>	Residential (houses/bungalows)
<b>Brownfield/greenfield?</b>	Brownfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	No
Local list	No
Historic Park	No
Local historic park	No
Scheduled ancient monument	No
Archaeology	No
	<b>Within or adjacent</b>
Conservation Area	No
Special Character Area	No
<b>Design considerations-scale setting design layout materials landscaping and retention of important views</b>	
Located in established residential area.	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	No
SSSI	No
SINCs	No
LNR	No
Known protected species	No
Known BAP target species	No
Any natural features of note (established trees, woods, ponds, hedges etc.)	The site is in close proximity to a number of local amenity open spaces.
<b>Contamination</b> Consider previous uses, any known studies etc.	Comment: previous use as garages. The site adjoins an area identified on GBC records as an area where further investigations for contamination may be advised.

<b>Flood risk</b>	Flood Zone: Located in Flood Zone 1  The SFRA shows that the site will still be located in Flood Zone 1 in 2115
<b>Noise/Vibration</b> – proximity to noise emitting uses, smell,- busy roads, factories, airfield etc.	None known at present
<b>Air pollution</b> (any known/potential issues)-	None known at present
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	Located in established residential area.
<b>Safeguarded Area</b>	Safeguarded Area at Lee-on-The-Solent.
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses	Residential use in this location would be compatible with the established neighbouring uses. The site is adjacent to areas of amenity open space and is within 200 m of the Tukes Road neighbourhood shopping centre and just over 300m of the Nobes Avenue neighbourhood centre.
<b>Any open space?</b>	Yes the site is in close proximity to several areas of open space identified in the 2010 Open Space Monitoring Report.
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	No
<b>Accessibility</b> (usually within 400m) -public transport (see plan) - local/ town centre - other facilities in proximity	<b>Proximity of Town/Local centre</b>  The site is within 200 m of the Tukes Road neighbourhood shopping centre and just over 300m of the Nobes Avenue neighbourhood centre.  <b>Other facilities nearby</b>  There are a number of community facilities located nearby. In particular, the site is just over 200m from Holbrook Primary school and approximately 500m of Woodcot Primary School. Just over 100m of a nearby church, Within approximately 360m of the Gregson Avenue doctors surgery.
<b>Road access</b> - availability, safety	Access off existing residential road but long and narrow without passing spaces.
<b>Parking</b>	Garages are being lost as part of this proposal, will need to ensure adequate parking is provided as part of any new development.
<b>Potential improving pedestrian/cycling network?</b>	Within an established residential area
<b>Comprehensive development issues</b>	N/A
<b>Any known infrastructure issues?</b>	No particular issues known
<b>Any known</b>	No

deliverability issues (land ownership, accessibility, viability issues etc.)?	
Other issues/comments	None

## Map of Stoners Close



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR STONERS CLOSE

- Option 1: Residential**  
 Develop all or part of the site for residential development. Consider site suitability. The proposed use has been proposed by Gosport Borough Council as landowner of the site.
- Option 2: Maintain garages**  
 It has been considered necessary to test this option as an alternative to the Council's desired approach for the site to be developed for employment use.

## PART 3: SUSTANBILITY APPRAISAL OF POTENTIAL OPTIONS FOR STONERS CLOSE

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<i>Theme</i>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;
	Option 1: Residential	Option 2: Maintain garages	<ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
<b><i>Transport and Accessibility</i></b>			
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>			
Will it reduce traffic volumes and congestion?	o/?	o	<b>Comment:</b> The provision of residential development on this site could lead to minor uncertainty regarding any potential for increased traffic related impacts.
Will it reduce road traffic accidents?	o/?	o	
Will there be an increase in traffic related air pollution?	o/?	o	
Will there be an increase in traffic related noise pollution?	o/?	o	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking</b>			
Will it increase the proportion of journeys using modes other than the car?	o/?	o	<b>Comment:</b> The provision of residential development on this site could lead to minor uncertainty relating to whether there would be an increased proportion of journeys using modes other than the car.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities</b>			
Will it improve accessibility to local services?	o	o	<b>Comment:</b> n/a
<b>SO4: To improve accessibility for those most in need</b>			
Will it make access more affordable?	o	o	<b>Comment:</b> n/a
Will it make access easier for those without a car?	o	o	
<b><i>Community Activity and Neighbourhoods</i></b>			
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>			
Will it encourage engagement in community activities?	o	o	<b>Comment:</b> Demolishing the disused garages and improving the local environment through the provision of new dwellings could help to improve the satisfaction of local residents.
Will it improve the level of investment in key community services?	o	o	
Will it improve the	+	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
satisfaction of people with their neighbourhoods as places to live?			
<b>Crime and Disorder</b>			
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>			
Will it reduce actual levels of crime?	+	-	<b>Comment:</b> Pursuing the residential-led option would help to reduce crime and a fear and any perceptions of crime since it would result in the redevelopment of a car parking area which has poor surveillance. Maintaining the site as unused garages would therefore be seen to have a negative effect upon crime and the fear and any perceptions of crime.
Will it reduce the fear of crime?	+	-	
Will it reduce actual noise levels?	o	o	
Will it reduce noise concerns?	o	o	
<b>Poverty and Deprivation</b>			
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region</b>			
Will it reduce poverty and social exclusion in those areas most affected?	o	o	<b>Comment:</b> n/a
<b>Health</b>			
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>			
Will it reduce health inequalities in those areas most affected?	o	o	<b>Comment:</b> n/a
Will it reduce death rates?	o	o	
Will it encourage healthy lifestyles?	o	o	
Will it improve access to high quality, health facilities?	o	o	
<b>Housing</b>			
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>			
Will it reduce homelessness?	o	o	<b>Comment:</b> Pursuing the residential-led option would be likely to have a positive effect upon increasing the overall dwelling stock and thus help affordability and the number of decent homes.
Will it increase the range and affordability of housing for all social groups?	+	o	
Will it increase the number of	+	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
decent homes?			
Will it be energy efficient?	o	o	
Education and Skills			
SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work			
Will it improve the qualifications and skills of young people?	o	o	Comment: n/a
Will it improve the qualifications and skills of the population overall?	o	o	
Employment			
SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work			
Will it reduce commuting?	o	o	Comment: n/a
Will it improve accessibility to work by public transport, walking and cycling?	o	o	
Will it reduce the effect of traffic congestion on the economy?	o	o	
SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough			
Will it increase the skills of the local workforce?	o	o	Comment: n/a
SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough			
Will it reduce unemployment overall?	o	o	Comment: n/a
Will it reduce long-term unemployment?	o	o	
Will it provide job opportunities for those most in need of employment?	o	o	
Will it help to improve earnings?	o	o	
Economy			
SO14: To increase investment in Gosport's economy in order to facilitate the sustainable			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
<b>regeneration of the Borough</b>			
Will it make use of previously developed land?	o	o	<b>Comment:</b> n/a
Will it improve business development and enhance competitiveness?	o	o	
Will it improve the resilience of business and the economy?	o	o	
Will it promote growth in key sectors and clusters?	o	o	
Will it make land and property available for business development?	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>			
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	o	<b>Comment:</b> n/a
<b>Town and Local Centres</b>			
<b>SO16: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres</b>			
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	<b>Comment:</b> Pursuing the residential-led option would be likely to help improve the vitality and viability of local centres. This would particularly be the case with the Tukes Avenue centre which is located within 400 metres walking distance of the site.
Will it improve accessibility to and quality of other town or local centre uses?	o	o	
Will it improve the vitality and viability of centres?	+	o	
<b>Leisure and Culture</b>			
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>			
Will it improve the range of sporting facilities in the Borough?	o	o	<b>Comment:</b> n/a
Will it improve the range of cultural facilities in the Borough?	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
<b>Open Space, Coast and Harbour</b>			
<b>SO18: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>			
Will it protect or enhance the Borough's network of greenspace?	o	o	<b>Comment:</b> n/a
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	
<b>Biodiversity and Geology</b>			
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets</b>			
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether residential development on this site would impact upon local biodiversity and geological assets.
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	
<b>Heritage and Design</b>			
<b>SO20: To protect and enhance the Borough's distinctive built heritage</b>			
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	o	o	<b>Comment:</b> n/a
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces</b>			
Will the design enhance the quality of the townscape?	+	o	<b>Comment:</b> It is considered to be likely that the design of any new residential development that could be built under Option 1 would help to enhance the quality of the townscape and improve the appearance of an untidy area. However, it is considered that the appearance of the area could potentially deteriorate if the garages are maintained.
Will it improve the appearance of untidy areas?	o	-	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	
<b>Air Quality</b>			
<b>SO22: To reduce air pollution and ensure air quality continues to improve</b>			
Will it improve air quality?	o	o	<b>Comment:</b> n/a



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
<b>Use of Energy Resources</b>			
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</b>			
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	<b>Comment:</b> n/a
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
<b>Use of Land Resources</b>			
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and existing buildings</b>			
Will it reduce the amount of derelict, degraded and underused land?	+	-	<b>Comment:</b> Pursuing the residential-led option would help to reduce the amount of underused land. Maintaining the area as garages would therefore be seen to have a negative effect upon reducing the amount of underused land. This could also result in the site becoming increasingly derelict and degraded over the medium to longer term period.
<b>Water Management</b>			
<b>SO25: To maintain and improve the water quality of the Borough</b>			
Will it improve the quality of river water?	o	o	<b>Comment:</b> It is uncertain at this stage as to whether the provision of housing on the site would have an impact upon ground water quality.
Will it improve the quality of coastal water?	o	o	
Will it improve the quality of groundwater?	?	o	
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment</b>			
Will it minimise the risk of flooding to people and property?	?	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether the provision of housing would result in an increased risk of surface water run off within the site.
<b>SO27: To provide for sustainable sources of water supply</b>			
Will it reduce water consumption?	-	o	<b>Comment:</b> Pursuing the residential option could have a cumulative effect upon increasing water consumption along with other new development that will take place on a Borough wide level.
<b>Waste Management</b>			
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
<b>of waste</b>			
Will it lead to reduced consumption of materials and resources?	-	o	<b>Comment:</b> Pursuing residential use under Option 1 would be likely to result in an increased consumption of materials and resources and an increase in household and construction waste.
Will it reduce household waste?	-	o	
Will it increase waste recovery and recycling?	o	o	
Will it reduce hazardous waste?	o	o	
Will it reduce waste in the construction industry?	-	o	
Will it reduce commercial and industrial waste?	o	o	
<b>Consumption of other natural resources</b>			
<b>SO29: To reduce the global, social and environmental impact of the consumption of natural resources</b>			
Will it use renewable and sustainable sourced materials?	o	o	<b>Comment:</b> n/a
Will it use locally produced materials?	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR STONERS CLOSE

<b>Conclusion Appraisal</b>	of	The preferred option has been based on the assessment of options in Part 3 which shows that developing the site for residential use under Option 1 would have the highest number of net positive effects. Maintaining the site as garages under Option 2 would have no positive effects whilst a number of potentially negative and uncertain effects have also been identified.
<b>Preferred Option (s)</b>		The Borough Council's preferred option is <b>Option 1: Residential.</b>
<b>Justification</b>		The SA assessment shows that developing the site for housing will be likely to have some positive effects. Furthermore, with the site being located within a residential area, its development for housing can help to make an

	additional contribution to the Borough's housing requirements. In comparison to Option 1, the do nothing option would lead to the garages being further neglected since they are no longer required and would not make a contribution to the needs of the community.
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate site for housing in the draft Local Plan.</b>

## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR STONERS CLOSE**

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO1: Policies LP21-LP23 will help to ensure that measures are introduced that can help to minimize the effects of travel.
SO2: Policies LP21-LP23 will help to ensure that measures are introduced that can help to reduce the proportion of car related journeys.
SO19: Policy LP44: 'Protecting Species and Other Features of Nature Conservation Importance' will help to ensure that new residential development would not impact upon any protected habitats and species that may exist within the site.
SO25: Policy LP39: 'Water Resources' will help to ensure that development proposals which would have an adverse effect on the quality of surface or ground water will not be permitted.
SO26: Policy LP45: 'Flood Risk and Coastal Erosion' would help towards reducing the risk of flooding which could be posed by surface water run-off.
SO27: Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
SO28: Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

<b>Maximising Beneficial Effects</b>
SO1: Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
SO9: Policy LP24: 'Housing' will help to ensure that proposals for new housing development would include a mix of dwelling types, sizes and tenure to meet the needs of Gosport's current and future population. This could therefore help to provide the potential towards ensuring everyone has the opportunity to live in a decent, sustainably constructed home.
SO9 and SO23: Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO <sub>2</sub> reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new residential development is energy efficient.
SO25: Policy LP39: 'Water Resources' will help to ensure that proposals for new residential development take account of opportunities to enhance these resources.
SO29: Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

# WHEELER CLOSE

## Introduction

This site currently accommodates a number of disused garages to the rear of Wheeler Close and has been identified by the Borough Council as offering potential for additional residential development. Consequently, the Council has considered the broad option of redeveloping the site for residential use and the alternative scenario of maintaining the disused garages.

## PART 1: SITE PROFILE FOR WHEELER CLOSE – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Wheeler Close
<b>Address</b>	Wheeler Close
<b>Ward</b>	Forton
<b>Area</b>	0.15
<b>Current use</b>	Garages
<b>Adjacent uses</b>	Residential
<b>Brownfield/greenfield?</b>	Brownfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	No
Local list	No
Historic Park	No
Local historic park	No
Scheduled ancient monument	No
Archaeology	No
	<b>Within or adjacent</b>
Conservation Area	No
Special Character Area	No
<b>Design considerations-scale setting design layout materials landscaping and retention of important views</b>	
The site is located within an established residential area.	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	No
SSSI	No
SINCs	No
LNR	No
Known protected species	Not known. Ecological survey may be required. e.g. bats
Known BAP target species	Not known. Ecological survey may be required. e.g. bats
Any natural features of note (established trees, woods, ponds, hedges, etc.)	Yes the site is in close proximity to several areas of open space identified in the 2012 Open Space Monitoring Report.
<b>Contamination</b> Consider previous uses, any known studies, etc.	Comment: Used as garage site.

<b>Flood risk</b>	Flood Zone: Located in Flood Zone 1  The SFRA shows that the site will still be located in Flood Zone 1 in 2115
<b>Noise/Vibration</b> – proximity to noise emitting uses, smell,- busy roads, factories, airfield, etc.	None known at present
<b>Air pollution</b> (any known/potential issues)-	None known at present
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	Located in established residential area.
<b>Safeguarded Area</b>	Safeguarded Area at Lee-on-The-Solent.
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses	Residential use in this location would be compatible with the established neighbouring uses. The site is adjacent to areas of amenity open space and is just outside the 400m pedshed for the Forton Road/ The Crossways Local Centre.
<b>Any open space?</b>	Recreation ground approximately 100m away and other areas of amenity open space nearby.
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	No
<b>Accessibility</b> (usually within 400m) -public transport (see plan) - local/ town centre - other facilities in proximity	<b>Proximity of Town/Local centre</b>  Just outside the 400m pedshed for the Forton Road/The Crossways Local Centre.  <b>Other facilities nearby</b>  Just over 300m from St Johns Primary School and 350m from Quayside Education Centre. Just outside 400m pedshed for Forton Road/ The Crossways Local Centre where there is a range of facilities and a health centre nearby.  <b>Public transport accessibility</b>  Within 50m of a bus stop served by more than 8 busses per hour.
<b>Road access</b> - availability, safety	Access off existing residential road.
<b>Parking</b>	Garages are being lost as part of this proposal, will need to ensure adequate parking is provided as part of any new development.
<b>Potential improving pedestrian/cycling network?</b>	Within an established residential area
<b>Comprehensive development issues</b>	N/A
<b>Any known</b>	No particular issues known.

infrastructure issues?	
Any known deliverability issues (land ownership, accessibility, viability issues, etc.)?	No
Other issues/comments	None

### Map of Wheeler Close



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR WHEELER CLOSE

- **Option 1: Residential**  
Develop all or part of the site for residential development. Consider site suitability. The proposed use has been proposed by Gosport Borough Council as landowner of the site.
- **Option 2: Maintain garages**  
It has been considered necessary to test this option as an alternative to the Council's desired approach for the site to be developed for employment use.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR WHEELER CLOSE

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<i>Theme</i>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
<b>Transport and Accessibility</b>			
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>			
Will it reduce traffic volumes and congestion?	o/?	o	<b>Comment:</b> The provision of residential development on this site could lead to minor uncertainty regarding any potential for increased traffic related impacts.
Will it reduce road traffic accidents?	o/?	o	
Will there be an increase in traffic related air pollution?	o/?	o	
Will there be an increase in traffic related noise pollution?	o/?	o	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking</b>			
Will it increase the proportion of journeys using modes other than the car?	o/?	o	<b>Comment:</b> The provision of residential development on this site could lead to minor uncertainty relating to whether there would be an increased proportion of journeys using modes other than the car.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities</b>			
Will it improve accessibility to local services?	o	o	<b>Comment:</b> n/a
<b>SO4: To improve accessibility for those most in need</b>			
Will it make access more affordable?	o	o	<b>Comment:</b> n/a

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
Will it make access easier for those without a car?	o	o	
<b>Community Activity and Neighbourhoods</b>			
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>			
Will it encourage engagement in community activities?	o	o	<b>Comment:</b> Demolishing the disused garages and improving the local environment through the provision of new dwellings could help to improve the satisfaction of local residents.
Will it improve the level of investment in key community services?	o	o	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	+	o	
<b>Crime and Disorder</b>			
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>			
Will it reduce actual levels of crime?	+	-	<b>Comment:</b> Pursuing the residential-led option would help to reduce crime and a fear and any perceptions of crime since it would result in the redevelopment of a car parking area which has poor surveillance. Maintaining the site as unused garages would therefore be seen to have a negative effect upon crime and the fear and any perceptions of crime.
Will it reduce the fear of crime?	+	-	
Will it reduce actual noise levels?	o	o	
Will it reduce noise concerns?	o	o	
<b>Poverty and Deprivation</b>			
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region</b>			
Will it reduce poverty and social exclusion in those areas most affected?	o	o	<b>Comment:</b> n/a
<b>Health</b>			
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>			
Will it reduce health inequalities in those areas most affected?	o	o	<b>Comment:</b> n/a
Will it reduce death rates?	o	o	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
Will it encourage healthy lifestyles?	o	o	
Will it improve access to high quality, health facilities?	o	o	
<b>Housing</b>			
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>			
Will it reduce homelessness?	o	o	<b>Comment:</b> Pursuing the residential-led option would be likely to have a positive effect upon increasing the overall dwelling stock and thus help affordability and the number of decent homes.
Will it increase the range and affordability of housing for all social groups?	+	o	
Will it increase the number of decent homes?	+	o	
Will it be energy efficient?	o	o	
<b>Education and Skills</b>			
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work</b>			
Will it improve the qualifications and skills of young people?	o	o	<b>Comment:</b> n/a
Will it improve the qualifications and skills of the population overall?	o	o	
<b>Employment</b>			
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work</b>			
Will it reduce commuting?	o	o	<b>Comment:</b> n/a
Will it improve accessibility to work by public transport, walking and cycling?	o	o	
Will it reduce the effect of traffic congestion on the economy?	o	o	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough</b>			
Will it increase the skills of the local workforce?	o	o	<b>Comment:</b> n/a
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
<b>economic growth of the Borough</b>			
Will it reduce unemployment overall?	<input type="radio"/>	<input type="radio"/>	<b>Comment:</b> n/a
Will it reduce long-term unemployment?	<input type="radio"/>	<input type="radio"/>	
Will it provide job opportunities for those most in need of employment?	<input type="radio"/>	<input type="radio"/>	
Will it help to improve earnings?	<input type="radio"/>	<input type="radio"/>	
<b>Economy</b>			
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough</b>			
Will it make use of previously developed land?	<input type="radio"/>	<input type="radio"/>	<b>Comment:</b> n/a
Will it improve business development and enhance competitiveness?	<input type="radio"/>	<input type="radio"/>	
Will it improve the resilience of business and the economy?	<input type="radio"/>	<input type="radio"/>	
Will it promote growth in key sectors and clusters?	<input type="radio"/>	<input type="radio"/>	
Will it make land and property available for business development?	<input type="radio"/>	<input type="radio"/>	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>			
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	<input type="radio"/>	<input type="radio"/>	<b>Comment:</b> n/a
<b>Town and Local Centres</b>			
<b>SO16: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres</b>			
Will it improve the accessibility to, and quality of, shopping facilities?	<input type="radio"/>	<input type="radio"/>	<b>Comment:</b> Pursuing the residential-led option would be likely to help improve the vitality and viability of local centres. This would particularly be the case with the Forton Road/Crossways centre which is located within 800 metres walking distance
Will it improve accessibility to	<input type="radio"/>	<input type="radio"/>	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
and quality of other town or local centre uses?			of the site.
Will it improve the vitality and viability of centres?	+	o	
<b>Leisure and Culture</b>			
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>			
Will it improve the range of sporting facilities in the Borough?	o	o	<b>Comment:</b> n/a
Will it improve the range of cultural facilities in the Borough?	o	o	
<b>Open Space, Coast and Harbour</b>			
<b>SO18: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>			
Will it protect or enhance the Borough's network of greenspace?	o	o	<b>Comment:</b> n/a
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	
<b>Biodiversity and Geology</b>			
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets</b>			
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether residential development on this site would impact upon local biodiversity and geological assets.
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	
<b>Heritage and Design</b>			
<b>SO20: To protect and enhance the Borough's distinctive built heritage</b>			
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	o	o	<b>Comment:</b> n/a

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces</b>			
Will the design enhance the quality of the townscape?	+	o	<b>Comment:</b> It is considered to be likely that the design of any new residential development that could be built under Option 1 would help to enhance the quality of the townscape and improve the appearance of an untidy area. However, it is considered that the appearance of the area could potentially deteriorate if the garages are maintained.
Will it improve the appearance of untidy areas?	o	-	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	
<b>Air Quality</b>			
<b>SO22: To reduce air pollution and ensure air quality continues to improve</b>			
Will it improve air quality?	o	o	<b>Comment:</b> n/a
<b>Use of Energy Resources</b>			
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</b>			
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	<b>Comment:</b> n/a
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
<b>Use of Land Resources</b>			
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and existing buildings</b>			
Will it reduce the amount of derelict, degraded and underused land?	+	-	<b>Comment:</b> Pursuing the residential-led option would help to reduce the amount of underused land. Maintaining the area as garages would therefore be seen to have a negative effect upon reducing the amount of underused land. This could also result in the site becoming increasingly derelict and degraded over the medium to longer term period.
<b>Water Management</b>			
<b>SO25: To maintain and improve the water quality of the Borough</b>			
Will it improve the quality of river water?	o	o	<b>Comment:</b> It is uncertain at this stage as to whether the provision of housing on the site would have an impact upon ground water quality.
Will it improve the quality of coastal water?	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Maintain garages	
Will it improve the quality of groundwater?	?	o	
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment</b>			
Will it minimise the risk of flooding to people and property?	?	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether the provision of housing would result in an increased risk of surface water run off within the site.
<b>SO27: To provide for sustainable sources of water supply</b>			
Will it reduce water consumption?	-	o	<b>Comment:</b> Pursuing the residential option could have a cumulative effect upon increasing water consumption along with other new development that will take place on a Borough wide level.
<b>Waste Management</b>			
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste</b>			
Will it lead to reduced consumption of materials and resources?	-	o	<b>Comment:</b> Pursuing residential use under Option 1 would be likely to result in an increased consumption of materials and resources and an increase in household and construction waste.
Will it reduce household waste?	-	o	
Will it increase waste recovery and recycling?	o	o	
Will it reduce hazardous waste?	o	o	
Will it reduce waste in the construction industry?	-	o	
Will it reduce commercial and industrial waste?	o	o	
<b>Consumption of other natural resources</b>			
<b>SO29: To reduce the global, social and environmental impact of the consumption of natural resources</b>			
Will it use renewable and sustainable sourced materials?	o	o	<b>Comment:</b> n/a
Will it use locally produced materials?	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR WHEELER CLOSE

<b>Conclusion of Appraisal</b>	The preferred option has been based on the assessment of options in Part 3 which shows that developing the site for residential use under Option 1 would have the highest number of net positive effects. Maintaining the site as garages under Option 2 would have no positive effects whilst a number of potentially negative and uncertain effects have also been identified.
<b>Preferred Option (s)</b>	The Borough Council's preferred option is <b>Option 1: Residential.</b>
<b>Justification</b>	The SA assessment shows that developing the site for housing will be likely to have some positive effects. Furthermore, with the site being located within a residential area, its development for housing can help to make an additional contribution to the Borough's housing requirements. In comparison to Option 1, the do nothing option would lead to the garages being further neglected since they are no longer required and would not make a contribution to the needs of the community.
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate site for housing in the draft Local Plan.</b>

## PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR WHEELER CLOSE

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO1: Policies LP21-LP23 will help to ensure that measures are introduced that can help to minimize the effects of travel.
SO2: Policies LP21-LP23 will help to ensure that measures are introduced that can help to reduce the proportion of car related journeys.
SO19: Policy LP44: 'Protecting Species and Other Features of Nature Conservation Importance' will help to ensure that new residential development would not impact upon any protected habitats and species that may exist within the site.
SO25: Policy LP39: 'Water Resources' will help to ensure that development proposals which would have an adverse effect on the quality of surface or ground water will not be permitted.
SO26: Policy LP45: 'Flood Risk and Coastal Erosion' would help towards reducing the risk of flooding which could be posed by surface water run-off.
SO27: Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
SO28: Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

<b>Maximising Beneficial Effects</b>
SO1: Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific

proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.

SO9: Policy LP24: 'Housing' will help to ensure that proposals for new housing development would include a mix of dwelling types, sizes and tenure to meet the needs of Gosport's current and future population. This could therefore help to provide the potential towards ensuring everyone has the opportunity to live in a decent, sustainably constructed home.

SO9 and SO23: Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO<sub>2</sub> reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new residential development is energy efficient.

SO24: Policy LP3: 'Spatial Strategy' will further help to ensure that new development takes place on previously developed sites.

SO25: Policy LP39: 'Water Resources' will help to ensure that proposals for new residential development take account of opportunities to enhance these resources.

SO29: Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

# STOKESMEAD

## Introduction

The Stokesmead site occupies a very prominent location in the Anglesey Conservation Area and adjoins a site currently used for community facilities. It is well placed to serve the local area and enables the opportunity to provide a green area which can be utilised for recreation purposes. There is currently a deficiency of local play facilities within this part of Gosport. The site has been subject to a long standing issue over whether it should be developed for residential use or transformed into an area of open space to serve the local community. Abbey Homes who own the site have been unsuccessful in previous attempts to allocate the site for residential use in both the 'Saved' Local Plan Review (May 2006) and the Gosport Borough Local Plan (April 1995). Consequently, the Council has considered its preferred approach of developing the site as an open space and the alternative option of residential development.

## PART 1: SITE PROFILE FOR STOKESMEAD – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Stokesmead
<b>Address</b>	Anglesey Road
<b>Ward</b>	Anglesey
<b>Area</b>	1.18ha
<b>Current use</b>	Former playing field for former National Children's Home (adjacent to the site).  Children's home site developed for residential. Stokesmead site is now scrubland and is fenced-off restricting public access
<b>Adjacent uses</b>	Established residential areas to north, west and south. Fronting Little Anglesey Road, Anglesey Road and Clayhall respectively.  To the east is Stoke Lake (inlet of Portsmouth Harbour). Also to the east are the community facilities associated with Broderick Hall and a scout hall.
<b>Brownfield/greenfield?</b>	Greenfield – Playing field is included in definition of greenfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	Just to the north Old Rectory (II*), Stable (II) and Wall (II*) Setting of St Mary's Church (II)
Local list	No
Historic Park	No
Local historic park	No
Scheduled ancient monument	No
Archaeology	Not known at this stage
	<b>Within or adjacent</b>
Conservation Area	Within Anglesey Conservation Area Adjacent Alverstoke Conservation Area
Special Character Area	No
<b>Design considerations</b>	Stokesmead Field is a high value, established open space. This openness forms a significant element in the setting of Stoke Lake and Alverstoke Village including a



number of important buildings.	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	Adjacent Portsmouth Harbour SPA/Ramsar (Stoke Lake)
SSSI	Adjacent Portsmouth Harbour SSSI(Stoke Lake)
SINCs	Between 350-400 metres of two SINC at Stokes Bay
LNR	No
Known protected species	Not known-ecological survey required
Known BAP target species	Not known-ecological survey required
Any natural features of note (established trees, woods, ponds, hedges etc.)	Mature hedge and trees around the perimeter of the site. Young scrubby growth within the site itself. Further ecological investigation may be required.
<b>Contamination</b> Consider previous uses, any known studies etc.	Not known although there may be the need for further investigation.
<b>Flood risk</b>	Approximately90% of the site is within Flood Zone 3, small area Flood Zone 2 and just under 10% in Flood Zone 1  Findings of the SFRA: By 2115 all the site will be within Flood Zone 3.
<b>Noise/Vibration–</b> proximity to noise emitting uses, busy roads, factories, airfield etc.	Within quiet residential area. Community use noise of hall and lake.
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	Fairly sensitive location- the lake and part of Little Anglesey Road is a dark area
<b>Safeguarded Area</b>	No
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	No particular issues
<b>Any open space?</b>	Site is an open space without public access. It was formerly a playing field.
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	Outside of the urban area boundary in GPLPR. Allocated as an open space with the intention to make it publically available.
<b>Accessibility</b> -public transport (see plan) - local/ town centre - other facilities in proximity	<b>Proximity of Town/Local centre</b> Within 120 metres of Alverstoke Local Centre  <b>Other facilities nearby</b> Broderick Hall (includes pre-school)/Scout hut St Mary's Church and community hall

	<p>Tennis/badminton/squash/running club          Infant and junior school</p> <p><b>Public transport accessibility</b>          Adjacent bus stop with limited bus services to Gosport Town Centre</p>
<b>Road access-availability, safety</b>	Suitable road access
<b>Parking</b>	No parking on-site –could be accommodated if required
<b>Potential improving pedestrian/cycling network?</b>	No obvious ones
<b>Comprehensive development issues</b>	N/A
<b>Any known infrastructure issues?</b>	Not at this stage
<b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b>	<p>Land ownership may be an issue for open space issues          Flood risk issue for residential development</p>
<b>Other issues/comments</b>	<p>Long history including two Local Plan Inquiries regarding whether this site should be open space or residential. The Inspectors have found in favour of open space. An earlier attempt by GBC to obtain the site for open space (1990's) was unsuccessful.</p> <p>Strong community support to retain area as open space.</p>

## Map of Stokesmead



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR STOKESMEAD

- **Option 1: Residential use**  
Develop all or part of the site for residential development. Consider site suitability. Proposed use by land owner.
- **Option 2: Open Space**  
Retain as open space with proposals to make available for public use. The particular type of uses would be informed by the local community. A local park with a range of facilities would seem appropriate. Identified in current Local Plan and Open Space Monitoring Report.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR STOKESMEAD

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<i>Theme</i>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;
	Option 1: Residential	Option 2: Open Space	<ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
<b><i>Transport and Accessibility</i></b>			
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>			
Will it reduce traffic volumes and congestion?	?	+	<b>Comment:</b> There are likely to be positive effects upon reducing the need to travel under the open space option. This is because providing a public open space would serve the direct needs of the local community and would therefore generate few car related trips to similar open spaces for recreational purposes elsewhere. However, it is considered to be uncertain as to whether Option 1 through providing residential development would result in these benefits. This is because ultimately, the workplace of these new residents may not be within the Borough or within walking distance.
Will it reduce road traffic accidents?	o	o	
Will there be an increase in traffic related air pollution?	?	o	
Will there be an increase in traffic related noise pollution?	?	o	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, walking and cycling</b>			
Will it increase the proportion of journeys using modes other than the car?	?	+	<b>Comment:</b> There are likely to be positive effects upon facilitating modal transfer away from the private car under the open space option. This is because providing a public open space would only likely to serve the needs of the local community and would therefore be more likely to generate trips made by walking and cycling. However, it is less certain at this stage as to whether the provision of residential development under Option 1 would result in an increased proportion of journeys using modes other than the car.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment and leisure opportunities</b>			
Will it improve accessibility to local services?	o	o	<b>Comment:</b> n/a
<b>SO4: To improve accessibility for those most in need</b>			
Will it make access more affordable?	o	+	<b>Comment:</b> These benefits would be likely under the open space option since the provision of new open space would be immediately accessible to the surrounding local community. The age profile of the Anglesey ward is relatively older in comparison to the Borough average therefore meaning that some of the Borough's elderly and less mobile residents could benefit from such provision.
Will it make access easier for those without a car?	o	+	
<b><i>Community Activity and Neighbourhoods</i></b>			
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Open Space	
Will it encourage engagement in community activities?	o	+	<b>Comment:</b> Pursuing the open space option would be very likely to help encourage of sense of identity and improve the quality of where people live locally within the Alverstoke and Anglesey wards. The open space option could also be a catalyst for generating engagement in community activities. Conversely, pursuing the residential-led option under Option 1 could result in uncertain views from local residents largely because of the history of the site and previous plans for providing residential development.
Will it improve the level of investment in key community services?	o	o	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	?	++	
<b>Crime and Disorder</b>			
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>			
Will it reduce actual levels of crime?	o	o	<b>Comment:</b> The site has no impact upon crime related issues since it is not currently accessible.
Will it reduce the fear of crime?	o	o	
Will it reduce actual noise levels?	o	o	
Will it reduce noise concerns?	o	o	
<b>Poverty and Deprivation</b>			
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region</b>			
Will it reduce poverty and social exclusion in those areas most affected?	o	o	<b>Comment:</b> n/a
<b>Health</b>			
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>			
Will it reduce health inequalities in those areas most affected?	o	o	<b>Comment:</b> n/a
Will it reduce death rates?	o	o	
Will it encourage healthy lifestyles?	o	o	
Will it improve access to high quality, health facilities?	o	o	
<b>Housing</b>			
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Open Space	
Will it reduce homelessness?	o	o	<b>Comment:</b> Pursuing the residential-led option would be likely to have a positive effect upon increasing the overall dwelling stock and thus help affordability and the number of decent homes.
Will it increase the range and affordability of housing for all social groups?	+	o	
Will it increase the number of decent homes?	+	o	
Will it be energy efficient?	o	o	
Education and Skills			
SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work			
Will it improve the qualifications and skills of young people?	o	o	<b>Comment:</b> n/a
Will it improve the qualifications and skills of the population overall?	o	o	
Employment			
SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work			
Will it reduce commuting?	o	o	<b>Comment:</b> n/a
Will it improve accessibility to work by public transport, walking and cycling?	o	o	
Will it reduce the effect of traffic congestion on the economy?	o	o	
SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough			
Will it increase the skills of the local workforce?	o	o	<b>Comment:</b> n/a
SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough			
Will it reduce unemployment overall?	o	o	<b>Comment:</b> n/a
Will it reduce long-term unemployment?	o	o	
Will it provide job opportunities for those most in need of employment?	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Open Space	
Will it help to improve earnings?	o	o	
<b>Economy</b>			
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough</b>			
Will it make use of previously developed land?	o	o	<b>Comment: n/a</b>
Will it improve business development and enhance competitiveness?	o	o	
Will it improve the resilience of business and the economy?	o	o	
Will it promote growth in key sectors and clusters?	o	o	
Will it make land and property available for business development?	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>			
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	o	<b>Comment: n/a</b>
<b>Town and Local Centres</b>			
<b>SO16: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres</b>			
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	<b>Comment: n/a</b>
<b>Leisure and Culture</b>			
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>			
Will it improve the range of sporting facilities in the Borough?	o	o	<b>Comment: n/a</b>
Will it improve the range of cultural facilities in the Borough?	o	o	
<b>Open Space, Coast and Harbour</b>			
<b>SO18: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>			



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Open Space	
Will it protect or enhance the Borough's network of greenspace?	--	++	<b>Comment:</b> The residential-led option would result in the loss of a potential area of existing open space. This is considered to be a significant negative effect because the site has previously been designated as an open space allocation. However, there would be positive impacts in respect of the open space allocation being protected and enhanced under the open space option. These effects are considered to be significantly positive because this allocation has remained unavailable for public use over the last few decades and because of its prominent location on the edge of Stoke Lake.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	
<b>Biodiversity and Geology</b>			
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets</b>			
Will it maintain and enhance sites designated for their nature conservation interest?	?	+	<b>Comment:</b> Maintaining the site as open space could potentially help towards maintaining and enhancing any existing biodiversity and protected species that may be present in the site. However, it is considered to be uncertain at this stage as to whether residential development on this site would impact upon local biodiversity and geological assets.
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	+	
<b>Heritage and Design</b>			
<b>SO20: Help to protect and enhance the Borough's distinct built heritage</b>			
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	-/?	+	<b>Comment:</b> Maintaining the site as open space could potentially help towards enhancing the setting of the area which is located within the Anglesey Conservation Area. However, there could be potentially negative effects upon the setting of the Anglesey Conservation Area in respect of pursuing residential development on the site.
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces</b>			
Will the design enhance the quality of the townscape?	?	o	<b>Comment:</b> It is considered to be uncertain at this stage in respect of pursuing Option 1 as to whether the design of any new development that could be built would help to enhance the quality of the townscape. Much would depend upon the specific design of any new development that would take place.
Will it improve the appearance of untidy areas?	o	o	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	
<b>SO22: To reduce air pollution and ensure air quality continues to improve</b>			
Will it improve air quality?	o	o	<b>Comment:</b> n/a
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</b>			



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Open Space	
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	<b>Comment:</b> n/a
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
<b>Use of Land Resources</b>			
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and buildings</b>			
Will it reduce the amount of derelict, degraded and underused land?	-	o	<b>Comment:</b> It is considered that the residential-led option would make inefficient use of a greenfield site.
<b>Water Management</b>			
<b>SO25: To maintain and improve the water quality of the Borough</b>			
Will it improve the quality of river water?	o	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether pursuing residential development under Option 1 would have an impact upon ground water and the water quality within Stoke Lake.
Will it improve the quality of coastal water?	?	o	
Will it improve the quality of groundwater?	?	o	
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment</b>			
Will it minimise the risk of flooding to people and property?	--	o	<b>Comment:</b> The site is located within Flood Zone 3. Therefore, it is likely that pursuing the residential-led option could raise the risk of flooding to people and property. This would particularly be the case with residential use being identified as more vulnerable to flood risk.
<b>SO27: To provide for sustainable sources of water supply</b>			
Will it reduce water consumption?	-	o	<b>Comment:</b> Pursuing the residential option could have a cumulative effect upon increasing water consumption along with other new development that will take place on a Borough wide level.
<b>Waste Management</b>			
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Residential	Option 2: Open Space	
Will it lead to reduced consumption of materials and resources?	-	o	<b>Comment:</b> Pursuing residential use under Option 1 would be likely to result in an increased consumption of materials and resources and an increase in household and construction waste.
Will it reduce household waste?	-	o	
Will it increase waste recovery and recycling?	o	o	
Will it reduce hazardous waste?	o	o	
Will it reduce waste in the construction industry?	-	o	
Will it reduce commercial and industrial waste?	o	o	
<b>Consumption of other natural resources</b>			
<b>SO29: To reduce the global, social and environmental impact of the consumption of natural resources</b>			
Will it use renewable and sustainable sourced materials?	o	o	<b>Comment:</b> n/a
Will it use locally produced materials?	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR STOKESMEAD

<b>Conclusion Appraisal</b>	of	The preferred option has been based on the assessment of options in Part 3 which shows that transforming the site into an open space under Option 2 would have a number of positive effects. Pursuing residential use under Option 1 shows a number of potentially uncertain and negative effects.
<b>Preferred Option(s)</b>		The council's Preferred Option is to allocate this site for open space.
<b>Justification</b>		There are some key constraints that would restrict the use of the site for residential use in relation to pursuing Option 1. For example, it would have negative effects by resulting in the loss of a potential open space and by not making use of previously developed land. Part of the site is also located within Flood Zone 3 whereby there is no justification to consider it as an exception site. However, the positive

	effects identified under Option 2 combined with a shortage of open space in the Borough makes this option the most appropriate option to pursue. As well as providing much needed open space, it would help towards enhancing the setting of the Anglesey Conservation Area whilst there is also strong community support for open space use. The Local Plan also seeks to use brownfield rather than greenfield sites and will be able to demonstrate that there is an adequate supply of brownfield sites to meet its housing targets.
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate an as open space</b>

## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR STOKESMEAD**

In taking on board Option 2, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO19: The biodiversity and species protection policies (LP42-LP44) will help to ensure that the future use of any provided open space would not impact upon internationally and nationally important nature conservation assets which include the SSSI, Ramsar and SPA designations that cover the adjacent Stoke Lake and protected habitats and species that may exist within the site.

<b>Maximising Beneficial Effects</b>
SO24: Policy LP3: 'Spatial Strategy' will further help to ensure that new development takes place on previously developed sites.

# MANOR WAY

## Introduction

The Manor Way site is located off Manor Way and is currently owned by the Homes and Community Agency having previously been owned by the MoD. Public access to the open space which is currently used as a paddock is therefore limited. It is one of the largest areas of open space within the urban area of Lee-on-the-Solent. Consequently, the Council has considered its preferred approach of maintaining the site as existing open space and the alternative options of built leisure and residential development as a result of representations to previous consultation that has been undertaken (i.e. the Call for Sites process in February 2012 and consultation on the Draft Local Plan in December 2012).

## PART 1: SITE PROFILE FOR MANOR WAY – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Land off Manor Way
<b>Address</b>	Manor Way, Lee-on-the-Solent
<b>Ward</b>	Lee West
<b>Area</b>	1.66 ha
<b>Current use</b>	Open space
<b>Adjacent uses</b>	Residential development surrounds the site. The Bun Penny Public House is located adjacent to the south with Lee-on-the-Solent Tennis, Squash and Fitness Club located within close proximity to the west on the opposite side of Manor Way.
<b>Brownfield/greenfield?</b>	Greenfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	No
Local list	No
Historic Park	No
Local historic park	No
Scheduled ancient monument	No
Archaeology	Not known
	<b>Within or adjacent</b>
Conservation Area	The northern edge of the Pier Street Conservation Area is located in nearby proximity to the south of the site.
Special Character Area	No
<b>Design considerations</b>	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	No
SSSI	No
SINCs	No
LNR	No
Known protected species	Not known-ecological assessment would be required as part of any planning application and will need to accord with the relevant policies of the Local Plan.
Known BAP target	Not known-ecological assessment would be required as part

species	of any planning application and will need to accord with the relevant policies of the Local Plan.
Any natural features of note (established trees, woods, ponds, hedges etc.)	Not known-ecological assessment would be required as part of any planning application and will need to accord with the relevant policies of the Local Plan.
<b>Contamination</b> Consider previous uses, any known studies etc.	No
<b>Flood risk</b>	Flood Zone: Located in Flood Zone 1  The SFRA shows that the site will still be located in Flood Zone 1 in 2115
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	No known issues at this stage.
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage.
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	No known issues at this stage.
<b>Safeguarded Area</b>	Safeguarded Area for the Aerodrome at Lee-on-the-Solent (R/ENV9).
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	No known issues at this stage.
<b>Any open space?</b>	The site is protected as Existing Open Space under Policy R/OS4 in the 'Saved' Local Plan Review.
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	Existing Open Space (R/OS4)  Urban Area Boundary (R/DP1)  Safeguarded Area for the Aerodrome at Lee-on-the-Solent (R/ENV9)  Existing Built Leisure Facility located within close proximity (R/CF8)  Pier Street Conservation Area located within nearby proximity to the south of the site (R/BH1)
<b>Accessibility</b> -public transport (see plan) - local/ town centre - other facilities in proximity	<b>Proximity of Town/Local centre</b>  Lee-on-the-Solent District Centre is located within 400 metres of the site.  <b>Other facilities nearby</b>  Lee-on-the-Solent Tennis, Squash and Fitness Club. Bun Penny Public House

	<b>Public transport accessibility</b>
	Located adjacent to an existing bus route.
<b>Road access-availability, safety</b>	The site is located adjacent to Manor Way which is a key road which leads into Lee-on-the-Solent District Centre.
<b>Parking</b>	None.
<b>Potential for improving pedestrian/cycling network?</b>	Potential to establish linkages from Manor Way to the cycle link being provided to the wider cycle network along Marine Parade East and Broom Way.
<b>Comprehensive development issues</b>	None.
<b>Any known infrastructure issues?</b>	Utility provision (including waste and water provision) would need to be provided for the site.
<b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b>	The site is currently owned by the MoD whereby the long-term future regarding ownership is unknown.
<b>Other issues/comments</b>	None.

### Map of Manor Way



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR MANOR WAY

<ul style="list-style-type: none"> <li>• <b>Option 1: Open Space</b> The Council wishes to see the site retained as an existing open space which would potentially serve local residents.</li> <li>• <b>Option 2: Built Leisure</b> This option has been put forward by a local sports club.</li> <li>• <b>Option 3: Residential</b> Residential use has been put forward by a previous owner of the site as a possible option to take forward.</li> </ul>
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## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR MANOR WAY

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<i>Theme</i>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Built Leisure	Option 3: Residential	
<b>Transport and Accessibility</b>				
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>				
Will it reduce traffic volumes and congestion?	?/+	+	?	<b>Comment:</b> There are likely to be positive effects upon reducing the need to travel under the open space option but only if it is to be made available for public use. This is because the open space would serve the direct needs of the local community and could therefore generate fewer car related trips to similar open spaces for recreational purposes elsewhere. The built leisure option would also be likely to help reduce the need to travel and the effect of traffic on local communities. This is because there would be a greater range of leisure opportunities available locally under this option. However, it is considered to be uncertain as to whether the residential option would result in these benefits. This is because ultimately, the workplace of these new residents may not be within the Borough or within walking distance.
Will it reduce road traffic accidents?	o	o	o	
Will there be an increase in traffic related air pollution?	?/+	+	?	
Will there be an increase in traffic related noise pollution?	?/+	+	?	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, walking and cycling</b>				
Will it increase the proportion of journeys using modes	?/+	+	?	<b>Comment:</b> There are likely to be positive effects upon facilitating modal transfer away from the private car under the open space

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Built Leisure	Option 3: Residential	
other than the car?				option but only if it is to be made available for public use. This is because the open space would serve the direct needs of the local community and could therefore be more likely to generate trips made by walking and cycling. The built leisure development option would also provide the opportunity for increasing the proportion of journeys using modes other than the car since it would be easily accessible to the local population. However, it is less certain at this stage as to whether the provision of residential development under Option 3 would result in an increased proportion of journeys using modes other than the car.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment and leisure opportunities</b>				
Will it improve accessibility to local services?	o	+	o	<b>Comment:</b> The provision of built leisure uses would help to improve accessibility to local services and facilities for local residents on a Borough wide level.
<b>SO4: To improve accessibility for those most in need</b>				
Will it make access more affordable?	?/+	+	o	<b>Comment:</b> There are likely to be positive effects upon making access more affordable and access easier for those without a car under the open space option but only if it is made available for public use. The age profile of the Lee-West ward is relatively older in comparison to the Borough average therefore meaning that some of the Borough's elderly and less mobile residents could benefit from such provision. The built leisure development option could also provide these benefits since it would be easily accessible to the local population.
Will it make access easier for those without a car?	?/+	+	o	
<b>Community Activity and Neighbourhoods</b>				
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>				
Will it encourage engagement in community activities?	o	+	o	<b>Comment:</b> The built leisure option would be likely to help towards encouraging engagement in community activities (i.e. through keep fit classes, etc.) and would also help towards improving the level of investment in key community services within the Borough. However, it is considered to be uncertain at this stage as to whether the built leisure and residential-
Will it improve the level of investment in key community services?	o	++	o	
Will it improve the	+	?	?	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Built Leisure	Option 3: Residential	
satisfaction of people with their neighbourhoods as places to live?				led options would help towards improving the level of satisfaction of people with their neighbourhoods as places to live due to this being a key open space within Lee-on-the-Solent. It is therefore considered to be more likely that residents would be satisfied to see the site retained as an open space.
<b>Crime and Disorder</b>				
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>				
Will it reduce actual levels of crime?	o	o	o	<b>Comment:</b> The site has no impact upon crime related issues since it is not currently accessible.
Will it reduce the fear of crime?	o	o	o	
Will it reduce actual noise levels?	o	o	o	
Will it reduce noise concerns?	o	o	o	
<b>Poverty and Deprivation</b>				
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East Region</b>				
Will it reduce poverty and social exclusion in those areas most affected?	o	+	o	<b>Comment:</b> It is possible that the built leisure option could allow for some of the effects of social exclusion to be eliminated.
<b>Health</b>				
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>				
Will it reduce health inequalities in those areas most affected?	o	+	o	<b>Comment:</b> It is considered that the built leisure option could have a direct benefit upon reducing health inequalities in those areas most affected, reducing death rates and upon encouraging healthy lifestyles.
Will it reduce death rates?	o	+	o	
Will it encourage healthy lifestyles?	o	+	o	
Will it improve access to high quality, health facilities?	o	o	o	
<b>Housing</b>				
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Built Leisure	Option 3: Residential	
Will it reduce homelessness?	o	o	o	<b>Comment:</b> Pursuing the residential-led option would be likely to have a positive effect upon increasing the overall dwelling stock and thus help affordability and the number of decent homes.
Will it increase the range and affordability of housing for all social groups?	o	o	+	
Will it increase the number of decent homes?	o	o	+	
Will it be energy efficient?	o	o	o	
<b>Education and Skills</b>				
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work</b>				
Will it improve the qualifications and skills of young people?	o	o	o	<b>Comment:</b> n/a
Will it improve the qualifications and skills of the population overall?	o	o	o	
<b>Employment</b>				
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work</b>				
Will it reduce commuting?	o	+	o	<b>Comment:</b> The built leisure option could help to provide these travel related benefits but to a lesser degree in comparison to more traditional employment uses since they are likely to provide a potential for fewer jobs to be created.
Will it improve accessibility to work by public transport, walking and cycling?	o	+	o	
Will it reduce the effect of traffic congestion on the economy?	o	+	o	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough</b>				
Will it increase the skills of the local workforce?	o	o	o	<b>Comment:</b> n/a
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough</b>				
Will it reduce unemployment overall?	o	+	o	<b>Comment:</b> The built leisure option could have some benefits in helping to reduce unemployment, long-term unemployment and in helping to provide job opportunities for those most in need of employment but to a lesser extent in relation to more traditional employment uses.
Will it reduce long-term unemployment?	o	+	o	
Will it provide job opportunities for those most in need of employment?	o	+	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Built Leisure	Option 3: Residential	
Will it help to improve earnings?	o	o	o	
<b>Economy</b>				
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough</b>				
Will it make use of previously developed land?	o	--	o	<b>Comment:</b> The built leisure option would have a negative effect by making use of an open space rather than of previously developed land for economic development.
Will it improve business development and enhance competitiveness?	o	o	o	
Will it improve the resilience of business and the economy?	o	o	o	
Will it promote growth in key sectors and clusters?	o	o	o	
Will it make land and property available for business development?	o	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>				
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	o	o	<b>Comment:</b> n/a
<b>Town and Local Centres</b>				
<b>SO16: To ensure the vitality and viability of the Borough's principal, district and local and neighbourhood centres</b>				
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	o	<b>Comment:</b> The built leisure option would help to improve the overall accessibility and quality of other town and local centre uses in this location since it would provide an opportunity for linked trips to leisure facilities in respect of the adjacent location of Lee-on-the-Solent Tennis, Squash and Fitness Club. However, it is also considered that pursuing the built leisure option could have a negative impact upon the vitality and viability of the Borough's centres since this is also considered to constitute a main town centre use.
Will it improve accessibility to and quality of other town or local centre uses?	o	o	o	
Will it improve the vitality and viability of centres?	o	-	o	
<b>Leisure and Culture</b>				
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Built Leisure	Option 3: Residential	
Will it improve the range of sporting facilities in the Borough?	o	++	o	<b>Comment:</b> The built leisure option would be likely to have a direct benefit upon improving the range of leisure facilities in the Borough.
Will it improve the range of cultural facilities in the Borough?	o	o	o	
<b>Open Space, Coast and Harbour</b>				
<b>SO18: To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>				
Will it protect or enhance the Borough's network of greenspace?	++	--	--	<b>Comment:</b> It is considered that both the built leisure and residential-led development options would be likely to result in the loss of some or most of the existing open space on site. However, there would be significant positive impacts in respect of the existing open space being maintained and protected under the open space option.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	o	
<b>Biodiversity and Geology</b>				
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets</b>				
Will it maintain and enhance sites designated for their nature conservation interest?	+	?	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether the built leisure and residential-led options would help towards conserving the Borough's biodiversity and geological assets. This is because there may be some significant nature conservation value within the open space. Maintaining the site as open space would therefore help towards enhancing any existing nature conservation value that may be present within the site.
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	+	?	?	
<b>Heritage and Design</b>				
<b>SO20: Help to protect and enhance the Borough's distinct built heritage</b>				
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	o	o	o	<b>Comment:</b> n/a
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces</b>				
Will the design enhance the quality of the townscape?	o	?	?	<b>Comment:</b> It is considered to be uncertain at this stage in respect of pursuing Options 2 and 3 as to whether the design of any new development that could be built would help to enhance the quality of the
Will it improve the appearance of untidy areas?	o	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Built Leisure	Option 3: Residential	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	o	townscape. Much would depend upon the specific design of any new development that would take place.
<b>Air Quality</b>				
<b>SO22: To reduce air pollution and ensure air quality continues to improve</b>				
Will it improve air quality?	o	o	o	<b>Comment:</b> n/a
<b>Use of Energy Resources</b>				
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</b>				
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	o	<b>Comment:</b> n/a
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	o	
<b>Use of Land Resources</b>				
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and buildings</b>				
Will it reduce the amount of derelict, degraded and underused land?	o	--	--	<b>Comment:</b> Both the built leisure and residential-led options would make inefficient use of a greenfield site.
<b>Water Management</b>				
<b>SO25: To maintain and improve the water quality of the Borough</b>				
Will it improve the quality of river water?	o	o	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 2 and 3 would have a detrimental impact upon the quality of groundwater. It is considered to be uncertain as to how these options could impact upon such water quality at this stage since there are no further details as to how development under these options would be progressed.
Will it improve the quality of coastal water?	o	o	o	
Will it improve the quality of groundwater?	o	?	?	
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment</b>				
Will it minimise the risk of flooding to people and property?	o	?	?	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 2 and 3 could result in an increased risk of surface water run off within the site.
<b>SO27: To provide for sustainable sources of water supply</b>				
Will it reduce water consumption?	o	-	-	<b>Comment:</b> Pursuing Options 2 and 3 could have a cumulative effect upon increasing water consumption along with other new development that will take place on a

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Built Leisure	Option 3: Residential	
				Borough wide level.
<b>Waste Management</b>				
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste</b>				
Will it lead to reduced consumption of materials and resources?	o	-	-	<b>Comment:</b> The built leisure and residential-led options would be likely to result in an increased consumption of materials and resources and in construction waste. The built leisure option would also be likely to result in an increase in commercial waste with the residential-led option likely to result in an increase in household waste.
Will it reduce household waste?	o	o	-	
Will it increase waste recovery and recycling?	o	o	o	
Will it reduce hazardous waste?	o	o	o	
Will it reduce waste in the construction industry?	o	-	-	
Will it reduce commercial and industrial waste?	o	-	o	
<b>Consumption of other natural resources</b>				
<b>SO29: To reduce the global, social and environmental impact of the consumption of resources</b>				
Will it use renewable and sustainable sourced materials?	o	o	o	<b>Comment:</b> n/a
Will it use locally produced materials?	o	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR MANOR WAY

<b>Conclusion of Appraisal</b>	The preferred option has been based on the assessment of options in Part 3 which shows that maintaining the site as an open space under Option 1 would have a number of positive effects. Providing a built leisure facility under Option 2 would also have a number of positive effects although a number of uncertain and potentially negative effects have also been identified. Pursuing the residential use under Option 3 shows a number of potentially uncertain and negative effects.
<b>Preferred Option (s)</b>	The Borough Council's preferred option is <b>Option 1: Open Space</b> .
<b>Justification</b>	The site is designated as an Existing Open Space and in being so is one of the largest such spaces in Lee-on-the-

	<p>Solent. It is therefore considered that residential or leisure uses are not appropriate to develop on this site.</p> <p>In terms of housing provision the Local Plan seeks to accommodate its future housing requirements on previously developed land (Brownfield sites) rather than use Greenfield sites. It is demonstrated through the Strategic Housing Land Availability Assessment that the housing requirement identified in the Local Plan can be met on Brownfield sites.</p>
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate site as Existing Open Space in the Local Plan.</b>

## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR MANOR WAY**

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO19: Policy LP44: ‘Protecting Species and Other Features of Nature Conservation Importance’ will help to ensure that the future use of the open space would not impact upon any protected habitats and species that may exist within the site.

<b>Maximising Beneficial Effects</b>
SO24: Policy LP3: ‘Spatial Strategy’ will further help to ensure that new development takes place on previously developed sites.

# Qinetiq Alverstoke

## Introduction

The site is located within close proximity to the Institute of Naval Medicine on the southern side of Fort Road. Until 2011 the site was occupied by Qinetiq and MoD research and development activities. However it has now been completely closed and Qinetiq intend to dispose of the site.

## PART 1: SITE PROFILE FOR QINETIQ ALVERSTOKE – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	QinetiQ Alverstoke
<b>Address</b>	Fort Road
<b>Ward</b>	Anglesey
<b>Area</b>	Total: 6.1ha 2.1ha core part of the site within existing urban area boundary 4 ha area of open space within perimeter fence
<b>Current use</b>	Recently closed research establishment with a range of technical and office type buildings as well as areas of open space within a perimeter fence.
<b>Adjacent uses</b>	Residential uses and Institute of Naval medicine (offices) to the north east on opposite side of road. Open space to the north west (scrub land not accessible to the general public) and south (golf course and a small boundary with part of the public open space at Stokes Bay)
<b>Brownfield/greenfield?</b>	Brownfield- built-up area of research buildings Greenfield – significant areas of open space
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	Within 150 metres of Monckton House (II) As well as numerous listed properties on Crescent Road (such as Bramley House)
Local list	Within 150m of 41 Monckton Road, Moray House and Monckton pavilion-unlikely to have a significant impact
Historic Park	No
Local historic park	Within 300m of Crescent Gardens but development is unlikely to have an impact given their respective positions.
Scheduled ancient monument	Within-site Fortifications south of Crescent Road Adjacent Fort Moncton scheduled ancient monument Within 400 metres of Fort Gilkicker
Archaeology	Archaeological alert- red and yellow areas
	<b>Within or adjacent</b>
Conservation Area	Adjacent Anglesey Conservation Area
Special Character Area	No
<b>Design considerations</b> The site is in a sensitive location adjacent Stokes Bay and includes a Scheduled Ancient Monument. Whilst development of the site offers opportunities to improve the appearance of the site by removing some poor quality buildings it will be important that any new development does not encroach on the Stokes Bay landscape. It will be important that the open spaces are retained and incorporated into the wider Stokes Bay open spaces.	



<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	Within 100m of Solent and Isle of Wight Special Area of Conservation and Solent and Southampton Water Ramsar Site Ramsar (Gilkicker Lagoon)
SSSI	Gilkicker Lagoon SSSI
SINCs	Adjacent to the Gosport Golf Course and Gilkicker Point SINCs. Within 50m of Monckton Sports field SINC Within 100m of Stokes Bay West SINC Within 400 m of No2 Battery to Gilkicker SINC
LNR	No
Known protected species	Not known-ecological survey required
Known BAP target species	Not known-ecological survey required
Any natural features of note (established trees, woods, ponds, hedges etc.)	Mature hedge and trees around the perimeter of most of the site. A mix of scrub land and short grass within the open space areas.
<b>Contamination</b> Consider previous uses, any known studies etc.	Due to previous MoD and research uses there is likely to be some contamination on the site.
<b>Flood risk</b>	Most of the open space area is within Flood zone 3 as well as a small part of the built up area. Most of the built up area is in Flood Zone 1 together with an area of open space to the south east of the built-up part of the site  Findings of the SFRA:By 2115 there is small increase in Flood zone 3 within the part of the site within the urban area boundary.
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	South of a residential area, office campus and a relatively quiet road. North of golf course and recreation area. Consequently this is a relatively quiet area.
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage.
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	Sensitive location- on the edge of Stokes Bay which is a dark area. Road is not lit. Residential areas opposite lit.
<b>Safeguarded Area</b>	No particular issues
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	No particular issues
<b>Any open space?</b>	Site contains a significant amount of open space that is currently not available for public use which could be made available.

<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	Built-up area within urban area boundary (R/DP1) Open space is outside of the urban area boundary (R/OS1). Existing open space (R/OS8) Coastal zone (R/CH1)
<b>Accessibility</b> -public transport - -local/ town centre - other facilities in proximity	<b>Proximity of Town/Local centre</b> The following relates to the existing built-up area of the site: The site is not within 400 metres of any centre <b>Other facilities nearby</b> Over 400m to most facilities although good access to informal and formal recreational activities (Stokes Bay, Golf Course and Monckton Sports Field). Within 400m of a hotel with public bar. <b>Public transport accessibility</b> The site is not within 400 metres of bus stop. One of the least accessible areas in terms of public transport.
<b>Road access-</b> availability, safety	The road is narrow and winding and the existing access point is quite concealed. Consequently there are access issues that need to be addressed
<b>Parking</b>	Existing parking provision and requirements of any new development could be accommodated on the site.
<b>Potential improving pedestrian/cycling network?</b>	The footway along the road is narrow –poor visibility when crossing road to the north. Opportunities to improve recreational routes through the open space within links to Stokes Bay.
<b>Comprehensive development issues</b>	N/A
<b>Any known infrastructure issues?</b>	Not known at this stage
<b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b>	Contamination and quality of buildings may affect viability Access
<b>Other issues/comments</b>	None.

# Map of Qinetiq Alverstoke



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR QINETIQ ALVERSTOKE

- Option 1: Open Space**  
 Retain open space with proposals to make available for public use. The particular type of uses would be informed by the local community. A local park with a range of facilities would seem appropriate. Identified in current Local Plan and Open Space Monitoring Report
- Option 2: Employment Land**  
 Retain site as an employment site this could either be through re-use of existing buildings, redevelop as a number of small workshop type units or a mix of both.
- Option 3: Residential**  
 Develop the site existing built-up area of the site as residential.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR QINETIQ ALVERSTOKE

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<i>Theme</i>				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Employment	Option 3: Residential	
<b>Transport and Accessibility</b>				
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>				
Will it reduce traffic volumes and congestion?	o	?	-	<b>Comment:</b> It is possible that the residential-led option could generate a net increase in the overall number and length of vehicle trips particularly because the site is not located within nearby proximity to local services and facilities and because it is not located close by to existing bus routes.  The employment option could provide some local employment and reduce travel but as it is not close to existing bus routes may increase traffic on the immediate local network if employs more people than the previous employment use.  The road serving this site which narrow, winding and with limited footways and consequently there may be a greater risk to highway safety from increased volumes of
Will it reduce road traffic accidents?	o	?	?	
Will there be an increase in traffic related air pollution?	o	?	?	
Will there be an increase in traffic related noise pollution?	o	?	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Employment	Option 3: Residential	
				traffic.
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, walking and cycling</b>				
Will it increase the proportion of journeys using modes other than the car?	+/?	+/?	?	It is considered that the residential-led option could result in an increased proportion of car journeys particularly because the site is not located within nearby proximity to local services or existing bus routes. It could provide local employment and therefore it may be possible to walk or cycle to the site but car travel may still be preferred. Open space with new public access particularly for cycles could increase trips in this area.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment and leisure opportunities</b>				
Will it improve accessibility to local services?	+	+	-	<b>Comment:</b> Pursuing the residential-led option would be unlikely to help towards improving accessibility to local services because the site is considered to be in one of the least accessible locations within the Borough. The employment option will provide local opportunities for new jobs and the open space option has the potential for improving cycle links and connections to facilities at Stokes Bay.
<b>SO4: To improve accessibility for those most in need</b>				
Will it make access more affordable?	+	+	-	<b>Comment:</b> Pursuing the residential-led option would be unlikely to improve accessibility for those most in need because the site is considered to be in one of the least accessible locations within the Borough.  The retention of open space with the potential for a cycle route would improve cycle links in this area.  Local employment opportunities could
Will it make access easier for those without a car?	+	+/?	-	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Employment	Option 3: Residential	
				potentially assist of improving accessibility to those without a car, although compared to other employment sites in the Borough this site is the least accessible.
<b>Community Activity and Neighbourhoods</b>				
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>				
Will it encourage engagement in community activities?	o	o	o	<b>Comment:</b> Maintaining the open space on the undeveloped part of the site would be likely to have a positive effect upon the satisfaction of residents.
Will it improve the level of investment in key community services?	o	o	o	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	+	?	?	
<b>Crime and Disorder</b>				
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>				
Will it reduce actual levels of crime?	o	o	o	<b>Comment:</b> Unlikely the use uses will increase crime or the feat of crime at this location.  As the site has been vacant any new use will increase the level of noise although these are normally likely to be within acceptable limits for the open space and residential use. In relation to employment much would demand on the nature of employment use.
Will it reduce the fear of crime?	o	o	o	
Will it reduce actual noise levels?	o	?	o	
Will it reduce noise concerns?	o	?	o	
<b>Poverty and Deprivation</b>				
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East Region</b>				
Will it reduce poverty and social exclusion in those areas most affected?	o	+	o	<b>Comment:</b> The provision of employment opportunities may help to reduce gap in poverty and social exclusion
<b>Health</b>				
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>				
Will it reduce health inequalities in those areas most affected?	o	o	o	<b>Comment:</b> Unlikely that the three uses will have a positive or negative impact on health inequalities or death rates, nor will they improve or worsen access to high quality health facilities.
Will it reduce death rates?	o	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Employment	Option 3: Residential	
Will it encourage healthy lifestyles?	+	o	o	The retention of the open space with the potential for public access for pedestrians and cyclists to link from Fort Road to Stokes Bay avoiding the windy section of Fort Road.
Will it improve access to high quality, health facilities?	o	o	o	
<b>Housing</b>				
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>				
Will it reduce homelessness?	o	o	o	<b>Comment:</b> Pursuing the residential-led option would be likely to have a positive effect upon increasing the overall dwelling stock. Although due to the potential very small number of dwellings and that these would be likely to be very low density homes in the higher price bracket it is unlikely that that they would have a significant impact on issues such as homelessness and affordability.  Energy efficiency will be dependent on the overall detailed design. the retention of existing employment buildings would not improve energy efficiency given the age and condition of these buildings.
Will it increase the range and affordability of housing for all social groups?	o	o	+/?	
Will it increase the number of decent homes?	o	o	+/?	
Will it be energy efficient?	o	?/-	?	
<b>Education and Skills</b>				
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work</b>				
Will it improve the qualifications and skills of young people?	o	o	o	<b>Comment:</b> Unlikely that these particular options would assist.
Will it improve the qualifications and skills of the population overall?	o	o	o	
<b>Employment</b>				
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work</b>				
Will it reduce commuting?	o	+	o	<b>Comment:</b> The employment option could provide some local employment and reduce travel but it is not close to existing bus routes.
Will it improve accessibility to work by public transport, walking and cycling?	+/?	+	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Employment	Option 3: Residential	
Will it reduce the effect of traffic congestion on the economy?	o	+/o	o	The incorporation of a cycle route as part of the open space may be used for cycling to work
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough</b>				
Will it increase the skills of the local workforce?	o	+/?	o	<b>Comment:</b> Unlikely that these particular options would assist although it could be possible for certain employment options to develop a skilled workforce but may be more marginal on this site
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough</b>				
Will it reduce unemployment overall?	o	+/?	o	<b>Comment:</b> The employment option could provide some local employment although this may be marginal.
Will it reduce long-term unemployment?	o	+/?	o	
Will it provide job opportunities for those most in need of employment?	o	+/?	o	
Will it help to improve earnings?	o	o	o	
<b>Economy</b>				
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough</b>				
Will it make use of previously developed land?	o	+/?	o	<b>Comment:</b> The employment option could provide some local employment although the site is not in one of the most accessible parts of the Borough.
Will it improve business development and enhance competitiveness?	o	o	o	
Will it improve the resilience of business and the economy?	o	o	o	
Will it promote growth in key sectors and clusters?	o	o	o	
Will it make land and property available for business development?	o	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>				



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<i>Theme</i>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Employment	Option 3: Residential	
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	o	o	<b>Comment:</b> None of these options will have a particularly strong effect in relation to this objective.
<b><i>Town and Local Centres</i></b>				
<b>SO16: To ensure the vitality and viability of the Borough's principal, district and local and neighbourhood centres</b>				
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	o	<b>Comment:</b> None of these options will have a particularly strong effect in relation to these objectives.
Will it improve accessibility to and quality of other town or local centre uses?	o	o	o	
Will it improve the vitality and viability of centres?	o	o	o	
<b><i>Leisure and Culture</i></b>				
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>				
Will it improve the range of sporting facilities in the Borough?	o	o	o	<b>Comment:</b> None of these options will have a particularly strong effect in relation to these objectives.
Will it improve the range of cultural facilities in the Borough?	o	o	o	
<b><i>Open Space, Coast and Harbour</i></b>				
<b>SO18: To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>				
Will it protect or enhance the Borough's network of greenspace?	++	o	o	<b>Comment:</b> There would be positive impacts in respect of the existing open space being protected under the open space option providing strong links to Stokes Bay and allow additional opportunities to view Stokes Bay from slightly higher ground. The retention of the open space would also prevent the encroachment of development in this sensitive location.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	+	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	+	o	o	
<b><i>Biodiversity and Geology</i></b>				
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Employment	Option 3: Residential	
Will it maintain and enhance sites designated for their nature conservation interest?	+	?	?	<b>Comment:</b> Pursuing the open space option could potentially help towards maintaining and enhancing any nature conservation that may be present in the site. In relation to the other options much would be dependent on the details of any given scheme.
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	+	?	?	
<b>Heritage and Design</b>				
<b>SO20: Help to protect and enhance the Borough's distinct built heritage</b>				
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	o	?	?	<b>Comment:</b> Much would be dependent on the details of any given employment or residential scheme.
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces</b>				
Will the design enhance the quality of the townscape?	+	?	?	<b>Comment:</b> The development of this site has the potential to improve the appearance of an derelict looking site and depending on the detail has the potential to enhance the quality of the townscape
Will it improve the appearance of untidy areas?	+	+/?	+	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	o	
<b>Air Quality</b>				
<b>SO22: To reduce air pollution and ensure air quality continues to improve</b>				
Will it improve air quality?	o	o	o	<b>Comment:</b> Given the size and nature of the site unlikely that any of the three proposals will have a significant effect on air quality.
<b>Use of Energy Resources</b>				
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</b>				
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	?	?	<b>Comment:</b> Much would depend on the details of any scheme.
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	?	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Employment	Option 3: Residential	
<b>Use of Land Resources</b>				
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and buildings</b>				
Will it reduce the amount of derelict, degraded and underused land?	o	+	+	<b>Comment:</b> The residential and employment led options could help to make use of what is currently an underused site with part of the site consisting of existing buildings.
<b>Water Management</b>				
<b>SO25: To maintain and improve the water quality of the Borough</b>				
Will it improve the quality of river water?	o	o	o	<b>Comment:</b> There is potential contamination on this site and therefore it is important that any development addresses this issues including ensuring that no pathways are created to contaminate water bodies.
Will it improve the quality of coastal water?	o	?	?	
Will it improve the quality of groundwater?	o	?	?	
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment</b>				
Will it minimise the risk of flooding to people and property?	o	?/-	?/-	<b>Comment:</b> Part of the site is located within Flood Zones 2 and 3. Therefore, it is likely that pursuing the residential-led option could raise the risk of flooding to people and property. This would particularly be the case with residential use being identified as more vulnerable to flood risk. However a reduced area within the built-up part of the site could be developed.
<b>SO27: To provide for sustainable sources of water supply</b>				
Will it reduce water consumption?	o	-	-	<b>Comment:</b> Pursuing Options 2 and 3 could have a cumulative effect upon increasing water consumption along with other new development that will take place on a Borough wide level.
<b>Waste Management</b>				
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste</b>				
Will it lead to reduced consumption of materials and resources?	o	-	-	<b>Comment:</b> The employment and residential-led options would be likely to result in an increased consumption of materials and resources and in construction waste. The employment-led option would also be likely to result in an increase in commercial waste with the residential-led option likely to result in an increase in household waste.
Will it reduce household waste?	o	o	-	
Will it increase waste recovery and recycling?	o	?	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Open Space	Option 2: Employment	Option 3: Residential	
Will it reduce hazardous waste?	o	o	o	
Will it reduce waste in the construction industry?	o	-	-	
Will it reduce commercial and industrial waste?	o	-	o	
Consumption of other natural resources				
SO29: To reduce the global, social and environmental impact of the consumption of resources				
Will it use renewable and sustainable sourced materials?	o	?	?	<b>Comment:</b> The use of renewable sustainable and local materials for employment and residential development will very much depend on the details of any scheme
Will it use locally produced materials?	o	?	?	

## PART 4: GBC PREFERRED OPTIONS FOR QINETIQ ALVERSTOKE

<b>Conclusion of Appraisal</b>	<p>Retaining the open space element at this sensitive location has a number of benefits relating to protecting and enhancing the sensitive setting of Stoke Bay and improving the quality and safety of leisure routes within this part of the Borough.</p> <p>There are several difficulties arising from continued employment use at this site as well as allocating the site for residential particularly higher density residential uses.</p>
<b>Preferred Option (s)</b>	<p>In relation to the built-up part of the site a re-use for employment use may be appropriate although a low density housing site which improves the appearance of the site may be preferable. A higher density housing development may have cause difficulties in this location. Consequently the preferred option is not to allocate this part of the site for a particular use and instead recognise it as a potential very low density housing site and treat this as an exception site rather than allocate it for housing.</p> <p>The Borough Council's preferred option for the open space is to protect it and look for opportunities to incorporate public access.</p>
<b>Justification</b>	<p>Whilst the built-up part of the site was suited to its previous specialist activities there may be limited scope for other</p>

	<p>employment uses unless there is a specific company which sought to use such premises in this location.</p> <p>Given the specialist nature of the premises and the condition and age of the buildings there may be very limited demand to re-use the current buildings. Many of the buildings appear in poor condition or very specialist and consequently there may be only limited market for re-use. Demolition costs and other site constraints may make it unviable to deliver a number of small workshops.</p> <p>Also the redevelopment of this site may prove difficult in terms of viability given the number of constraints on the site including contamination and the presence of a scheduled ancient monument as well as its limited appeal of location as it is at the end of the peninsula and served by a constrained road network in the immediate vicinity. It is also not located close to good public transport or local facilities.</p> <p>Consequently a small scale, whole or part residential scheme may be the most appropriate use and may offer opportunities to improve the appearance of the site and protect the scheduled ancient monument. Given the constraints of the site itself and the immediate surroundings a very low density scheme may be the most appropriate. A density similar to the large detached properties on the northern side of the narrow section of Fort Road may be appropriate.</p> <p>The site occupies a sensitive location on higher ground to the north of Stokes Bay and therefore the retention of the existing open space will help maintain the quality of the landscape with opportunities for further enhancements and public access.</p>
<p><b>Recommendation – with regard to Local Plan</b></p>	<p><b>-Protect existing open space and designate it as ‘Existing Open Space’ in the Local Plan.</b></p> <p><b>- Do not allocate the built-up area of the site for a particular use and continue to show as ‘white land’ and exclude from the urban area boundary. This will provides some flexibility regarding the re-use of this land ensuring it is appropriate for this sensitive location adjacent Stokes Bay</b></p>

## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR QINETIQ ALVERSTOKE**

In taking on board the preferred options, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<p><b>Mitigating Adverse Effects</b></p> <p>In relation to the proposal to retain the open space on the land that is not built up, Policy LP44: ‘Protecting Species and Other Features of Nature Conservation Importance’ will help to ensure that the future use of the open space would not impact upon any</p>
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protected habitats and species that may exist within the site.

### **Mitigating Adverse Effects**

If a low density housing development came forward on the built-up part of the site as an exception site, the following policies would be used to mitigate any adverse effects.

Policy LP10:Design- to ensure the design of the development is appropriate for this location.

Policy LP11: Designated Heritage Assets- to ensure that heritage assets including the on-site scheduled ancient monument and potential archaeology are protected and enhanced.

LP23: Layout of Sites and Parking- that the site is served by a safe access and any necessary road improvements and pedestrian safety measure are secured

LP41-44: Various green infrastructure and nature conservation policies: to ensure important nature conservation designation are protected and opportunities are taken to secure a net gain in biodiversity

LP45: Flood Risk and Coastal Erosion- that the appropriate measures are taken to mitigate any flood risk.

LP46: pollution Control- that the appropriate measures are taken in relation to contaminated land, light pollution and noise pollution.

# THE PIGGERIES

## Introduction

The Piggeries is an area of open space in Gosport which is privately owned by the MoD. It is currently used as a paddock and it located adjacent to Stoke Lake. The Council and a local group wish to see the site retained as an open space whilst a prospective purchaser would like to develop a nursing home on site. Consequently, the Council has considered a number of broad development options for the site.

## PART 1: SITE PROFILE FOR THE PIGGERIES – PRELIMINARY CONSIDERATIONS

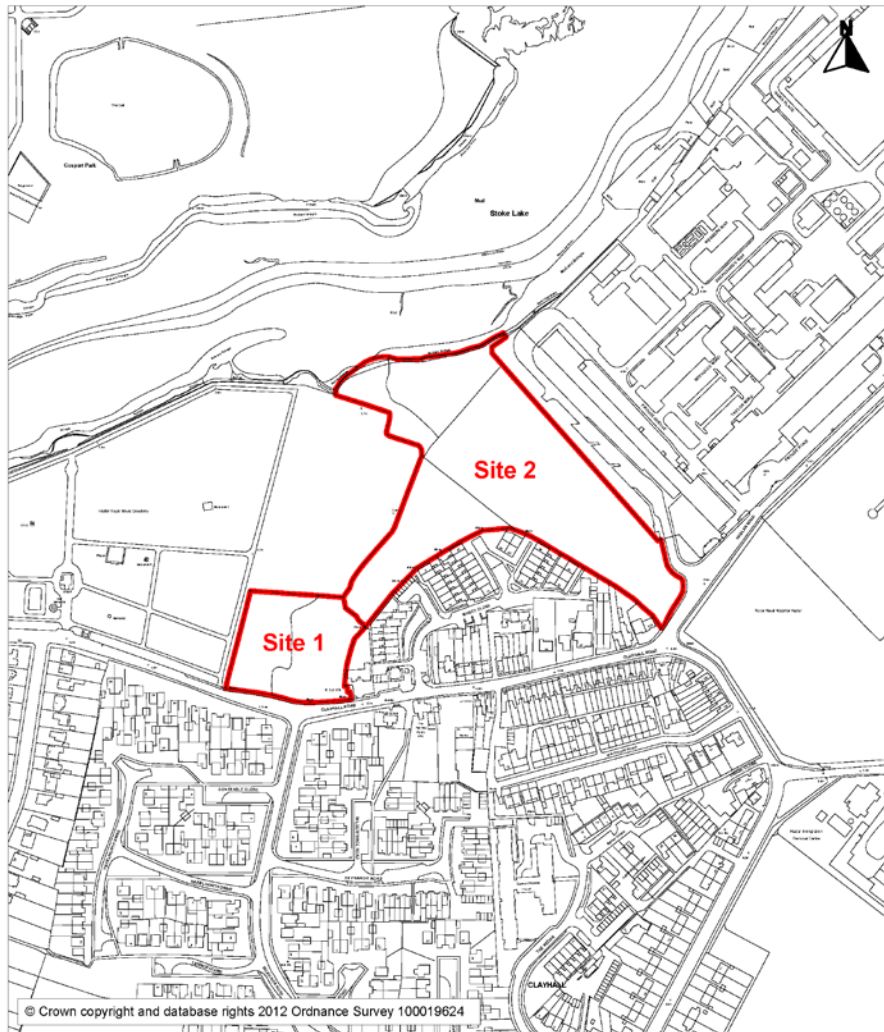
<b>Site name</b>	The Piggeries
<b>Address</b>	Clayhall Road
<b>Ward</b>	Anglesey
<b>Area</b>	3.10 ha. Site 1 - 0.65 ha Site 2 – 2.45 ha
<b>Current use</b>	Semi Natural /Natural open space 2 paddocks
<b>Adjacent uses</b>	Haslar Marine Technology Park Residential Haslar Creek
<b>Brownfield/greenfield?</b>	Greenfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	None
Local list	Close to local listed buildings in the Haslar Marine Technology Park
Historic Park	Site is close to the Haslar Hospital Grade II Registered Historic Park
Local historic park	No
Scheduled ancient monument	No
Archaeology	Not known
	<b>Within or adjacent</b>
Conservation Area	SW Corner is in Anglesey conservation area
Special Character Area	No
<b>Design considerations-scale setting design layout materials landscaping and retention of important views Is the site in a prominent location? Any landscape features of note? site adjacent Haslar Creek</b>	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	Adjacent Portsmouth Harbour SPA and Ramsar Site
SSSI	Adjacent Portsmouth Harbour SSSI
SINCs	Northern part of site is a candidate site
LNR	No
Known protected species	Not known-ecological assessment would be required as part of any planning application and will need to accord with the relevant policies of the Local Plan.
Known BAP target	Not known-ecological assessment would be required as part

species	of any planning application and will need to accord with the relevant policies of the Local Plan.
Any natural features of note (established trees, woods, ponds, hedges etc.)	Site is now densely vegetated from the Haslar Road frontage
<b>Contamination</b> Consider previous uses, any known studies etc.	Comment: Possible contamination - may need further studies
<b>Flood risk</b>	Flood Zone: Part of area adjacent Clayhall Road is in Flood Zone 3 Wider Area is in Flood Zone 2  Findings of the SFRA: Flood Zone 3 covers most of the site by 2115
<b>Noise/Vibration</b> – proximity to noise emitting uses, smell,- busy roads, factories, airfield etc.	Site is located adjacent Haslar Marine Technology Park which could therefore result in some amenity issues such as noise.
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage.
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	Edge of urban area-lighting is limited to the road side
<b>Safeguarded Area</b>	No
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses	The design will need to consider the amenities of local residents.
<b>Any open space?</b>	All
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	Existing Open Space (Policy R/OS4)  Outside of the Urban Area Boundary (Policy R/OS1)  Coastal Zone Policy Area (Policy R/CH1)  Partly located within an Urban Gap (Policy R/OS3)  Local Historic Park and Garden located adjacent (Policy R/BH7)  Existing Cemetery located adjacent (Policy R/CF12)  Located adjacent to an Existing Employment Area (Policy R/EMP3) (Haslar Marine Technology Park)  Parts of the site are located in an Area at Risk of Flooding (R/DP1 and R/CH1)  Located adjacent to SSSI, SPA and Ramsar site designations which cover Stoke Lake (Policy R/OS11).
<b>Accessibility</b> (usually within 400m)	<b>Proximity of Town/Local centre</b>



-public transport (see plan) - -local/ town centre - other facilities in proximity	Further than 800m to any centre  <b>Other facilities nearby</b>  None  <b>Public transport accessibility</b>  Bus services 29 and 30 every 30 min during daytime. Total of 2 buses per hour.
<b>Road access-</b> availability, safety	None at present. Would need to access from Clayhall Road or Haslar Road
<b>Parking</b>	None at present
<b>Potential improving pedestrian/cycling network?</b>	None
<b>Comprehensive development issues</b>	None
<b>Any known infrastructure issues?</b>	Sewers running under the site
<b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b>	Owned by QinetiQ
<b>Other issues/comments</b>	There is currently uncertainty regarding the future of the site due to the current ownership of the site by the MoD and whether it will be released over the plan period.

## Map of the Piggeries



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR THE PIGGERIES

- **Option 1: Healthcare facility**  
QinetiQ proposes a Healthcare facility on 0.65 ha site on site adjacent Clayhall Road identified as site 1 on the attached site plan. There appears to be demand for this type of facility and can assist in providing a range of community facilities and living accommodation for specific groups. There is presently no public access and redevelopment could allow for public access to informal recreation. Design principles could improve the environment.
- **Option 2: Residential**  
QinetiQ propose residential use on 2.45 ha site adjacent Haslar Road and the Haslar Marine Technology Park identified as site 2 on the attached plan. Their evidence states shows that the site could provide for a total of 96 1,2 and 3bedroom units.
- **Option 3: Open Space**  
The Gosport Society propose that both these sites are retained as its current use as open space.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR THE PIGGERIES

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<i>Theme</i>				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate;
	Option 1: Nursing Care Facility	Option 2: Residential	Option 3: Open Space	<ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
<i>Transport and Accessibility</i>				
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>				
Will it reduce traffic volumes and congestion?	+	-	?/+	<b>Comment:</b> The nursing care facility option would be likely to help reduce the need to travel and traffic related impacts. This would be applicable on a Borough wide level and would particularly be the case in relation to the re-location of medical facilities from Royal Hospital Haslar over recent years. However, it is possible that the residential-led option could generate a net increase in the overall number and length of vehicle trips particularly because the site is not located within nearby proximity to local services and facilities. However, the location of the site within close proximity to existing bus routes means that this negative effect would not be significant. There are likely to be positive effects upon reducing the need to travel under the open space option but only if it is to be made available for public use. This is because the open space would serve the direct needs of the local community and could therefore generate fewer car related trips to similar open spaces for recreational purposes elsewhere.
Will it reduce road traffic accidents?	o	o	o	
Will there be an increase in traffic related air pollution?	+	-	?/+	
Will there be an increase in traffic related noise pollution?	+	-	?/+	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking</b>				
Will it increase the proportion of journeys using modes other than the car?	++	-	?/+	<b>Comment:</b> The nursing care facility option would be likely to provide the opportunity for increasing the proportion of journeys using modes other than the car such as by public transport, cycling and walking. This would be on a Borough wide level and would particularly be the case in relation to the re-location of medical facilities from Royal Hospital Haslar over recent years. However, it is considered that the residential-led option could result in an increased proportion of car journeys particularly because the site is not located

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Nursing Care Facility	Option 2: Residential	Option 3: Open Space	
				within nearby proximity to local services and facilities. However, the location of the site within close proximity to existing bus routes means that this negative effect would not be significant. There are likely to be positive effects upon facilitating modal transfer away from the private car under the open space option but only if it is to be made available for public use. This is because the open space would serve the direct needs of the local community and could therefore be more likely to generate trips made by walking and cycling.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities</b>				
Will it improve accessibility to local services?	++	-	o	<b>Comment:</b> The provision of a nursing care facility would help to improve accessibility to local facilities. However, pursuing the residential-led option would be unlikely to help towards improving accessibility to local services because the site is considered to be in one of the least accessible locations to services and facilities within the Borough. However, the location of the site within close proximity to existing bus routes means that this negative effect would not be significant.
<b>SO4: To improve accessibility for those most in need</b>				
Will it make access more affordable?	++	-	o	<b>Comment:</b> Pursuing the nursing care facility option would be likely to help improve accessibility for those most in need of medical and health care services. This would be applicable on a Borough wide level and would particularly be the case in relation to the re-location of medical facilities from Royal Hospital Haslar over recent years. However, pursuing the residential-led option would be unlikely to improve accessibility for those most in need because the site is considered to be in one of the least accessible locations to services and facilities within the Borough. However, the location of the site within close proximity to existing bus routes means that this negative effect would not be significant.
Will it make access easier for those without a car?	++	-	o	
<b>Community Activity and Neighbourhoods</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Nursing Care Facility	Option 2: Residential	Option 3: Open Space	
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>				
Will it encourage engagement in community activities?	o	o	o	<b>Comment:</b> Pursuing the nursing care facility option would result in an increased level of investment in key community services and could also help to provide for a sense of community identify where people live. This would be the case particularly in relation to the previous provision of health and nursing care facilities which were provided on the Royal Hospital Haslar site. Maintaining the site as open space could also help to maintain the satisfaction of local residents.
Will it improve the level of investment in key community services?	++	o	o	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	+	o	+	
<b>Crime and Disorder</b>				
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>				
Will it reduce actual levels of crime?	o	o	o	<b>Comment:</b> The site has no impact upon crime related issues since it is not currently accessible.
Will it reduce the fear of crime?	o	o	o	
Will it reduce actual noise levels?	o	o	o	
Will it reduce noise concerns?	o	o	o	
<b>Poverty and Deprivation</b>				
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region</b>				
Will it reduce poverty and social exclusion in those areas most affected?	o	o	o	<b>Comment:</b> n/a
<b>Health</b>				
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>				
Will it reduce health inequalities in those areas most affected?	+	o	o	<b>Comment:</b> Pursuing the nursing care facility option would contribute towards the improved health and well-being of the population through the provision of new high quality health facilities.
Will it reduce death rates?	o	o	o	
Will it encourage healthy lifestyles?	+	o	o	
Will it improve access to high	++	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Nursing Care Facility	Option 2: Residential	Option 3: Open Space	
quality, health facilities?				
<b>Housing</b>				
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>				
Will it reduce homelessness?	o	+	o	<b>Comment:</b> Pursuing the residential-led option would be likely to have a positive effect upon increasing the overall dwelling stock and thus help towards reducing homelessness, increasing the range and affordability of housing and the number of decent homes.
Will it increase the range and affordability of housing for all social groups?	o	+	o	
Will it increase the number of decent homes?	o	+	o	
Will it be energy efficient?	o	o	o	
<b>Education and Skills</b>				
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work</b>				
Will it improve the qualifications and skills of young people?	o	o	o	<b>Comment:</b> n/a
Will it improve the qualifications and skills of the population overall?	o	o	o	
<b>Employment</b>				
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work</b>				
Will it reduce commuting?	o	o	o	<b>Comment:</b> n/a
Will it improve accessibility to work by public transport, walking and cycling?	o	o	o	
Will it reduce the effect of traffic congestion on the economy?	o	o	o	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough</b>				
Will it increase the skills of the local workforce?	o	o	o	<b>Comment:</b> n/a
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Nursing Care Facility	Option 2: Residential	Option 3: Open Space	
Will it reduce unemployment overall?	o	o	o	<b>Comment:</b> n/a
Will it reduce long-term unemployment?	o	o	o	
Will it provide job opportunities for those most in need of employment?	o	o	o	
Will it help to improve earnings?	o	o	o	
<b>Economy</b>				
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough</b>				
Will it make use of previously developed land?	o	o	o	<b>Comment:</b> n/a
Will it improve business development and enhance competitiveness?	o	o	o	
Will it improve the resilience of business and the economy?	o	o	o	
Will it promote growth in key sectors and clusters?	o	o	o	
Will it make land and property available for business development?	o	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>				
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	o	o	<b>Comment:</b> n/a
<b>Town and Local Centres</b>				
<b>SO16: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres</b>				
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	o	<b>Comment:</b> n/a
Will it improve accessibility to and quality of other town or	o	o	o	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<i>Theme</i>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Nursing Care Facility	Option 2: Residential	Option 3: Open Space	
local centre uses?				
Will it improve the vitality and viability of centres?	o	o	o	
<i>Leisure and Culture</i>				
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>				
Will it improve the range of sporting facilities in the Borough?	o	o	o	<b>Comment:</b> n/a
Will it improve the range of cultural facilities in the Borough?	o	o	o	
<i>Open Space, Coast and Harbour</i>				
<b>SO18: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>				
Will it protect or enhance the Borough's network of greenspace?	--	--	++	<b>Comment:</b> Both the nursing care facility and residential-led options would result in the loss of existing open space on site. This is considered to be a significant negative effect because the site is identified as an existing area of open space. However, there would be positive impacts in respect of the existing open space being protected under the open space option. It is considered uncertain at this stage as to whether either the nursing care facility or residential options would help towards protecting or enhancing the quality of the Borough's coast and harbour frontage in relation to the location of the site fronting onto Stoke Lake. It is also uncertain as to whether either of these options would help towards improving public access to the Borough's coast and harbour frontage.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	?	?	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	?	?	o	
<i>Biodiversity and Geology</i>				
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets</b>				
Will it maintain and enhance sites designated for their nature conservation interest?	?	-/?	+	<b>Comment:</b> It is considered to be uncertain at this stage as to whether the nursing care facility and residential-led options would help towards conserving the Borough's biodiversity and geological assets. This is particularly the case in respect of Option 2 because of its location directly opposite to Stoke Lake which is covered by SSSI, SPA
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	-/?	+	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Nursing Care Facility	Option 2: Residential	Option 3: Open Space	
				and Ramsar designations. Maintaining the site as open space would also help towards enhancing any existing nature conservation value that may be present within the site.
<b>Heritage and Design</b>				
<b>SO20: To protect and enhance the Borough's distinctive built heritage</b>				
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	o	o	o	<b>Comment:</b> n/a
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces</b>				
Will the design enhance the quality of the townscape?	?	?	o	<b>Comment:</b> It is considered to be uncertain at this stage in respect of pursuing Options 1 and 2 as to whether the design of any new development that could be built would help to enhance the quality of the townscape. Much would depend upon the specific design of any new development that would take place.
Will it improve the appearance of untidy areas?	o	o	o	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	o	
<b>Air Quality</b>				
<b>SO22: To reduce air pollution and ensure air quality continues to improve</b>				
Will it improve air quality?	o	o	o	<b>Comment:</b> n/a
<b>Use of Energy Resources</b>				
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</b>				
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	o	<b>Comment:</b> n/a
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	o	
<b>Use of Land Resources</b>				
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and existing buildings</b>				
Will it reduce the amount of derelict, degraded and underused land?	-	-	o	<b>Comment:</b> It is considered that both the nursing care facility and residential-led options would make inefficient use of a greenfield site.
<b>Water Management</b>				
<b>SO25: To maintain and improve the water quality of the Borough</b>				

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Theme				
Sustainability Objective				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Nursing Care Facility	Option 2: Residential	Option 3: Open Space	
Will it improve the quality of river water?	o	o	o	<b>Comment:</b> It is considered to be uncertain at this stage as to whether Options 1 and 2 would have a detrimental impact upon the quality of coastal and groundwater. It is considered to be uncertain as to how these options could impact upon such water quality at this stage since there are no further details as to how development under these options would be progressed.
Will it improve the quality of coastal water?	?	?	o	
Will it improve the quality of groundwater?	?	?	o	
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment</b>				
Will it minimise the risk of flooding to people and property?	--	--	o	<b>Comment:</b> The site is partly located within Flood Zones 2 and 3. Therefore, it is likely that pursuing the nursing care facility and residential-led options could increase the risk of flooding to people and property. This would particularly be the case due to both uses being identified as more vulnerable to flood risk. The Strategic Flood Risk Assessment also shows that the risk of flooding will increase to cover the entire site over the longer term period (i.e. by 2115).
<b>SO27: To provide for sustainable sources of water supply</b>				
Will it reduce water consumption?	-	-	o	<b>Comment:</b> Pursuing Options 1 and 2 could have a cumulative effect upon increasing water consumption along with other new development that will take place on a Borough wide level.
<b>Waste Management</b>				
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste</b>				
Will it lead to reduced consumption of materials and resources?	-	-	o	<b>Comment:</b> Developing a nursing care facility under Option 1 would be likely to result in an increased consumption of materials and resources, a possible increase in hazardous waste and a possible increase in construction and commercial waste. Pursuing residential use under Option 2 would be likely to result in an increased consumption of materials and resources and an increase in household and construction waste.
Will it reduce household waste?	o	-	o	
Will it increase waste recovery and recycling?	o	o	o	
Will it reduce hazardous waste?	-	o	o	
Will it reduce waste in the construction industry?	-	-	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
<b>Theme</b>				
<b>Sustainability Objective</b>				
Decision-making criteria (from the SA Framework)	Identified Effects			Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Nursing Care Facility	Option 2: Residential	Option 3: Open Space	
Will it reduce commercial and industrial waste?	-	o	o	
<b>Consumption of other natural resources</b>				
<b>SO29: To reduce the global, social and environmental impact of the consumption of natural resources</b>				
Will it use renewable and sustainable sourced materials?	o	o	o	<b>Comment:</b> n/a
Will it use locally produced materials?	o	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR THE PIGGERIES

<b>Conclusion Appraisal</b>	of	The preferred option has been based on the assessment of options in Part 3 which shows that maintaining the site as an open space under Option 3 would have a number of positive effects. Providing a nursing care home facility under Option 1 would also have a number of positive effects although a number of uncertain and potentially negative effects have also been identified. Pursuing the residential use under Option 2 shows a number of potentially uncertain and negative effects.
<b>Preferred Option (s)</b>		The Borough Council's preferred option is <b>Option 3: Open Space</b> .
<b>Justification</b>		<p>Sites 1 and 2 are both outside of the Urban Area Boundary. Both sites are subject to flooding issues and there is no reason to make an exception for these sites. There are also nature conservation issues on Site 2 due to its location directly opposite to Stoke Lake which makes it particularly unsuitable for development.</p> <p>In terms of the need for additional care facilities the site across the road, the former Royal Hospital Haslar has been allocated for a care/medical mixed use development. This former hospital site is more suited to provision of care facilities than this Greenfield site.</p> <p>In terms of housing provision the Local Plan seeks to accommodate its future housing requirements on previously developed land (Brownfield sites) rather than use Greenfield sites. It is demonstrated through the Strategic Housing Land</p>

	Availability Assessment that the housing requirement identified in the Local Plan can be met on Brownfield sites.
<b>Recommendation – with regard to Local Plan</b>	<b>Allocate the Piggeries as Existing Open Space in the Local Plan</b>

## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR THE PIGGERIES**

In taking on board Option 3, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

### **Mitigating Adverse Effects**

SO19: The biodiversity and species protection policies (LP42-LP44) will help to ensure that the future use of the open space would not impact upon internationally and nationally important nature conservation assets which include the SSSI, Ramsar and SPA designations that cover the adjacent Stoke Lake and protected habitats and species that may exist within the site.

### **Maximising Beneficial Effects**

SO24: Policy LP3: 'Spatial Strategy' will further help to ensure that new development takes place on previously developed sites.

# **Proposed Allocations Requiring a Sustainability Appraisal**

(Identified prior to the publication of the Publication  
Local Plan July 2014)

# ALVER VALLEY SUB-OPTION: LOCATION OF VISITOR CENTRE (INFORMS POLICY LP8: ALVER VALLEY)

## Introduction

The Borough Council considers that the provision of a visitor centre within the Alver Valley would help increase visitor numbers and provide a potential for increased spending in the local economy. The Council is currently considering two potential locations for a visitor centre: the Grange Farm area and the Alver Meadow area. The first is the preferred choice of the Borough Council while the second was put forward by a local resident.

## GRANGE FARM

### PART 1A: SITE PROFILE FOR THE LOCATION OF A VISITOR CENTRE IN GRANGE FARM – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Grange Farm
<b>Address</b>	Little Woodham Lane, off Howe Road Gosport
<b>Ward</b>	Grange
<b>Area</b>	3.91 hectares
<b>Current use</b>	<p>Grange Farm is situated on the site and accommodates the Borough Council's Countryside Section. Grange Farm is also host to a number of recreational activities (largely educational/nature conservation events for schools and the wider public). An adjacent area of grass is used for car parking. The site could include the Seventeenth Century Village recreation known as Little Woodham as an attraction for residents and visitors, which would be retained.</p> <p>A number of disused greenhouses used until recently by the Borough Council as a plant nursery.</p> <p>Home Heath was formerly a caravan park and has been left for a number of years and is identified in the Borough Council's Open Space Monitoring Report as an area of open space.</p>
<b>Adjacent uses</b>	<p>The site is adjacent Grange Farmhouse which includes a number of residential properties.</p> <p>The site is also immediately adjacent the Alver Village housing regeneration scheme.</p> <p>The wider part of the Alver Valley includes the Wildgrounds Nature Reserve, West of the River Nature Reserve, Alder Moor and Carters Copse are located immediately to the west and south.</p>
<b>Brownfield/greenfield?</b>	Re-use of existing buildings and adjacent greenfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	No's 3, 4 and 5 (Grange Farmhouse) are immediately adjacent to the site.
Local list	The Grange Farm buildings themselves are Locally Listed.
Historic Park	None
Local historic park	None
Scheduled ancient	None

monument	
Archaeology	There may be archaeological potential within this area. The site is within an archaeological alert area.
	<b>Within or adjacent</b>
Conservation Area	No
Special Character Area	No
<b>Design considerations</b>	
Grange Farm is located within the Strategic Gap and is adjacent Listed Buildings as noted above (i.e. Nos 3, 4 and 5 Grange Farmhouse) which may have implications upon the type of recreational and leisure uses that could be permissible	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	None within 1.5km
SSSI	The site is approximately 550 km from the Wildgrounds SSSI. Access is restricted on a permit basis. It is approximately walking 1.7km distance to the current access point.  Approximately 720 metres north east of Browndown SSSI-although as much of the northern perimeter is fenced off the walking distance is some 1370m.
SINCs	A number of SINCs are located adjacent or in close proximity but there no SINCs within Alver Meadow itself.
LNR	The West of the River Reserves are located within 200 metres of the site. The Wildgrounds is approximately 550 m from the site.
Known protected species	The Alver Valley itself is home to a number of known protected species including a variety of birds and insects. The ecological potential of Grange Farm itself will need to be investigated.  HMS Sultan playing field on the opposite site of the road is considered an important Brent Goose site (SINC).
Known BAP target species	The Alver Valley itself is home to a number of known BAP species including a variety of birds and insects. The ecological potential of Grange Farm itself will need to be investigated.
Any natural features of note (established trees, woods, ponds, hedges etc.)	Grange Farm area incorporates a large number of trees and hedges which contribute to the overall natural character of the area.  It also includes one of the oldest and largest oaks (this is located just north of the nursery at the entrance of the Seventeenth Century Village.
<b>Contamination</b> Consider previous uses, any known studies etc.	Parts of the site outside the farm buildings themselves and the nursery are potentially contaminated. Further investigation required.  Within a 20m contaminated land buffer area (EH required to comment on planning applications)  Small part of the site within Historic Landfill Buffer Area (50m) (EH required to comment on planning applications)
<b>Flood risk</b>	Most of the site is in Flood Zone 1 including the Grange Farm Buildings. An area to the south of the buildings is in flood Zone

	3 as well as a small area of land on western edge of the site.
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	No known issues at this stage
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	The Alver Valley is considered to be one of the areas least affected by light pollution within the Borough. This includes the Grange Farm site which is set away from Howe Road.
<b>Safeguarded Area</b>	Within the Safeguarded Area for the Aerodrome for Lee-on-the-Solent
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	There will be the need to consider the issues arising from the operation of a visitor centre and associated facilities in close proximity to residential properties. Whilst there are current activities at Grange Farm and the Seventeenth Century Village any gateway facilities would intensify the usage of this site in terms of both visitor numbers and the hours of operation.
<b>Any open space?</b>	Grange Farm and the grassed area immediately to the north is not identified as open space within the 'Saved' Gosport Borough Local Plan (May 2006) and the Open Space Monitoring reports. The Home Health area has previously been designed as open space in the GBLPR and identified in the OSMR..
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	The Alver Valley is located within the Strategic Gap (R/OS2) and outside the Urban Area Boundary (R/OS1)  Listed Buildings within the site (R/BH3)  Site Safeguarded for the Aerodrome at Lee-on-the-Solent (R/ENV9)  Area at Risk of Flooding (R/DP1 and R/CH1)
<b>Accessibility</b> -public transport (see plan) - local/ town centre - other facilities in proximity	<b>Proximity of Town/Local centre</b>  Approximately 3 kilometres walking distance from Gosport Town Centre (from Little Woodham Lane)  <b>Other facilities nearby</b>  The new facilities at the Alver Village Neighbourhood Centre (coffee shop, supermarket and pharmacy) are located within approximately 1 kilometre walking distance from the site. The Cocked Hat is also located within approximately 1 kilometres walking distance.  <b>Public transport accessibility</b>  Grange Farm is located within nearby proximity to bus stops (Bus Services run along Howe Road)
<b>Road access</b> - availability, safety	Little Woodham Lane provides road access into the site off Howe Road which goes through the new housing estate. The



	access arrangements will need to be improved as Little Woodham lane may not be of the appropriate width to take additional traffic. This needs to be considered further as part of the Masterplan.
<b>Parking</b>	There is currently limited vehicle parking for workers and visitors to Grange Farm.
<b>Potential for improving pedestrian/cycling network?</b>	There is a potential for improving pedestrian and cycle access within Grange Farm and for establishing links to the wider pedestrian and cycling network within the Borough. The preparation of a revised Alver Valley Masterplan could take account of these issues.
<b>Comprehensive development issues</b>	<p>The phasing of various elements of the Country Park needs to be considered on a whole site basis, hence the need for a Master Plan. Proposals for a Visitor Centre and associated facilities needs to be considered in conjunction with an overall access and parking strategy, as well as an understanding of the types of facilities to be located in the Park. The relationship with the Wildgrounds SSSI and the Seventeenth Century Village needs to be fully understood.</p> <p>There needs to be a resolution of the flooding at Apple Dumpling Bridge which cuts the western park off from the proposed visitor centre at Grange Farm.</p>
<b>Any known infrastructure issues?</b>	There are plans to provide additional vehicle parking for users of the Alver Valley as part of the wider proposals for its transformation into a Country Park. However, no additional parking or facilities are currently outlined for Grange Farm.
<b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b>	<p>Consideration of a new access point.</p> <p>Residential amenity issue.</p> <p>Long term financial viability.</p> <p>Costs of converting existing buildings.</p>
<b>Other issues/comments</b>	None

## Map of Grange Farm and surrounding area



## ALVER MEADOW

### PART 1B: SITE PROFILE FOR THE LOCATION OF A VISITOR CENTRE IN THE ALVER MEADOW – PRELIMINARY CONSIDERATIONS

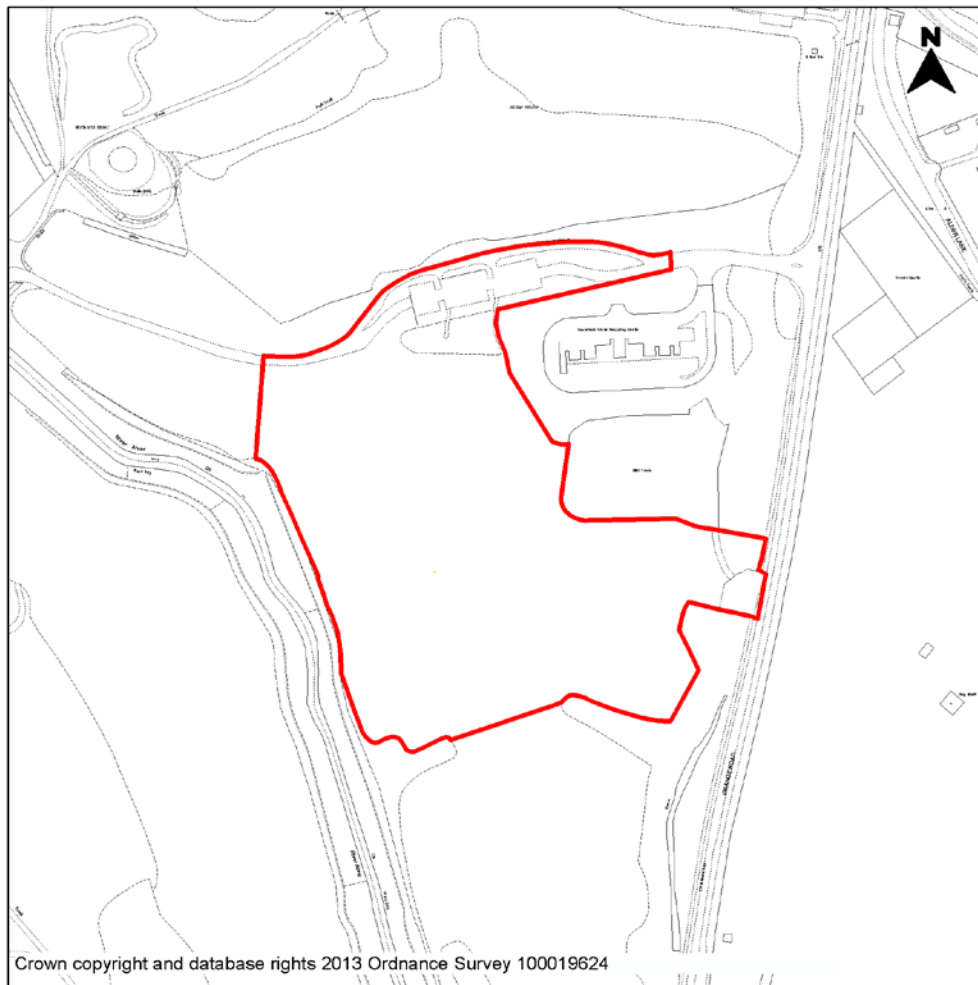
<b>Site name</b>	Alver Meadow
<b>Address</b>	Off Grange Road, Gosport
<b>Ward</b>	Grange
<b>Area</b>	4.1 hectares
<b>Current use</b>	Open space used for recreational activities. Gosport BMX track and a children's play area are located within Alver Meadow. The HCC Household Waste Recycling Centre (HWRC) is also located within part of the site.
<b>Adjacent uses</b>	Alver Meadow is situated within nearby proximity to the Alver Village housing regeneration scheme.  The wider Alver Valley includes Browdown Common, Alder Moor and Carters Copse are located immediately to the west and north. Privett Road is located to the south although the area beyond this is largely undeveloped due to the Strategic

	Gap designation (Policy R/OS2) which also covers Alver Meadow.
<b>Brownfield/greenfield?</b>	Predominantly greenfield with an area developed as a BMX track.  The Household Waste Recycling Centre (HWRC) occupies a small area within Alver Meadow.
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	No
Local list	Within 170 metres of the Tank Traps adjacent to Apple Dumping Bridge
Historic Park	No
Local historic park	No
Scheduled ancient monument	Within 150 metres of scheduled ancient monument-the Motte and Bailey
Archaeology	Will need to consult with HCC Archaeology as archaeological potential may exist
	<b>Within or adjacent</b>
Conservation Area	No
Special Character Area	No
<b>Design considerations</b>	
The Alver Meadow is located within the Strategic Gap which may have implications upon the type of recreational and leisure uses that could be permissible.	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	None within 1.5km
SSSI	The site is approximately 550 km from the Wildgrounds SSSI. Access is restricted on a permit basis. It is approximately walking 1.7km distance to the current access point.  Approximately 720 metres north east of Browndown SSSI-although as much of the northern perimeter is fenced off the walking distance is some 1370m.
SINCs	A number of SINCs are located adjacent or in close proximity but there no SINCs within Alver Meadow itself.
LNR	The West of the River Reserve is located within 200 metres of the site. The Wildgrounds is approximately 550 metres from the site.
Known protected species	The Alver Valley itself is home to a number of known protected species including a variety of birds and insects. The ecological potential of Alver Meadow itself will need to be investigated.
Known BAP target species	The Alver Valley itself is home to a number of known BAP species including a variety of birds and insects. The ecological potential of Alver Meadow itself will need to be investigated.
Any natural features of note (established trees, woods, ponds, hedges etc.)	Alver Meadow incorporates a large number of trees and hedges which contribute to the overall natural character of the area. It is located adjacent to the River Alver.
<b>Contamination</b> Consider previous uses, any known studies etc.	Land potentially contaminated. Further investigation required. The adjacent Alver Valley has water quality issues (rated as poor)

	<p>Within a 20m contaminated land buffer area (EH required to comment on planning applications)</p> <p>Within Historic Landfill Buffer Area (50m) (EH required to comment on planning applications)</p>
<b>Flood risk</b>	Most of the site is within Flood Zone 1 except the western edge adjacent the River which is Flood Zones 2 and 3.
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	No known issues at this stage
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	The Alver Valley is considered to be one of the areas least affected by light pollution within the Borough. This includes parts of the Alver Meadow particularly areas which are set away from Grange Road.
<b>Safeguarded Area</b>	Within the Safeguarded Area for the Aerodrome for Lee-on-the-Solent
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	The relationship of a potential Visitor Centre and its proximity to the HWRC may need to be considered further. Any development would need to consider the popularity of the adjacent BMX track (which forms part of the Country Park) including parking and access arrangements.
<b>Any open space?</b>	The Alver Meadow is a significant area of open space within the Alver Valley and is also considered to be a valuable natural greenspace. The quality and value of this open space (surveyed as Alder Moor/Carters Copse) within the Alver Valley is also recognised within the Council's 2012 Open Space Monitoring Report.
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	<p>Existing Open Space (R/OS4)</p> <p>The Alver Valley is located within the Strategic Gap (R/OS2) and outside the Urban Area Boundary (R/OS1)</p> <p>Listed Buildings within the site (R/BH3)</p> <p>Locally Listed Buildings (R/BH5)</p> <p>Site Safeguarded for the Aerodrome at Lee-on-the-Solent (R/ENV9)</p> <p>Area at Risk of Flooding (R/DP1 and R/CH1)</p>
<b>Accessibility</b> -public transport (see plan) - local/ town centre - other facilities in proximity	<p><b>Proximity of Town/Local centre</b></p> <p>Approximately 3 kilometres walking distance from Gosport Town Centre (from the vehicle parking area located adjacent to Carters Copse on Grange Road).</p> <p><b>Other facilities nearby</b></p> <p>The Cocked Hat pub restaurant is located within nearby proximity (with 700 metres walking distance)</p>

	<p><b>Public transport accessibility</b></p> <p>Alver Meadow is located within close proximity to bus stops (Bus Services run along Grange Road)</p>
<b>Road access-availability, safety</b>	<p>The road access which the serves the HWRC site and a car park for Alver Valley users, could be potentially used for a visitor centre at this location.</p> <p>There may be the potential to create an access to serve the visitor centre at the point currently used as a small car park which serves the BMX track, off Grange Road.</p> <p>A number of highway safety issues will need to be addressed by considered a more intensively used access.</p>
<b>Parking</b>	<p>There is currently a car park adjacent the HWRC which has the potential to be expanded, reconfigured to serve a visitor centre in this location. The design would be an important issue to ensure it is sensitive for this location.</p>
<b>Potential for improving pedestrian/cycling network?</b>	<p>There is a potential for improving pedestrian and cycle access within Alver Meadow and for establishing links to the wider pedestrian and cycling network within the Borough. The preparation of a revised Alver Valley Masterplan could take account of these issues.</p>
<b>Comprehensive development issues</b>	<p>The revised Masterplan will ensure that the creation of a Country park as a whole and not on a piecemeal basis whilst taking account of work already completed.</p> <p>Consideration would need to be given of how the BMX track would operate, the relationship with the HWRC and whether the adventure playground would need to be relocated.</p> <p>There needs to be a resolution of the flooding at Apple Dumpling Bridge. When flooding does occur, the western part of the park is cut off from the Alver Meadow.</p>
<b>Any known infrastructure issues?</b>	<p>A Visitor Centre at this location would need to be served by a new/ redesign access point and parking. It will require all the requisite utilities.</p>
<b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b>	<p>The provision of a suitable road access would be a key issue. The cost of a new building and associated utilities</p>
<b>Other issues/comments</b>	<p>None</p>

## Map of Alver Meadow



## PART 2: CONSIDERATION OF OPTIONS FOR THE LOCATION OF A VISITOR CENTRE

- **Option 1: To locate the Visitor Centre and associated facilities at Grange Farm and its immediate surroundings**

The Council indicated in the Draft Local Plan (December 2012) that its preferred option for a visitor centre to serve the Alver Valley Country park was at the Grange Farm area. Prior to the SA findings, it has been considered that the site has numerous advantages including that it would allow the re-use of buildings which already accommodate the Council's Countryside Service. It was also considered that it would enable the potential re-use of the adjacent disused nursery site (such as a garden centre) as well as provide a potential gateway for attractions such as the 17<sup>th</sup> century Village and the Wildgrounds (a nature reserve for permit holders only). The site would include a designated area for visitor parking.

- **Option 2: To locate the visitor centre at Alver Meadow off Grange Farm (adjacent BMX track)**

Following consultation on the Draft Local Plan (December 2012) a local resident and the Gosport Society made an objection to the proposed location of the visitor centre within Grange Farm with a local resident suggested an alternative location at

Alver Meadow. Prior to the SA findings, it has been recognised that the Alver Meadow site may also have advantages such as access of the main road thus providing the site with a more visible entrance as well as being close to existing attractions such as the BMX track and adventure playground.

Taking account of the above, it has therefore been considered necessary to appraise the merits of both sites for locating a visitor centre and the current uses of each site (i.e. open space at Alver meadow and the continuation of Grange Farm to be used by the Countryside Section and relating issues which include the potential future use of the currently unused nursery and Home Heath being retained as open space).

## PART 3: SUSTAINABILITY APPRAISAL OF OPTIONS FOR THE LOCATION OF A VISITOR CENTRE

Effects over time: ++ major positive   + positive   o neutral   ? uncertain   - negative -- major negative			
<i>Theme</i>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Grange Farm visitor centre	Option 2: Alver Meadow visitor centre	
<b>Transport and Accessibility</b>			
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>			
Will it reduce traffic volumes and congestion?	?	?	<b>Comment:</b> It is considered to be uncertain as to whether both Options 1 and 2 in providing a visitor centre would help to reduce the effects of traffic. On one hand, the provision of a visitor centre could contribute towards fewer car borne trips to similar areas for recreational purposes outside of the Borough. However, it is also possible that such benefits could be outweighed by a potential increase in car borne trips by visitors from a wider catchment extending beyond the Borough. This would also depend upon the role the provision of a visitor centre would have upon attracting visitors from a wider catchment. As a final point, it is considered that the provision of a visitor centre within Grange Farm with its current operations and vehicle movements would be more suitable location than an undeveloped area such as the Alver Meadow.
Will it reduce road traffic accidents?	o	o	
Will there be an increase in traffic related air pollution?	?	?	
Will there be an increase in traffic related noise pollution?	?	?	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking</b>			
Will it increase the proportion of journeys using modes other than the car?	?	?	<b>Comment:</b> It is considered to be uncertain as to whether both Options 1 and 2 in providing a visitor centre would help to increase the

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Grange Farm visitor centre	Option 2: Alver Meadow visitor centre	
			proportion of journeys using modes other than the car. On one hand, the provision of a visitor centre could contribute towards increasing the number of residents that could potentially walk and cycle to the Alver Valley rather than make car trips to similar areas for recreational purposes outside of the Borough. This would also depend upon the role a visitor centre would have upon attracting visitors from a wider catchment. The provision of facilities at a visitor centre such as whether car parking would be provided would also be a factor in whether it would help towards reducing the proportion of journeys using modes other than the car.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities.</b>			
Will it improve accessibility to local services?	+	+	<b>Comment:</b> The provision of a visitor centre under both Options 1 and 2 would help improve accessibility to the range of local services and facilities within the Borough particularly in relation to the potential it would have in providing educational benefits to the wider community.
<b>SO4: To improve accessibility for those most in need.</b>			
Will it make access more affordable?	+	+	<b>Comment:</b> The provision of a visitor centre under both Options 1 and 2 could provide positive benefits towards improving accessibility for those most in need whereby local residents may be less inclined to pay towards travelling to equivalent facilities elsewhere within the wider sub-region.
Will it make access easier for those without a car?	+	+	
<b>Community Activity and Neighbourhoods</b>			
<b>SO5: To encourage a sense of community identity and improve the quality of where people live.</b>			
Will it encourage engagement in community activities?	+	+	<b>Comment:</b> The provision of a visitor centre under both Options 1 and 2 could provide the potential for encouraging engagement in community activities.  Providing a visitor centre within the Alver Valley under both Options 1 and 2 would also constitute an improvement in the level of investment in key community services which would be ancillary to the functioning of the Alver Valley and its potential designation as a
Will it improve the level of investment in key community services?	+	+	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	++	



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<i>Theme</i>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Grange Farm visitor centre	Option 2: Alver Meadow visitor centre	
			Country Park.  Furthermore, it is considered to be very likely that the provision of a visitor centre within the Alver Valley under both Options 1 and 2 would help to improve the satisfaction of people with their neighbourhoods as places to live since it would contribute towards transforming the Alver Valley into a formally recognised Country Park.
<b><i>Crime and Disorder</i></b>			
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour.</b>			
Will it reduce actual levels of crime?	o	o	<b>Comment:</b> The provision of a visitor centre under both Options 1 and 2 would be unlikely to have any direct impacts upon reducing crime, the fear and any perceptions of crime and instances of anti-social behaviour.
Will it reduce the fear of crime?	o	o	
Will it reduce actual noise levels?	o	o	
Will it reduce noise concerns?	o	o	
<b><i>Poverty and Deprivation</i></b>			
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.</b>			
Will it reduce poverty and social exclusion in those areas most affected?	o	o	<b>Comment:</b> n/a
<b><i>Health</i></b>			
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities.</b>			
Will it reduce health inequalities in those areas most affected?	o	o	<b>Comment:</b> n/a
Will it reduce death rates?	o	o	
Will it encourage healthy lifestyles?	o	o	
Will it improve access to high quality, health facilities?	o	o	
<b><i>Housing</i></b>			
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</b>			
Will it reduce homelessness?	o	o	<b>Comment:</b> n/a
Will it increase the range and affordability of housing for all social groups?	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<i>Theme</i>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Grange Farm visitor centre	Option 2: Alver Meadow visitor centre	
Will it increase the number of decent homes?	o	o	
Will it be energy efficient?	o	o	
<b>Education and Skills</b>			
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.</b>			
Will it improve the qualifications and skills of young people?	o	o	<b>Comment:</b> It is not known at this stage as to whether both Options 1 and 2 would help to provide these benefits. However, a visitor centre could potentially provide opportunities for schools and colleges to take part in educational tours and visits. This would however depend upon the role of such a visitor centre with the wider community which would include schools and colleges.
Will it improve the qualifications and skills of the population overall?	o	o	
<b>Employment</b>			
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work.</b>			
Will it reduce commuting?	o	o	<b>Comment:</b> There could be a potential for a few jobs to be provided in respect of Option 1 in designating the Alver Valley as a country park although not a significant enough amount to have an impact upon each of the decision making criteria associated with this sustainability objective.
Will it improve accessibility to work by public transport, walking and cycling?	o	o	
Will it reduce the effect of traffic congestion on the economy?	o	o	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough.</b>			
Will it increase the skills of the local workforce?	o	o	<b>Comment:</b> n/a
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.</b>			
Will it reduce unemployment overall?	o	o	<b>Comment:</b> There could be a potential for a few jobs to be provided in respect of Option 1 in providing a visitor centre although not a significant enough number that would have an impact upon employment related benefits.
Will it reduce long-term unemployment?	o	o	
Will it provide job opportunities for those most in need of employment?	o	o	
Will it help to improve earnings?	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<i>Theme</i>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Grange Farm visitor centre	Option 2: Alver Meadow visitor centre	
<b><i>Economy</i></b>			
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough.</b>			
Will it make use of previously developed land?	+	o	<b>Comment:</b> It is considered that Option 1 would help to make some use of previously developed land for economic development due to the commercial opportunities that could be associated with a visitor centre.
Will it improve business development and enhance competitiveness?	o	o	
Will it improve the resilience of business and the economy?	o	o	
Will it promote growth in key sectors and clusters?	o	o	
Will it make land and property available for business development?	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector.</b>			
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	++	++	<b>Comment:</b> It is considered to be very likely that both Options 1 and 2 in providing a visitor centre would help towards encouraging the development of a buoyant, sustainable tourism sector.
<b><i>Town and Local Centres</i></b>			
<b>SO16: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres.</b>			
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	<b>Comment:</b> n/a
Will it improve accessibility to and quality of other town or local centre uses?	o	o	
Will it improve the vitality and viability of centres?	o	o	
<b><i>Leisure and Culture</i></b>			
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough.</b>			
Will it improve the range of sporting facilities in the Borough?	o	o	<b>Comment:</b> n/a
Will it improve the range of cultural facilities in the Borough?	o	o	
<b><i>Open Space, Coast and Harbour</i></b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Grange Farm visitor centre	Option 2: Alver Meadow visitor centre	
<b>SO18: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour.</b>			
Will it protect or enhance the Borough's network of greenspace?	++	-	<b>Comment:</b> It is considered that Option 1 would help to protect open space within the Alver Valley with there being the potential to provide a visitor centre within the existing Grange Farm buildings. However, the provision of a visitor centre under Option 2 would result in the loss of existing open space within the Alver Meadow.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	
<b>Biodiversity and Geology</b>			
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets.</b>			
Will it maintain and enhance sites designated for their nature conservation interest?	?	?	<b>Comment:</b> It is considered that Option 1 would be less likely to cause harm to the Borough's biodiversity and geological interests particularly if the proposed visitor centre is to be located within the existing buildings at Grange Farm. However, it will still be important to ensure there would be no harm to protected species due to the close proximity of the site to a Site of Importance for Nature Conservation (SINC). However, it is considered to be more uncertain as to whether Option 2 would help to conserve and enhance the Borough's biodiversity and geological assets. This is because of the proposed location of a visitor centre which would be on undeveloped open space within the Alver Meadow. It is possible that this could result in disturbance to a range of existing species. Although this area is not covered by any specific nature conservation designations, it is also located in close proximity to a Site of Importance for Nature Conservation (SINC) therefore meaning that it will also be important to ensure there would be no harm to protected species in this location.
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	
<b>Heritage and Design</b>			
<b>SO20: To protect and enhance the Borough's distinctive built heritage.</b>			
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	++	o	<b>Comment:</b> It is considered that Option 1 would help to make use of listed and locally listed buildings if a proposed visitor centre is located within the Grange Farm site. The location of a proposed visitor centre within the Alver Meadow under Option 2 would be unlikely to

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Grange Farm visitor centre	Option 2: Alver Meadow visitor centre	
			have an impact upon the Borough's distinctive built heritage.
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.</b>			
Will the design enhance the quality of the townscape?	o	-	<b>Comment:</b> It is considered that Option 1 would be less likely to have a detrimental effect upon the quality of the townscape particularly if the proposed visitor centre is to be located within the existing buildings at Grange Farm. However, there are likely to be negative impacts upon the townscape and wider landscape value of the Alver Valley in pursuing Option 2. This would particularly be the case due to the location of the Alver Meadow within the Strategic Gap.
Will it improve the appearance of untidy areas?	o	o	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	
<b>Air Quality</b>			
<b>SO22: To reduce air pollution and ensure air quality continues to improve.</b>			
Will it improve air quality?	o	o	<b>Comment:</b> n/a
<b>Use of Energy Resources</b>			
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.</b>			
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	<b>Comment:</b> It is not known at this stage as to whether both Options 1 and 2 through the provision of a visitor centre would help towards increasing energy efficiency and the proportion of energy generated from renewable sources in the Borough. This would very much depend upon detailed proposals that are submitted for a visitor centre.
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
<b>Use of Land Resources</b>			
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and existing buildings.</b>			
Will it reduce the amount of derelict, degraded and underused land?	+	o	<b>Comment:</b> It is considered that Option 1 would help to make use of previously developed land in relation to the re-use of existing buildings within Grange Farm.
<b>Water Management</b>			
<b>SO25: To maintain and improve the water quality of the Borough.</b>			
Will it improve the quality of river water?	?	?	<b>Comment:</b> It is considered to be uncertain as to whether both Options 1 and 2 would help towards improving the quality of river, ground and potentially coastal water. This is because the provision of a visitor centre could contribute towards an increase in visitors which could ultimately impact upon the overall quality of these water sources. Further to this,
Will it improve the quality of coastal water?	?	?	
Will it improve the quality of groundwater?	?	?	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate;  <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Grange Farm visitor centre	Option 2: Alver Meadow visitor centre	
			there is uncertainty regarding the location of a visitor centre on either site due to the impact this could have upon the land which may already be contaminated due to the poor water quality of the River Alver. Further research may therefore be required in order to explore what potential impacts there could be.
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.</b>			
Will it minimise the risk of flooding to people and property?	-/?	-/?	<b>Comment:</b> A small proportion of both Grange Farm and the Alver Meadow areas are located on land which has been designated under Flood Zones 2 and 3. A visitor centre is a less vulnerable land use which therefore means that there would be no significant risk to the use posed by flooding to visitors. However, the Strategic Flood Risk Assessment shows that the risk of flooding greatly increases to cover both possible sites up to 2115.
<b>SO27: To provide for sustainable sources of water supply.</b>			
Will it reduce water consumption?	o	o	<b>Comment:</b> Although both Options 1 and 2 could have a cumulative effect upon increasing water consumption along with other new development that will take place on a Borough wide level, it is considered that they would both have a negligible impact upon increasing the overall level of water consumption. This is because the level of water consumption that would be generated compared to that for larger sites would be much less in proportional terms.
<b>Waste Management</b>			
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste.</b>			
Will it lead to reduced consumption of materials and resources?	?	-	<b>Comment:</b> It is considered to be uncertain as to whether Option 1 would lead towards a reduced consumption of materials and resources. However, this is likely to be the case if the proposed visitor centre is to be located within the existing buildings at Grange Farm. It is much less certain at this stage as to whether Option 2 through locating a visitor centre within the Alver Meadow would help towards reducing the consumption of materials and resources. This is because this option would constitute the development of a new building. Option 2 would also be likely to result
Will it reduce household waste?	o	o	
Will it increase waste recovery and recycling?	o	o	
Will it reduce hazardous waste?	o	o	
Will it reduce waste in the construction industry?	o	-	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Grange Farm visitor centre	Option 2: Alver Meadow visitor centre	
Will it reduce commercial and industrial waste?	o	o	in an increased amount of waste in the construction industry.
<b>Consumption of other natural resources</b>			
<b>SO29: To reduce the global, social and environmental impact of the consumption of natural resources.</b>			
Will it use renewable and sustainable sourced materials?	o/?	o/?	<b>Comment:</b> It is not known at this stage as to whether pursuing either of the options would result in the use of renewable and sustainable sourced and locally produced materials. This would very much depend upon the conditions attached to any planning application that is submitted for a visitor centre.
Will it use locally produced materials?	o/?	o/?	

## PART 4: GBC PREFERRED OPTIONS FOR THE LOCATION OF A VISITOR CENTRE

<b>Conclusion Appraisal</b>	of	The preferred option has been based on the assessment of options in Part 3 which shows that providing a visitor centre at Grange Farm under Option 1 would have the highest number of net positive effects. Although there would be some positive effects in providing a visitor centre at the Alver Meadow, a number of potentially negative and uncertain effects have also been identified.
<b>Preferred Option(s)</b>		The Borough Council's preferred option is <b>Option 1: Grange Farm Visitor Centre</b>
<b>Justification</b>		<p>The Borough Council considered that Option 1 would be the most appropriate option to pursue since it would help to re-use Listed Buildings and those included on the Local List. This is also considered to be advantageous since this would help to make use of a previously developed site which would therefore also help towards protecting open space elsewhere within the Alver Valley site. However, it is also recognised that opportunities for small scale facilities could potentially be provided at the Alver Meadow if such facilities are required.</p> <p>It has been decided that the precise location of the Grange Farm site does not need to be shown on the Policies Map with it being more appropriate to consider in any future strategy documents that will be prepared for the Alver Valley.</p>
<b>Recommendation – with regard to Local Plan</b>	–	<b>Identify the Grange Farm area for a proposed visitor centre in the Local Plan.</b>



## **PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR THE LOCATION OF A VISITOR CENTRE**

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO1: It will be important for the Alver Valley to have strong public transport and cycling links including to the proposed visitor centre. This would help to reduce the need to travel and the effects of traffic on the local area.
SO2: It will be important for the Alver Valley to have strong public transport and cycling links including to the proposed visitor centre. This would help to reduce the need for localised car trips.
SO19: The biodiversity and species protection policies (LP43 and LP44) will help towards protecting and enhancing biodiversity interests within and in proximity to the site (e.g. SINC designations) in relation to any proposals that may be submitted for a visitor centre.
SO25: Policy LP39: 'Water Resources' will help to ensure that development proposals which would have an adverse effect on the quality of river, coastal, surface or ground water will not be permitted.
SO26: Policy LP45: 'Flood Risk and Coastal Erosion' would help towards reducing the risk of flooding which could be posed by surface water run-off and tidal flooding over the longer term period.
SO28: Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with and that new development uses recycled materials and local secondary aggregate in construction where possible.

<b>Maximising Beneficial Effects</b>
None recommended.



# WYCH LANE/FAREHAM ROAD JUNCTION IMPROVEMENTS

## Introduction

The Wych Lane/Fareham Road junction improvements have been identified on the Policies Map following representations made by Hampshire County Council on the Draft Local Plan (December 2012). This would provide greater certainty regarding the safeguarding of this land for future improvements. Consequently, the Council has decided to test the option of safeguarding the land for these proposed improvements and the alternative option of maintaining the junction in its current form.

## PART 1: SITE PROFILE FOR WYCH LANE/FAREHAM ROAD JUNCTION – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Wych Lane junction
<b>Address</b>	Wych Lane/Fareham Road junction
<b>Ward</b>	Bridgemary North
<b>Area</b>	Not known/not applicable
<b>Current use</b>	Road junction.
<b>Adjacent uses</b>	Residential properties to the south and west along Fareham Road and Fareham Reach/former Cyanamid site to the north and east.
<b>Brownfield/greenfield?</b>	Brownfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	None
Local list	None
Historic Park	None
Local historic park	None
Scheduled ancient monument	None
Archaeology	None
	<b>Within or adjacent</b>
Conservation Area	No
Special Character Area	No
<b>Design considerations</b>	
	The design and layout of the junction improvements should encompass principles which will help to improve overall road safety and traffic flow for all road users.
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	Located within 400 metres from the edge of Hoeford Lake (opposite side of Fareham Road) which is designated as an SPA/Ramsar site.
SSSI	Located within 400 metres from the edge of Hoeford Lake (opposite side of Fareham Road) which is designated as an SSSI.
SINCs	No
LNR	No
Known protected species	No
Known BAP target species	No
Any natural features of	No

note (established trees, woods, ponds, hedges etc.)	
<b>Contamination</b> Consider previous uses, any known studies etc.	No known contamination issues.
<b>Flood risk</b>	Flood Zone 1  The findings of the SFRA show that the site would still be located in Flood Zone 1 in 2115.
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	No known issues at this stage
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	No known issues at this stage
<b>Safeguarded Area</b>	Within the Safeguarded Area for the Aerodrome at Lee-on-the-Solent (R/ENV9)
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	None.
<b>Any open space?</b>	None.
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	Within the Urban Area Boundary (R/DP1)  Safeguarded for the Aerodrome at Lee-on-the-Solent (E/ENV9)  Located within close proximity to an Existing Employment Area(R/EMP3) (Fareham Reach, Regent Trade Park and buildings encompassing the former Cyanamid site are located on the opposite site of Fareham Road).  Located within 400 metres of SSSI, SPA and Ramsar site designations due to the nearby proximity of Hoeford Lake on the opposite side of Fareham Road (R/OS11).  Located adjacent to the boundary for the Coastal Zone Policy Area (R/CH1) which runs along the opposite side of Fareham Road.  Located within nearby proximity to the north and east of the existing Bus Rapid Transit route.
<b>Accessibility</b> -public transport (see plan) - local/ town centre - other facilities in proximity	<b>Proximity of Town/Local centre</b>  The site is located within approximately 4 miles driving distance from Gosport Town Centre.  <b>Public transport accessibility</b>

	The site is located within close proximity to bus stops which are located along the route of Fareham Road. It is also located within nearby proximity to stops for the Bus Rapid Transit route.
<b>Road access-availability, safety</b>	The junction improvements would help to improve aspects of road safety for road users.
<b>Parking</b>	None.
<b>Potential for improving pedestrian/cycling network?</b>	There may be a potential to improve the pedestrian/cycling network in relation to the junction improvements that are proposed. This could be achieved through an increase in cycle lane markings and other appropriate measures.
<b>Comprehensive development issues</b>	None.
<b>Any known infrastructure issues?</b>	The current road infrastructure of the Wych Lane/Fareham Road junction is currently requires improvements.
<b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b>	Improvements to the junction could have a temporary effect upon reducing accessibility into the Gosport Peninsula due to increased delays and traffic congestion.
<b>Other issues/comments</b>	None.

### Map of Wych Lane/Fareham Road Junction



## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR WYCH LANE/FAREHAM ROAD JUNCTION

- **Option 1: Junction improvements**  
Will provide greater opportunities for right turning traffic into Wych Lane and thereby improving the flow of traffic on the A32
- **Option 2: Maintain existing junction layout**  
This is a do nothing option and will lead to further congestion on the A32.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR WYCH LANE/FAREHAM ROAD JUNCTION

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<i>Theme</i>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Junction Improvements	Option 1: Option 2: Maintain existing junction layout	
<b>Transport and Accessibility</b>			
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>			
Will it reduce traffic volumes and congestion?	++	o	<b>Comment:</b> Making improvements to the Wych Lane/Fareham Road junction under Option 1 would be likely to have a significant positive impact upon improving traffic flows which can therefore reduce congestion and also help towards improving road safety which could therefore potentially help to reduce road traffic accidents. However, not making any improvements to this busy junction under Option 2 could provide the potential for an increase in road traffic accidents in future particularly in relation to the continued increase in traffic on Fareham Road.
Will it reduce road traffic accidents?	++	-	
Will there be an increase in traffic related air pollution?	o	o	
Will there be an increase in traffic related noise pollution?	o	o	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking</b>			
Will it increase the proportion of journeys using modes other than the car?	o	o	<b>Comment:</b> n/a
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities</b>			
Will it improve accessibility to local services?	o	o	<b>Comment:</b> n/a
<b>SO4: To improve accessibility for those most in need</b>			
Will it make access more affordable?	o	o	<b>Comment:</b> n/a
Will it make access easier for	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Junction Improvements	Option 1: Junction Improvements	
those without a car?			
<b>Community Activity and Neighbourhoods</b>			
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>			
Will it encourage engagement in community activities?	o	o	<b>Comment:</b> Making improvements to the Wych Lane/Fareham Road junction under Option 1 would be likely to help improve the satisfaction of people with their neighbourhoods as places to live. This is would be likely because such improvements would help towards improving road safety.
Will it improve the level of investment in key community services?	o	o	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	+	o	
<b>Crime and Disorder</b>			
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>			
Will it reduce actual levels of crime?	o	o	<b>Comment:</b> n/a
Will it reduce the fear of crime?	o	o	
Will it reduce actual noise levels?	o	o	
Will it reduce noise concerns?	o	o	
<b>Poverty and Deprivation</b>			
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region</b>			
Will it reduce poverty and social exclusion in those areas most affected?	o	o	<b>Comment:</b> n/a
<b>Health</b>			
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>			
Will it reduce health inequalities in those areas most affected?	o	o	<b>Comment:</b> n/a
Will it reduce death rates?	o	o	
Will it encourage healthy lifestyles?	o	o	
Will it improve access to high quality, health facilities?	o	o	
<b>Housing</b>			
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Junction Improvements	Option 1: Junction Improvements	
Will it reduce homelessness?	o	o	<b>Comment:</b> n/a
Will it increase the range and affordability of housing for all social groups?	o	o	
Will it increase the number of decent homes?	o	o	
Will it be energy efficient?	o	o	
<b>Education and Skills</b>			
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work</b>			
Will it improve the qualifications and skills of young people?	o	o	<b>Comment:</b> n/a
Will it improve the qualifications and skills of the population overall?	o	o	
<b>Employment</b>			
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work</b>			
Will it reduce commuting?	o	o	<b>Comment:</b> Making improvements to the Wych Lane/Fareham Road junction under Option 1 would be likely to help reduce the effect of traffic congestion on the economy since it would help to improve traffic flows on the A32.
Will it improve accessibility to work by public transport, walking and cycling?	o	o	
Will it reduce the effect of traffic congestion on the economy?	+	o	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough</b>			
Will it increase the skills of the local workforce?	o	o	<b>Comment:</b> n/a
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough</b>			
Will it reduce unemployment overall?	o	o	<b>Comment:</b> n/a
Will it reduce long-term unemployment?	o	o	
Will it provide job opportunities for those most in need of employment?	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Junction Improvements	Option 1: Junction Improvements	
Will it help to improve earnings?	o	o	
<b>Economy</b>			
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough</b>			
Will it make use of previously developed land?	o	o	<b>Comment: n/a</b>
Will it improve business development and enhance competitiveness?	o	o	
Will it improve the resilience of business and the economy?	o	o	
Will it promote growth in key sectors and clusters?	o	o	
Will it make land and property available for business development?	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>			
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	o	<b>Comment: n/a</b>
<b>Town and Local Centres</b>			
<b>SO16: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres</b>			
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	<b>Comment: n/a</b>
Will it improve accessibility to and quality of other town or local centre uses?	o	o	
Will it improve the vitality and viability of centres?	o	o	
<b>Leisure and Culture</b>			
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>			
Will it improve the range of sporting facilities in the Borough?	o	o	<b>Comment: n/a</b>
Will it improve the range of cultural facilities in the Borough?	o	o	
<b>Open Space, Coast and Harbour</b>			



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Junction Improvements	Option 1: Junction Improvements	
<b>SO18: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>			
Will it protect or enhance the Borough's network of greenspace?	o	o	Comment: n/a
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	
<b>Biodiversity and Geology</b>			
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets</b>			
Will it maintain and enhance sites designated for their nature conservation interest?	o	o	Comment: n/a
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	o	o	
<b>Heritage and Design</b>			
<b>SO20: To protect and enhance the Borough's distinctive built heritage</b>			
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	o	o	Comment: n/a
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces</b>			
Will the design enhance the quality of the townscape?	o	o	Comment: n/a
Will it improve the appearance of untidy areas?	o	o	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	
<b>Air Quality</b>			
<b>SO22: To reduce air pollution and ensure air quality continues to improve</b>			
Will it improve air quality?	o	o	Comment: n/a
<b>Use of Energy Resources</b>			
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</b>			
Will it reduce emissions of greenhouse gases by reducing	o	o	Comment: n/a



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Junction Improvements	Option 1: Option 2: Maintain existing junction layout	
energy consumption?			
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
<b>Use of Land Resources</b>			
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and existing buildings</b>			
Will it reduce the amount of derelict, degraded and underused land?	o	o	<b>Comment:</b> n/a
<b>Water Management</b>			
<b>SO25: To maintain and improve the water quality of the Borough</b>			
Will it improve the quality of river water?	o	o	<b>Comment:</b> n/a
Will it improve the quality of coastal water?	o	o	
Will it improve the quality of groundwater?	o	o	
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment</b>			
Will it minimise the risk of flooding to people and property?	o	o	<b>Comment:</b> n/a
<b>SO27: To provide for sustainable sources of water supply</b>			
Will it reduce water consumption?	o	o	<b>Comment:</b> n/a
<b>Waste Management</b>			
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste</b>			
Will it lead to reduced consumption of materials and resources?	o	o	<b>Comment:</b> It is considered to be uncertain as to whether pursuing Option 1 by making improvements to the Wych Lane/Fareham Road junction would result in an increased amount of waste arising from the construction industry. This would depend upon what the proposed improvements would entail and whether they would require significant engineering works and construction materials.
Will it reduce household waste?	o	o	
Will it increase waste recovery and recycling?	o	o	
Will it reduce hazardous waste?	o	o	
Will it reduce waste in the construction industry?	?	o	
Will it reduce commercial and industrial waste?	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Junction Improvements	Option 1: Junction Improvements Option 2: Maintain existing junction layout	
<b>Consumption of other natural resources</b>			
<b>SO29: To reduce the global, social and environmental impact of the consumption of natural resources</b>			
Will it use renewable and sustainable sourced materials?	o	o	<b>Comment:</b> n/a
Will it use locally produced materials?	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR WYCH LANE/FAREHAM ROAD JUNCTION

<b>Conclusion Appraisal</b>	of	The preferred option has been based on the assessment of options in Part 3 which shows that the junction improvements under Option 1 would have the highest number of positive effects. Not undertaking the junction improvements under Option 2 shows that there would not be any positive effects.
<b>Preferred Option (s)</b>		The Borough Council's preferred option is <b>Option 1: Junction Improvements</b>
<b>Justification</b>		The Borough Council has opted to pursue Option 1 based on the latest information published by Hampshire Strategic Infrastructure Statement (HCC April 2013) which has identified these improvements. Option 1 has also been pursued as a result of the SA findings which show that it would help to reduce traffic congestion and improve overall traffic flows along the A32.
<b>Recommendation – with regard to Local Plan</b>	–	<b>Identify site on the Local Plan Policies Map for transport improvements.</b>

## PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR WYCH LANE/FAREHAM ROAD JUNCTION

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO28: Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with

and that new development uses recycled materials and local secondary aggregate in construction where possible.

**Maximising Beneficial Effects**

None recommended.

## LAND AT FAREHAM ROAD (INFORMS POLICY LP26: GYPSIES AND TRAVELLERS AND TRAVELLING SHOWPEOPLE)

### Introduction

The site is owned by members of the gypsy and traveller community who have occupied the site for a number of years. Consequently, the options being considered by the Council include whether to regularise this existing use or for the site to be returned to an unused area of land. However, it is acknowledged that the outstanding issue of access into the site following concerns raised by Hampshire County Council will need to be resolved in order for the current use to be regularised.

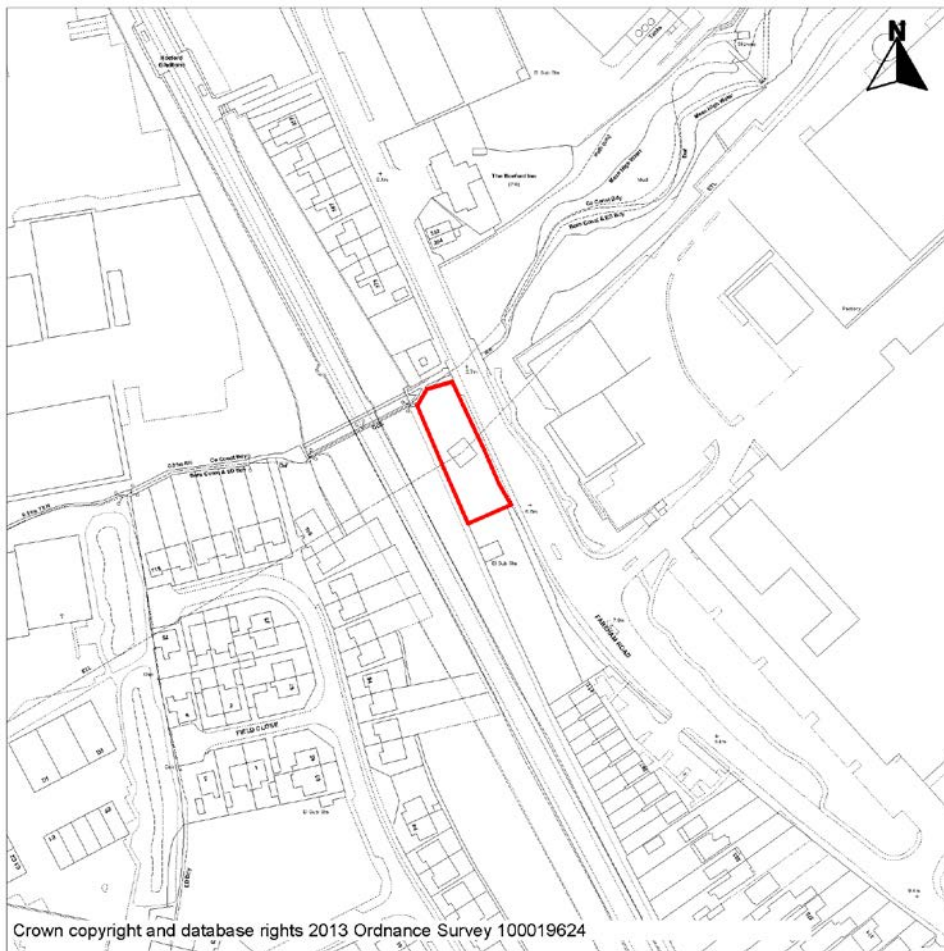
### PART 1: SITE PROFILE FOR LAND AT FAREHAM ROAD – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Land on Fareham Road
<b>Address</b>	Fareham Road (within nearby proximity to the Fareham Borough administrative boundary).
<b>Ward</b>	Bridgemary North
<b>Area</b>	0.09 hectares
<b>Current use</b>	The site is currently occupied by a small gypsy and traveller settlement. One of the options proposed for the site is to regularise this use.
<b>Adjacent uses</b>	Electricity sub-station adjacent to the southern boundary. Woodland and natural/semi-natural greenspace to the north. The BRT route runs within nearby proximity to the west.
<b>Brownfield/greenfield?</b>	Brownfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	None
Local list	None
Historic Park	None
Local historic park	None
Scheduled ancient monument	None
Archaeology	None
	<b>Within or adjacent</b>
Conservation Area	No
Special Character Area	No
<b>Design considerations</b>	No permanent buildings are expected to be constructed on the site. However, there may be some supporting equipment/structures that could be required for the Gypsy and Travelling communities occupying the site. The site is not located nearby to Conservation Areas or other important features of historic interest or important townscape or landscape value. This is emphasised through the adjacent sub-station and nearby electricity pylon.
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	Located within close proximity to the edge of Hoeford Lake (opposite side of Fareham Road) which is designated as an SPA/Ramsar site.

SSSI	Located within close proximity to the edge of Hoeford Lake (opposite side of Fareham Road) which is designated as an SSSI.
SINCs	No
LNR	No
Known protected species	Not known-ecological assessment would be required as part of any planning application and will need to accord with the relevant policies of the Local Plan.
Known BAP target species	Not known-ecological assessment would be required as part of any planning application and will need to accord with the relevant policies of the Local Plan.
Any natural features of note (established trees, woods, ponds, hedges etc.)	The boundary of the site is located to the south and west of some woodland and natural/semi-natural greenspace.
<b>Contamination</b> Consider previous uses, any known studies etc.	No known contamination issues on the site. However, this issue may need to be fully explored in relation to any previous uses on the site and through the adjacent location of an electricity sub-station.
<b>Flood risk</b>	An area of land located immediately to the north of the site lies within Flood Zones 2 and 3. This is due to the close proximity of Hoeford Lake which is located within close proximity on the opposite side of Fareham Road.  The findings of the SFRA show that the northern part of the site will be located within Flood Zones 2 and 3 by 2115.
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	No known issues at this stage
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	No known issues at this stage
<b>Safeguarded Area</b>	Within the Safeguarded Area for the Aerodrome at Lee-on-the-Solent (R/ENV9)
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	The site is tucked away off the edge of Fareham Road and is unlikely to impact upon surrounding residential amenity.
<b>Any open space?</b>	Existing Open Space designated under Policy R/OS4 is located adjacent to the west of the site. This forms part of the Bus Rapid Transit route.
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	Within the Urban Area Boundary (R/DP1)  Safeguarded for the Aerodrome at Lee-on-the-Solent (E/ENV9)  Located adjacent to an Area at Risk of Flooding (R/DP1 and R/CH1)

	<p>Located within nearby proximity to an Existing Employment Area(R/EMP3) (Fareham Reach, Regent Trade Park and buildings encompassing the former Cyanamid site are located on the opposite side of Fareham Road).</p> <p>Located adjacent to an area of Existing Open Space (R/OS4)</p> <p>Located within nearby proximity to SSSI, SPA and Ramsar site designations due to the proximity of Hoeford Lake on the opposite side of Fareham Road (R/OS11).</p> <p>Located within nearby proximity to the boundary for the Coastal Zone Policy Area (R/CH1) which runs along the opposite side of Fareham Road.</p> <p>Located within nearby proximity to the east of the existing Bus Rapid Transit route.</p>
<p><b>Accessibility</b>          -public transport (see plan)          - local/ town centre          - other facilities in proximity</p>	<p><b>Proximity of Town/Local centre</b></p> <p>The site is located within approximately 4 miles driving distance from Gosport Town Centre.</p> <p><b>Public transport accessibility</b></p> <p>The site is located within close proximity to bus stops which are located along the route of Fareham Road. It is also located within nearby proximity to stops for the Bus Rapid Transit route.</p>
<p><b>Road access-</b>          availability, safety</p>	<p>Located adjacent to Fareham Road which is the key access route running into and out of Gosport Borough.</p>
<p><b>Parking</b></p>	<p>There are no officially designated parking spaces on the site. However, there is room for on-site parking and for manoeuvring vehicles.</p>
<p><b>Potential for improving pedestrian/cycling network?</b></p>	<p>Designated cycle lanes are already provided along Fareham Road.</p>
<p><b>Comprehensive development issues</b></p>	<p>None</p>
<p><b>Any known infrastructure issues?</b></p>	<p>The site is not currently served by any utility infrastructure. The possibility of connecting the site to existing water supply network will need to be investigated.</p>
<p><b>Any known deliverability issues (land ownership, accessibility, viability issues etc.)?</b></p>	<p>None. The site is already owned and occupied by an existing Gypsy and Traveller community.</p>
<p><b>Other issues/comments</b></p>	<p>None</p>

## Map of Land at Fareham Road



## PART 2: CONSIDERATION OF OPTIONS FOR LAND AT FAREHAM ROAD

- **Option 1: To allocate the site located off Fareham Road close to the Fareham Borough administrative boundary for Gypsies & Travellers.**

In response to a number of representations made on the Draft Local Plan (December 2012), the Council has considered the findings of a Traveller Accommodation Assessment for Hampshire (April 2013). This Assessment has resulted in the Council being required to make provision for a site within the Borough. The land at Fareham Road has been identified as a potential site to meet this provision.

- **Option 2: To not designate the land for any specific use.**

The Council has decided to test the alternative option of not allocating the site for use by the Gypsy and Traveller community. It should be noted that the effects of the SA have been undertaken on the presumption that the site does not currently make provision for the Gypsy and Traveller community. However, the situation on the ground is that the site does make provision (albeit unauthorised) whereby the Council is currently considering whether to regularise the use. The SA has therefore helped to inform this process in terms of making a decision on retrospectively designating the site for use by members of the Gypsy and Traveller community.

## PART 3: SUSTAINABILITY APPRAISAL OF THE POTENTIAL OPTIONS FOR LAND AT FAREHAM ROAD

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<i>Theme</i>			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Allocate the site for Gypsies & Travellers	Option 2: To not designate the land for any specific use	
<b>Transport and Accessibility</b>			
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>			
Will it reduce traffic volumes and congestion?	o	o	<b>Comment:</b> The provision of a Gypsy and Traveller site on the Fareham Road site under Option 1 would be likely to have a negligible effect upon reducing traffic volumes, congestion and traffic related air and noise pollution. This is because the site is only expected to cater for a small number of pitches which would be likely to generate only a small number of traffic movements. However, it is less certain as to whether making provision for a site under Option 1 would help to reduce the potential for road traffic accidents. This would depend upon the access arrangements into the site and whether these are considered to be adequate in terms of contributing to overall road safety.
Will it reduce road traffic accidents?	?	o	
Will there be an increase in traffic related air pollution?	o	o	
Will there be an increase in traffic related noise pollution?	o	o	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking</b>			
Will it increase the proportion of journeys using modes other than the car?	o	o	<b>Comment:</b> The provision of a Gypsy and Traveller site on the Fareham Road site under Option 1 would be likely to have no impact upon increasing the proportion of journeys using modes other than the car. It is possible that the provision of a site could have a small impact upon increasing overall car use with trips being made to and from the site. However, such impacts are expected to be negligible with the small number of pitches that would be provided.
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities.</b>			
Will it improve accessibility to local services?	o	o	<b>Comment:</b> n/a
<b>SO4: To improve accessibility for those most in need.</b>			



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Allocate the site for Gypsies & Travellers	Option 2: To not designate the land for any specific use	
Will it make access more affordable?	o	o	<b>Comment:</b> n/a
Will it make access easier for those without a car?	o	o	
<b>Community Activity and Neighbourhoods</b>			
<b>SO5: To encourage a sense of community identity and improve the quality of where people live.</b>			
Will it encourage engagement in community activities?	+	o	<b>Comment:</b> The allocation of a Gypsy and Traveller site on the Fareham Road site under Option 1 would have positive effects upon encouraging engagement within these established communities. The allocation of the site in this location would be unlikely to have an adverse impact upon the satisfaction of the wider community with their neighbourhoods as places to live.
Will it improve the level of investment in key community services?	o	o	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	o	o	
<b>Crime and Disorder</b>			
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour.</b>			
Will it reduce actual levels of crime?	o	o	<b>Comment:</b> n/a
Will it reduce the fear of crime?	o	o	
Will it reduce actual noise levels?	o	o	
Will it reduce noise concerns?	o	o	
<b>Poverty and Deprivation</b>			
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.</b>			
Will it reduce poverty and social exclusion in those areas most affected?	++	o	<b>Comment:</b> Allocating the site for Gypsies and Travellers under Option 1 would have a direct positive benefit upon helping to reduce social exclusion of the Gypsy and Traveller communities particularly in relation to there being a proven need for such sites within the wider area of South Hampshire as shown in the Hampshire Travellers Accommodation Assessment (April 2013). However, not allocating the site would not help towards eliminating social exclusion in relation to Gypsy and Travelling communities and the

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Allocate the site for Gypsies & Travellers	Option 2: To not designate the land for any specific use	
			identified need for provision within the Borough.
<b>Health</b>			
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>			
Will it reduce health inequalities in those areas most affected?	<input type="radio"/>	<input type="radio"/>	<b>Comment:</b> n/a
Will it reduce death rates?	<input type="radio"/>	<input type="radio"/>	
Will it encourage healthy lifestyles?	<input type="radio"/>	<input type="radio"/>	
Will it improve access to high quality, health facilities?	<input type="radio"/>	<input type="radio"/>	
<b>Housing</b>			
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</b>			
Will it reduce homelessness?	++	<input type="radio"/>	<b>Comment:</b> Allocating the site for Gypsies and Travellers under Option 1 would have a direct positive benefit upon helping to reduce homelessness and upon increasing the range and affordability of housing for all social groups. Although there are only expected to be a small number of pitches on the site, this would still meet the identified need as shown in the Hampshire Travellers Accommodation Assessment (April 2013).
Will it increase the range and affordability of housing for all social groups?	++	<input type="radio"/>	
Will it increase the number of decent homes?	<input type="radio"/>	<input type="radio"/>	
Will it be energy efficient?	<input type="radio"/>	<input type="radio"/>	
<b>Education and Skills</b>			
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.</b>			
Will it improve the qualifications and skills of young people?	<input type="radio"/>	<input type="radio"/>	<b>Comment:</b> n/a
Will it improve the qualifications and skills of the population overall?	<input type="radio"/>	<input type="radio"/>	
<b>Employment</b>			
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work.</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Allocate the site for Gypsies & Travellers	Option 2: To not designate the land for any specific use	
Will it reduce commuting?	o	o	<b>Comment:</b> n/a
Will it improve accessibility to work by public transport, walking and cycling?	o	o	
Will it reduce the effect of traffic congestion on the economy?	o	o	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough.</b>			
Will it increase the skills of the local workforce?	o	o	<b>Comment:</b> n/a
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.</b>			
Will it reduce unemployment overall?	o	o	<b>Comment:</b> n/a
Will it reduce long-term unemployment?	o	o	
Will it provide job opportunities for those most in need of employment?	o	o	
Will it help to improve earnings?	o	o	
<b>Economy</b>			
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough.</b>			
Will it make use of previously developed land?	o	o	<b>Comment:</b> n/a
Will it improve business development and enhance competitiveness?	o	o	
Will it improve the resilience of business and the economy?	o	o	
Will it promote growth in key sectors and clusters?	o	o	
Will it make land and property available for business development?	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector.</b>			
Will it positively contribute to the	o	o	<b>Comment:</b> n/a

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<i>Theme</i>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Allocate the site for Gypsies & Travellers	Option 2: To not designate the land for any specific use	
local tourism industry and improve the image of Gosport as a destination?			
<b>Town and Local Centres</b>			
<b>SO16: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres.</b>			
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	<b>Comment:</b> n/a
Will it improve accessibility to and quality of other town or local centre uses?	o	o	
Will it improve the vitality and viability of centres?	o	o	
<b>Leisure and Culture</b>			
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough.</b>			
Will it improve the range of sporting facilities in the Borough?	o	o	<b>Comment:</b> n/a
Will it improve the range of cultural facilities in the Borough?	o	o	
<b>Open Space, Coast and Harbour</b>			
<b>SO18: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour.</b>			
Will it protect or enhance the Borough's network of greenspace?	++	o	<b>Comment:</b> Allocating a brownfield site for Gypsies and Travellers in Fareham Road under Option 1 would have a positive benefit upon reducing the need to make provision for an alternative site such as on open space elsewhere in the Borough.
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	
<b>Biodiversity and Geology</b>			
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets.</b>			
Will it maintain and enhance sites designated for their nature conservation interest?	o	o	<b>Comment:</b> The provision of a Gypsy and Traveller site in this location on Fareham Road under Option 1 would be unlikely to have an adverse impact upon biodiversity and geological assets.
Will it conserve and enhance local habitats and species diversity,	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Allocate the site for Gypsies & Travellers	Option 2: To not designate the land for any specific use	
and avoid harm to protected species?			
<b>Heritage and Design</b>			
<b>SO20: To protect and enhance the Borough's distinctive built heritage.</b>			
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	o	o	<b>Comment:</b> n/a
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.</b>			
Will the design enhance the quality of the townscape?	o	o	<b>Comment:</b> The provision of a Gypsy and Traveller site on the Fareham Road site under Option 1 would be unlikely have an impact upon the overall quality of the townscape. This is because the site is not overly visible from street view due to the presence of a number of trees and vegetation.
Will it improve the appearance of untidy areas?	o	o	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	
<b>Air Quality</b>			
<b>SO22: To reduce air pollution and ensure air quality continues to improve.</b>			
Will it improve air quality?	o	o	<b>Comment:</b> n/a
<b>Use of Energy Resources</b>			
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.</b>			
Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	<b>Comment:</b> n/a
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
<b>Use of Land Resources</b>			
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and existing buildings.</b>			
Will it reduce the amount of derelict, degraded and underused land?	++	-	<b>Comment:</b> Allocating a brownfield site for Gypsies and Travellers in Fareham Road under Option 1 would have a positive benefit upon reducing the amount of underused land within the Borough. However, pursuing Option 2 would not make use of an underused site.
<b>Water Management</b>			
<b>SO25: To maintain and improve the water quality of the Borough.</b>			
Will it improve the quality of river	?	o	<b>Comment:</b> It is considered to be

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Theme			
Sustainability Objective			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Allocate the site for Gypsies & Travellers	Option 2: To not designate the land for any specific use	
water?			
Will it improve the quality of coastal water?	o	o	uncertain as to whether allocating a Gypsy and Traveller site under Option 1 would help improve the water quality due to the location of the site adjacent to an adjacent stream which leads off Hoeford Lake.
Will it improve the quality of groundwater?	o	o	
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.</b>			
Will it minimise the risk of flooding to people and property?	-	o	<b>Comment:</b> There is no risk of flooding to the site in the shorter term. However, the Strategic Flood Risk Assessment shows that the risk of flooding will increase over the longer term with the northern part of the site expected to be at risk of tidal flooding by 2085 and more so by 2115.
<b>SO27: To provide for sustainable sources of water supply.</b>			
Will it reduce water consumption?	o	o	<b>Comment:</b> It is considered to be likely that Option 1 would have a negligible impact upon increasing the overall level of water consumption. However, this is not recognised as a potentially negative impact because the level of water consumption that would be generated compared to existing levels Borough wide would be proportionately very small.
<b>Waste Management</b>			
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste.</b>			
Will it lead to reduced consumption of materials and resources?	o	o	<b>Comment:</b> It is considered that allocating the site for Gypsy and Traveller provision under Option 1 would potentially increase the amount of household waste. It is also considered uncertain at this stage as to whether allocating the site for Gypsy and Traveller provision would result in an increase in hazardous waste.
Will it reduce household waste?	-	o	
Will it increase waste recovery and recycling?	o	o	
Will it reduce hazardous waste?	?	o	
Will it reduce waste in the construction industry?	o	o	
Will it reduce commercial and	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Option 1: Allocate the site for Gypsies & Travellers	Option 2: To not designate the land for any specific use	
industrial waste?			
<b>Consumption of other natural resources</b>			
<b>SO29: To reduce the global, social and environmental impact of the consumption of natural resources.</b>			
Will it use renewable and sustainable sourced materials?	<input type="radio"/>	<input type="radio"/>	Comment: n/a
Will it use locally produced materials?	<input type="radio"/>	<input type="radio"/>	

## PART 4: GBC PREFERRED OPTIONS FOR LAND AT FAREHAM ROAD

<b>Conclusion of Appraisal</b>	The preferred option has been based on the assessment of options in Part 3 which shows that the provision of a gypsy and traveller site under Option 1 would have the highest number of positive effects. Not making provision for a gypsy and traveller site under Option 2 shows that there would not be any positive effects.
<b>Preferred Option (s)</b>	The Borough Council's preferred option is <b>Option 1: Allocate the Site for Gypsies and Travellers.</b>
<b>Justification</b>	The Borough Council has decided to pursue Option 1 as a result of the findings of the Hampshire Gypsy and Travellers Accommodation Assessment (Forest Bus Ltd April 2013). This shows an estimate of current notional need for one pitch that has been identified within the Borough by 2027. This has along with the findings of the SA has resulted in the Fareham Road site being identified for accommodating this required provision.
<b>Recommendation – with regard to Local Plan</b>	<b>Identify the site for Gypsies and Travellers on the Local Plan Policies Map.</b>

## PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR LAND AT FAREHAM ROAD

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
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SO1: It will be important to take account of Policy LP23: Layout of Sites and Parking if Option 1 is pursued by ensuring safe access arrangements both into the site and onto Fareham Road. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
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SO25: It will be important to take account of Policy LP39: Water Resources by ensuring that the water quality of the adjacent stream which leads to Hoeford Lake is maintained.
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SO26: Although the site is not located in an area at greater risk of flooding (i.e. Flood Zones 2 and 3), it will be important to take account of Policy LP45: Flooding by ensuring that any potential risk of surface water flooding is reduced. It will also be important to take account of the longer term situation whereby the northern part of the site is expected to be at risk of tidal flooding over the longer term period (i.e. by 2085 and more so by 2115).
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SO28: Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues are appropriately dealt with and that there is adequate space to facilitate the storage, re-use and recycling of materials as well as composting facilities where appropriate.
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<b>Maximising Beneficial Effects</b>
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None recommended.
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# NEWGATE LANE IMPROVMENTS IMPROVEMENTS

## Introduction

Hampshire County Council have identified the need to improve access to Gosport to support the Solent Enterprise Zone. A key piece of improvement is the improvement of the Newgate Lane Corridor. Hampshire CC 's preferred option is to an off line alignment which although predominantly lies in Fareham Borough a small portion would run through Gosport Borough.

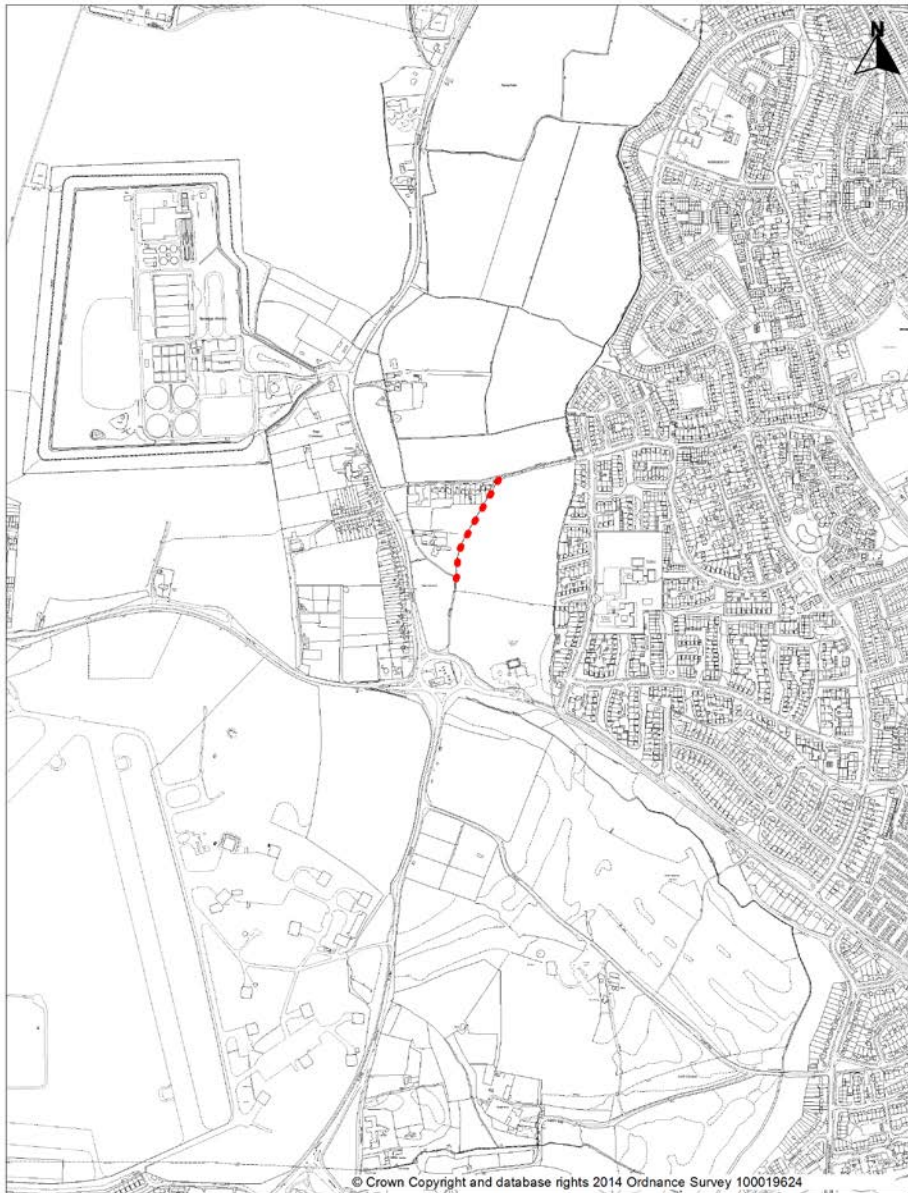
## PART 1: SITE PROFILE FOR NEWGATE LANE IMPROVEMENTS – PRELIMINARY CONSIDERATIONS

<b>Site name</b>	Newgate Lane improvements
<b>Address</b>	Brookers Field
<b>Ward</b>	Peel Common
<b>Area</b>	Not known/not applicable
<b>Current use</b>	Open space
<b>Adjacent uses</b>	Sports pitches.
<b>Brownfield/greenfield?</b>	Greenfield
<b>Heritage</b>	<b>On-site or in proximity?</b>
Listed building	None
Local list	None
Historic Park	None
Local historic park	None
Scheduled ancient monument	None
Archaeology	None
	<b>Within or adjacent</b>
Conservation Area	No
Special Character Area	No
<b>Design considerations</b>	
The design and layout of the road improvements should encompass principles which will help to improve overall road safety and traffic flow for all road users.	
<b>Nature conservation</b>	<b>On-site or in proximity (distance from)? - normally within 400metres –the in-combination element of the international sites is acknowledged and will be considered as part of the HRA</b>
SPA/SAC/Ramsar	none
SSSI	none
SINCs	No
LNR	No
Known protected species	No
Known BAP target species	No
Any natural features of note (established trees, woods, ponds, hedges etc.)	No
<b>Contamination</b> Consider previous uses, any known studies etc.	No known contamination issues.
<b>Flood risk</b>	Flood Zone 1

	The findings of the SFRA show that the site would still be located in Flood Zone 1 in 2115.
<b>Noise/Vibration</b> – proximity to noise emitting uses, busy roads, factories, airfield etc.	No known issues at this stage
<b>Air pollution</b> (any known/potential issues)-	No known issues at this stage
<b>Light pollution</b> -is the area currently unlit or adjacent a significant unlit area	No known issues at this stage
<b>Safeguarded Area</b>	Within the Safeguarded Area for the Aerodrome at Lee-on-the-Solent (R/ENV9)
<b>Amenity</b> -particularly residential- compatibility of proposed and existing uses-noise, smell, overlooking etc.	None.
<b>Any open space?</b>	Yes
<b>Included as part of any other designations</b> (policies in the current adopted Local Plan)	<p>Within the Urban Area Boundary (R/DP1)</p> <p>Outside of the Urban Area (R/OS10)</p> <p>Strategic Gap (R/OS2)</p> <p>Protection of existing open space (R/OS4)</p> <p>Safeguarded for the Aerodrome at Lee-on-the-Solent (E/ENV9)</p>
<b>Accessibility</b> -public transport (see plan) - local/ town centre - other facilities in proximity	<b>Proximity of Town/Local centre</b>  The site is located within approximately 4 miles driving distance from Gosport Town Centre.
<b>Road access</b> -availability, safety	The improvements would improve access to Gosport
<b>Parking</b>	None.
<b>Potential for improving pedestrian/cycling network?</b>	There may be a potential to improve the pedestrian/cycling network in relation to the improvements that are proposed by dedicating the existing Newgate Lane for cyclists
<b>Comprehensive development issues</b>	None.
<b>Any known infrastructure issues?</b>	This proposal would provide new infrastructure

<p><b>Any deliverability (land accessibility, issues etc.)?</b></p>	<p><b>known issues (ownership, viability)</b></p>	<p>HCC would need to acquire land for construction</p>
<p><b>Other issues/comments</b></p>		<p>None.</p>

## Map of Proposed Newgate Lane Improvements



Scale 1:10000  
 0 80 160 240 320 400 m

## PART 2: CONSIDERATION OF POTENTIAL OPTIONS FOR NEWGATE LANE IMPROVEMENTS

- Option 1: Realign Newgate Lane**  
 This option will improve the capacity of Newgate Lane and will assist the development of the Solent Enterprise Zone and provide better access to the Gosport peninsula.
- Option 2: Maintain the existing alignment**  
 Congestion will increase on Newgate Lane to the disadvantage of the Solent Enterprise Zone.

## PART 3: SUSTAINABILITY APPRAISAL OF POTENTIAL OPTIONS FOR NEWGATE LANE IMPROVEMENTS

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<i>Theme</i>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Option 1: Re-align Newgate Lane	Option 2: Maintain existing alignment	
<b>Transport and Accessibility</b>			
<b>SO1: To reduce the need to travel and to reduce the effects of traffic on local communities</b>			
Will it reduce traffic volumes and congestion?	++	o	<b>Comment:</b> Re-aligning Newgate Lane under Option 1 would be likely to have a significant positive impact upon improving traffic flows which can therefore reduce congestion and also help towards improving road safety which could therefore potentially help to reduce road traffic accidents. However, not making any improvements to this busy junction under Option 2 could provide the potential for an increase in road traffic accidents in future particularly in relation to the continued increase in traffic on Newgate Lane.
Will it reduce road traffic accidents?	++	-	
Will there be an increase in traffic related air pollution?	o	o	
Will there be an increase in traffic related noise pollution?	o	o	
<b>SO2: To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking</b>			
Will it increase the proportion of journeys using modes other than the car?	o	o	<b>Comment:</b> n/a
<b>SO3: To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities</b>			
Will it improve accessibility to local services?	+	o	<b>Comment:</b> Option 1 will improve accessibility to local services
<b>SO4: To improve accessibility for those most in need</b>			
Will it make access more affordable?	o	o	<b>Comment:</b> n/a
Will it make access easier for	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Newgate Lane	Option 1: Re-align	
those without a car?			
<b>Community Activity and Neighbourhoods</b>			
<b>SO5: To encourage a sense of community identity and improve the quality of where people live</b>			
Will it encourage engagement in community activities?	o	o	<b>Comment: n/a</b>
Will it improve the level of investment in key community services?	o	o	
Will it improve the satisfaction of people with their neighbourhoods as places to live?	+	o	
<b>Crime and Disorder</b>			
<b>SO6: To reduce crime and the fear of crime and reduce the instances of anti-social behaviour</b>			
Will it reduce actual levels of crime?	o	o	<b>Comment: n/a</b>
Will it reduce the fear of crime?	o	o	
Will it reduce actual noise levels?	o	o	
Will it reduce noise concerns?	o	o	
<b>Poverty and Deprivation</b>			
<b>SO7: To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region</b>			
Will it reduce poverty and social exclusion in those areas most affected?	o	o	<b>Comment: n/a</b>
<b>Health</b>			
<b>SO8: To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities</b>			
Will it reduce health inequalities in those areas most affected?	o	o	<b>Comment: n/a</b>
Will it reduce death rates?	o	o	
Will it encourage healthy lifestyles?	o	o	
Will it improve access to high quality, health facilities?	o	o	
<b>Housing</b>			
<b>SO9: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Newgate Lane	Option 1: Re-align	
Will it reduce homelessness?	o	o	<b>Comment:</b> n/a
Will it increase the range and affordability of housing for all social groups?	o	o	
Will it increase the number of decent homes?	o	o	
Will it be energy efficient?	o	o	
<b>Education and Skills</b>			
<b>SO10: To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work</b>			
Will it improve the qualifications and skills of young people?	o	o	<b>Comment:</b> n/a
Will it improve the qualifications and skills of the population overall?	o	o	
<b>Employment</b>			
<b>SO11: To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work</b>			
Will it reduce commuting?	o	o	<b>Comment:</b> Making improvements to the Newgate Lane under Option 1 would be likely to help reduce the effect of traffic congestion on the economy since it would improve access to the Solent Enterprise Zone.
Will it improve accessibility to work by public transport, walking and cycling?	+	o	
Will it reduce the effect of traffic congestion on the economy?	+	o	
<b>SO12: To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough</b>			
Will it increase the skills of the local workforce?	o	o	<b>Comment:</b> n/a
<b>SO13: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough</b>			
Will it reduce unemployment overall?	o	o	<b>Comment:</b> n/a
Will it reduce long-term unemployment?	o	o	
Will it provide job opportunities for those most in need of employment?	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Newwater Lane	Option 1: Re-align	
Will it help to improve earnings?	o	o	
<b>Economy</b>			
<b>SO14: To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough</b>			
Will it make use of previously developed land?	o	o	<b>Comment:</b> Option 1 would enable the Solent Enterprise Zone to become more competitive
Will it improve business development and enhance competitiveness?	+	o	
Will it improve the resilience of business and the economy?	+	o	
Will it promote growth in key sectors and clusters?	o	o	
Will it make land and property available for business development?	o	o	
<b>SO15: To encourage the development of a buoyant, sustainable tourism sector</b>			
Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	o	o	<b>Comment:</b> n/a
<b>Town and Local Centres</b>			
<b>SO16: To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres</b>			
Will it improve the accessibility to, and quality of, shopping facilities?	o	o	<b>Comment:</b> n/a
Will it improve accessibility to and quality of other town or local centre uses?	o	o	
Will it improve the vitality and viability of centres?	o	o	
<b>Leisure and Culture</b>			
<b>SO17: To improve the quality and accessibility of leisure and cultural opportunities within the Borough</b>			
Will it improve the range of sporting facilities in the Borough?	o	o	<b>Comment:</b> n/a
Will it improve the range of cultural facilities in the Borough?	o	o	
<b>Open Space, Coast and Harbour</b>			

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Newwate Lane	Option 1: Re-align	
<b>SO18: To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour</b>			
Will it protect or enhance the Borough's network of greenspace?	-	o	<b>Comment:</b> The proposal will result in a small loss of open space. However the integrity of the existing sports pitches will be retained
Will it protect or enhance the quality of the Borough's coast and harbour frontage?	o	o	
Will it maintain or improve public access to the Borough's coast and harbour frontage?	o	o	
<b>Biodiversity and Geology</b>			
<b>SO19: To conserve and enhance the Borough's biodiversity and geological assets</b>			
Will it maintain and enhance sites designated for their nature conservation interest?	o	o	<b>Comment:</b> n/a
Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	o	o	
<b>Heritage and Design</b>			
<b>SO20: To protect and enhance the Borough's distinctive built heritage</b>			
Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	o	o	<b>Comment:</b> n/a
<b>SO21: To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces</b>			
Will the design enhance the quality of the townscape?	o	o	<b>Comment:</b> n/a
Will it improve the appearance of untidy areas?	o	o	
Will it reduce crime, the fear of crime and anti-social behaviour?	o	o	
<b>Air Quality</b>			
<b>SO22: To reduce air pollution and ensure air quality continues to improve</b>			
Will it improve air quality?	o	o	<b>Comment:</b> n/a
<b>Use of Energy Resources</b>			
<b>SO23: To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</b>			
Will it reduce emissions of greenhouse gases by reducing	o	o	<b>Comment:</b> n/a



Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>Likelihood of effect</li> <li>Spatial scale</li> <li>Temporary or permanent effects</li> <li>Short, medium or long term effects</li> <li>Cumulative effects</li> </ul>
	Newgate Lane	Option 1: Re-align	
energy consumption?			
Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
<b>Use of Land Resources</b>			
<b>SO24: To improve efficiency in land use through the re-use of previously developed land and existing buildings</b>			
Will it reduce the amount of derelict, degraded and underused land?	o	o	<b>Comment:</b> n/a
<b>Water Management</b>			
<b>SO25: To maintain and improve the water quality of the Borough</b>			
Will it improve the quality of river water?	o	o	<b>Comment:</b> n/a
Will it improve the quality of coastal water?	o	o	
Will it improve the quality of groundwater?	o	o	
<b>SO26: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment</b>			
Will it minimise the risk of flooding to people and property?	o	o	<b>Comment:</b> n/a
<b>SO27: To provide for sustainable sources of water supply</b>			
Will it reduce water consumption?	o	o	<b>Comment:</b> n/a
<b>Waste Management</b>			
<b>SO28: To reduce waste generation and disposal, and achieve the sustainable management of waste</b>			
Will it lead to reduced consumption of materials and resources?	?	o	<b>Comment:</b> It is considered to be uncertain as to whether pursuing Option 2 by making improvements to Newgate Lane would result in an increased amount of waste arising from the construction industry. This would depend upon construction methods used to build th realignment.
Will it reduce household waste?	o	o	
Will it increase waste recovery and recycling?	o	o	
Will it reduce hazardous waste?	o	o	
Will it reduce waste in the construction industry?	?	o	
Will it reduce commercial and industrial waste?	o	o	

Effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
<b>Theme</b>			
<b>Sustainability Objective</b>			
Decision-making criteria (from the SA Framework)	Identified Effects		Comment – Includes a consideration of the following where appropriate; <ul style="list-style-type: none"> <li>• Likelihood of effect</li> <li>• Spatial scale</li> <li>• Temporary or permanent effects</li> <li>• Short, medium or long term effects</li> <li>• Cumulative effects</li> </ul>
	Newgate Lane	Option 1: Re-align	
<b>Consumption of other natural resources</b>			
<b>SO29: To reduce the global, social and environmental impact of the consumption of natural resources</b>			
Will it use renewable and sustainable sourced materials?	o	o	<b>Comment:</b> n/a
Will it use locally produced materials?	o	o	

## PART 4: GBC PREFERRED OPTIONS FOR NEWGATE LANE IMPROVEMENTS

<b>Conclusion Appraisal</b>	of	The preferred option has been based on the assessment of options in Part 3 which shows that improvements under Option 1 would have the highest number of positive effects. Not undertaking the improvements under Option 2 shows that there would not be any positive effects.
<b>Preferred Option (s)</b>		The Borough Council's preferred option is <b>Option 1: Re-alignment of Newgate Lane</b>
<b>Justification</b>		The Borough Council has opted to pursue Option 1 based on the latest information published by Hampshire Strategic Infrastructure Statement (HCC April 2013) which has identified these improvements. Option 1 has also been pursued as a result of the SA findings which show that it would help to reduce traffic congestion and improve overall traffic flows along the A32.
<b>Recommendation – with regard to Local Plan</b>	–	<b>Identify site on the Local Plan Policies Map for transport improvements.</b>

## PART 5: MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS FOR NEWGATE LANE IMPROVEMENTS

In taking on board Option 1, the following mitigating adverse effects and maximising beneficial effects measures have been identified.

<b>Mitigating Adverse Effects</b>
SO18 Policy LP35: Protection of existing open space. Whilst Option 1 will result in the loss of a small amount of open space it will not affect the integrity of the main use of this open

space. The existing plying fields will still be used to the current capacity and the loss of the land would the land would not adversely affect the ir operation.

SO28: Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with and that new development uses recycled materials and local secondary aggregate in construction where possible.

<b>Maximising Beneficial Effects</b>
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None recommended.
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