

Gosport Borough Local Plan (2011-2029)

Publication Version

SUSTAINABILITY APPRAISAL

ANNEX D

**CONSIDERATION OF POLICY OPTIONS
THROUGHOUT THE SA PROCESS**

JULY 2014

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SECTION 1: INTRODUCTION

This document provides an overview of options considered for all the policies in the Publication version for the Gosport Local Plan 2011-2029. The policies set out below are listed in the order that they appear in the Local Plan for ease of reference. It is important to note that level of detail for each policy varies enormously depending on the issues raised, options available and the level of consideration of each option required.

For policies relating to the regeneration areas and site allocations (LP4 to LP9E) it will also be necessary to consider the more detailed analysis of options set out in Annex C: *Assessment of Options for Regeneration Areas and Allocations*. This includes a consideration of the issues and options for the proposed regeneration areas and allocation sites, a detailed SA appraisal and justification for the chosen options along with mitigating adverse effects and maximising beneficial effects recommendations for where uncertainties and potentially negative effects remain. It also includes the same information for sites put forward and not eventually included in the Local Plan and reasons why they were dismissed.

Significant work has been undertaken previously as part of the earlier draft Core Strategy, including the consideration of issues, broad policy directions and appraisals for policies. The draft Core Strategy and the accompanying sustainability appraisal work has therefore informed large parts of the Local Plan. It is therefore considered that in order to provide an audit trail of the relevant policy, options considered and the ultimate conclusions it has been necessary to summarise this previous work where still applicable as part of the considerations of options contained herein. However there are a number of changes in the overall parameters that have occurred since the Core Strategy: Preferred Options was published in 2009. The main differences are:

- The period of the Plan has shifted
Core Strategy: Preferred Options: 2006-2026 (covering 20 years)
Local Plan: Publication version: 2011-2029 (covering 18 years)
- The National Planning Policy Framework replaces previous Government guidance with a number of significant implications for local plan policies.
- The South East Plan no longer forms part of the Development Plan.
- The original South Hampshire Strategy incorporated in the South East Plan (2009) has been revised. It was approved by PUSH authorities in October 2012 and is a framework to guide sustainable development and change to 2026. This resulted in a higher housing requirement for Gosport.
- As part of the Core Strategy the Borough Council tested options relating to the South East Plan figure (2,500 dwellings) as well as a higher figure (4,000 dwellings) in order to test infrastructure, habitat and other constraints for the period 2006-2026. This higher figure was considered appropriate to test in case a higher dwelling figure was necessary to facilitate the regeneration of a number of brownfield sites for mixed use. The Council extended the Draft Local Plan to 2029 whereby the housing figure based on the South Hampshire Strategy was extrapolated for a further 3 years.

The implications of these differences and how they have affected the testing of various options and the outcome of the Sustainability Appraisal are explained within this document in relation to the applicable policies. The implications are most noticeable in relation to the Spatial Strategy which outlines the evolution of the Council's consideration of how much development should be in the Borough and where it should be located.

This document now includes an assessment of all the options in Plan order. In some cases earlier option testing is relevant for a group of policies and is followed in some cases with more particular issues relating to each policy.

The preferred option in most cases follows a high-level sustainability appraisal for each option making a comparison possible for analysis purposes. Where there are no alternative options considered and/or no sustainability appraisal undertaken of the options a reason is given for this course of action.

The preferred option is then worked into a policy and tested against the SA objectives and more detailed decision-making criteria of the SA framework. The SA framework can be viewed in Appendix 1 of the SA Report for the Publication Local Plan. The results of this appraisal for each of the policies are also included in the SA Report for the Publication Local Plan.

SECTION 2: CONSIDERATION OF EACH LOCAL PLAN POLICY

SUSTAINABLE DEVELOPMENT

POLICY LP1: SUSTAINABLE DEVELOPMENT

Overview

This policy is a model policy supplied by the Planning Inspectorate to ensure that sustainable development is secured through the planning system.

Consultation Draft of the Gosport Borough Local Plan (2012)

No other options are applicable.

Publication version of the Gosport Borough Local Plan (2014)

No further changes as a result of consultation

Conclusion: Include model policy in the Publication version of the Local Plan and assess against SA criteria.

POLICY LP2: INFRASTRUCTURE

Overview

This Policy sets out the Borough Council's overall approach to infrastructure provision and requires the Council to work with key partners to help deliver infrastructure to support new development. It also sets out the various funding mechanisms which will be used to secure developer funding.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Core Strategy: Preferred Options (2009)

Policy CS4: Infrastructure was published within the Core Strategy: Preferred Options (September 2009) and forms the basis for Policy LP2: Infrastructure which has been published within the Publication Local Plan.

The policy approach taken for Policy CS4 was influenced through the recognition of providing good infrastructure in the right location at the right time as being essential for the well-being of local residents and by ensuring that the area will be attractive for businesses and visitors.

Consequently the only broad option considered for the Core Strategy was to help maintain existing infrastructure and enable new infrastructure to be developed by ensuring the Borough Council works in partnership with a range of key stakeholders including developers, infrastructure providers and the local community.

Details of the then known requirements were contained in a summary table contained in the Implementation and Monitoring Section of the Core Strategy (Section 17).

Consultation Draft of the Gosport Borough Local Plan (2012)

The Borough Council maintained the same broad approach for securing infrastructure. The Council's draft Gosport Infrastructure Assessment (2012) and Infrastructure Delivery Plan set out further details of the requirements and how it would be delivered.

Publication version of the Gosport Borough Local Plan (2014)

No significant change has been made to the policy which therefore means that no further testing of options is required.

Conclusion

It is considered that the approach will provide an adequate basis for ensuring that infrastructure is provided as and when required and to this extent meets the SA objectives. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

SPATIAL STRATEGY

POLICY LP3: SPATIAL STRATEGY

Overview

It was recognised that the Council could take a number of broad approaches to future development in the Borough. The Spatial Strategy aims to deliver the overarching Vision and objectives of the Local Plan in terms of the broad approach taken to future development and sets out the scale of development that is appropriate and sustainable for the Borough over the plan period to 2029. It has been prepared having regard to the core planning principles set out in the National Planning Policy Framework and is concerned with detailing the overall level and location of growth. It also identifies strategic considerations for development proposals such as flood risk, the protection of important habitats and heritage, as well as the need to safeguard key facilities in the Borough.

The Spatial Strategy provides the framework for the more detailed policies of the Local Plan and establishes how much development should take place and where it should be located. It outlines opportunities for development through the identification of Regeneration Areas and other key locations as well as establishing the principle that certain sites should be safeguarded for existing uses. The Spatial Strategy aims to ensure that local economic, housing and community needs are addressed whilst fully taking account of environmental and design considerations. It recognises the general presumption in favour of sustainable development.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Core Strategy: Preferred Options (2009)

Policies CS3: Spatial Strategy which was published within the Core Strategy: Preferred Options (September 2009) form the basis for Policy LP3: Spatial Strategy within the Publication Local Plan. The following options which were considered for Policies CS3 which has helped to inform Policy LP3;

Option 1

Employment-led regeneration of brownfield sites

This option was considered to highlight the effects that could arise as a result of pursuing an employment-led regeneration of brownfield sites approach within the Borough.

Option 2

Employment-led regeneration with a greater emphasis of enabling mixed-use development on key regeneration sites

This option was considered to highlight the effects that could arise as a result of pursuing an employment-led regeneration of brownfield sites which would incorporate a mixture of other uses within the Borough.

Option 3

Gosport as a dormitory town (residential led development with limited employment)

This option was considered to highlight the effects that could arise from pursuing a dormitory town approach with the Borough prioritising residential development in the Borough.

In testing the 3 options, it was clear that Option 2 with its 'employment-led regeneration with a greater emphasis of enabling mixed-use development on key regeneration sites' approach would have the highest number of significant positive effects. This would particularly be the case in respect of accessibility factors due to the greater potential to bring forward mixed use developments whereby homes could be located close by to a range of jobs and services. Therefore the provision of more jobs in the Borough (Options 1 and 2) together with other facilities (Options 1, 2 and 3) has the potential to reduce trips outside of the Borough and thereby reduce congestion, CO2 emissions and pollution.

Significant uncertainty was identified regarding how all three growth scenarios would affect the internationally important sites. The Habitat Regulations Assessment (HRA) Screening Report highlighted that each of the growth scenarios for the Borough in respect of the spatial options that were assessed could in combination with other development in South Hampshire have a detrimental impact on internationally important habitats.

It was also recognised that all three development options could have a number of potential impacts including increased water consumption, an increased use of natural resources (energy and water consumption) and increased industrial, commercial and household waste. It was therefore considered possible that these options could impact upon the local environment such as upon local habitats when considered in combination with development proposals in other parts of the sub-region. Option 3 was considered to be the least sustainable option to pursue since this was considered to have the lowest number of positive effects and a number of potentially negative effects.

In respect of Option 3, the SA Assessment found that there could be potentially negative effects of providing a greater number of dwellings without a sufficient level of employment. For example, it was considered that this option would not provide the level of economic investment required to help regenerate the Borough to compensate for the losses of employment that have occurred over the last 20 years. It was considered that this could potentially exacerbate the existing commuting and resulting congestion problems with residents continuing to out-commute to the workplace. This option was therefore considered to contribute least towards alleviating the deprivation issues that the Borough has, particularly in relation to income and employment.

Due to the broad nature of each of the options, a large degree of uncertainty also remained in respect of how each of the options considered could impact upon the issues raised through each of the SA objectives. For example, the impact of the growth options on the quality of the existing townscape and the affect that development could have on the amenity of local residents was considered to be broadly uncertain. However, it was considered to be clear that developments would need to accord with best practice and be in context with their surroundings. Issues included safety and security (designing-out crime), noise and pollution. It was recognised that further assessment would be required once more detailed proposals were made available in order to determine the social, economic and environmental impacts of such proposals.

Consultation Draft of the Gosport Borough Local Plan (2012)

No further options were tested through the Sustainability Appraisal process for the publication of the Draft Local Plan. However, the development quantum for residential use was increased to 2,700 having regard of the update to the South Hampshire Strategy (PUSH October 2012) and local circumstances. The development quantum for employment use was also increased to 84,000 square metres of net additional floorspace whilst the retail quantum was marginally reduced to 10,500 square metres of net additional floorspace in line with latest evidence published in the Gosport Retail Study – Partial Update (GVA Grimley November 2011). It is important to consider that these revised quantum have had no effect upon changing any of the overall effects identified through the SA process. In response to the revised development quantum particularly for residential development, it was acknowledged that the additional employment growth in the Borough would help to offset any negative effects associated with increases in traffic and reduced road and transport infrastructure capacity.

Publication version of the Gosport Borough Local Plan (2014)

The Spatial Strategy identified in the Draft Local Plan has been carried through to the Publication version. The key change in terms of quantum has been to amend the housing allocation to reflect a true extrapolation of the revised South Hampshire Strategy figure. Although it is acknowledged that there may be some increase in uncertain and negative effects as a result of an increased housing quantum, the findings of the SA show that these changes would not be significant enough to change any of the effects that have already been identified against the SA framework.

Conclusion

It has been considered that the strategy provides the best opportunity for providing sustainable development within the Borough.

REGENERATING GOSPORT THROUGH THE DELIVERY OF HIGH QUALITY SITES

POLICY LP4: GOSPORT WATERFRONT & TOWN CENTRE

Overview

This policy is concerned with the regeneration of Gosport Waterfront and Town Centre. The main focus of the regeneration will be upon Gosport Waterfront which is the area to the north and east of the Town Centre which includes the Retained Area at Royal Clarence Yard, the Coldharbour area and the Bus Station. There are a number of existing sites in the area which have the potential to be redeveloped and intensified to provide an attractive and high quality development adjacent Portsmouth Harbour replacing a number of poorly designed buildings and/or under-used industrial or MoD land. The area has the potential to complement the Town Centre and to enhance its gateway location to the Borough. In addition there is the potential to facilitate development on smaller yet unidentified sites in the Town Centre itself.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Core Strategy: Preferred Options (2009)

Policies CS6: The Gosport Waterfront and CS7: Gosport Town Centre which were published within the Core Strategy: Preferred Options (September 2009) form the basis for Policy LP4: Gosport Waterfront & Town Centre within the Publication Local Plan. The following options which were considered for Policies CS6 and CS7 which have helped to inform Policy LP4;

Gosport Waterfront

All options include some form of transport interchange;

Option 1

Maximise employment with retail/leisure and residential

This option was considered to highlight the effects that could arise as a result of pursuing an employment/commercial-led mixed-use regeneration approach in this area

Option 2

Maximise residential with employment and retail/leisure

This option was considered to highlight the effects that could arise as a result of pursuing a residential-led mixed-use regeneration approach in this area.

Option 3

Continue as present (existing uses)

This option was considered to highlight the effects that could arise in respect of continuing with a do nothing approach.

In testing the 3 options for pursuing Policy CS6: The Gosport Waterfront, it was clear that Options 1 and 2 would have a large number of significant positive effects. It was particularly clear that Option 1 'maximise employment with retail/leisure and residential' would have the largest number of economic related positive effects and would closely accord with the economic-led focus of the South Hampshire Sub-Regional Strategy. Option 1 has been considered to have positive benefits in relation to increasing investment, strengthening the vitality and viability of Gosport Town Centre and in making use of underused land. It would particularly help with securing deep water access and safeguarding marine sector employment. However, it was also considered that Option 2 would be appropriate to pursue for increasing the number of decent homes at Gosport Waterfront and in making the development of Option 1 viable. The proposed number of dwellings that would be provided has increased over time in order to enable the economic objectives of Option 1 to be met due to the on-site viability issues relating to flood risk and contamination issues on the site.

Despite the large number of significant positive impacts that were identified, both Options 1 and 2 in respect of their maximising development approaches were considered to have some potentially negative impacts. The location of Gosport Waterfront within Flood Zones 2 and 3 has resulted in an increased risk of flooding to people and property which has been considered to be particularly relevant in relation to the provision of additional residential development under Option 2. Other potentially negative effects were identified in relation to water consumption and waste management issues. There was also a greater degree of uncertainty associated with maximising development opportunities and the potential impacts this could have upon the international habitats along the Portsmouth Harbour shoreline. However, it was considered that all of these uncertain and potentially negative effects can be addressed through the implementation of appropriate mitigation measures. These are considered in Annex C: *Assessment of Options for Regeneration Areas and Allocations*.

The absence of any identified positive effects highlighted under Option 1 could be perceived to be a missed opportunity for regenerating this key strategic site which could contribute to a decline in the Gosport economy.

Gosport Town Centre

Option 1

Pro-active approach - with links to proposals at Gosport Waterfront and to promote development on smaller sites in and around the centre

This option was considered to highlight the effects that could arise if this approach is pursued.

Option 2

Business as Usual Approach

This option was considered to highlight the effects that could occur if the Council decides not to pursue a pro-active approach towards the future role of Gosport Town Centre.

In testing both of the options for pursuing Policy CS7: Gosport Town Centre, it was clear that Option 1 would have a number of significant positive effects which would result in a number of benefits to the long-term future and development of Gosport Town Centre. For example, it was considered that it would have beneficial impacts upon improving the vitality and viability

of the Town Centre, help to make use of previously developed land, result in a number of accessibility related benefits and help to improve the satisfaction of local residents.

It was considered that Option 2 in respect of the business as usual approach would not benefit from these identified significant positive impacts. Furthermore, a large number of uncertain and potentially negative effects were also identified under Option 2. For example, it was considered that it would impact upon the vitality and viability of the Town Centre, not make efficient use of previously developed land and result in potential dissatisfaction amongst local residents and businesses. This therefore provided further justification towards pursuing Option 1 in taking a pro-active approach towards the future role of Gosport Town Centre.

Consultation Draft of the Gosport Borough Local Plan (2012)

It was considered that Policies CS6 and CS7 which were developed for the Core Strategy: Preferred Options had a number of common themes and linkages. Therefore, it was decided that both of these policies should be merged in the Draft Local Plan to form 'Policy LP4: Gosport Waterfront and Town Centre'.

The proactive approach of redeveloping a number of uses within the Waterfront continued to be pursued. However, the policy now took account of an identified quantum of 700-900 dwellings which helped to strengthen its identified effects in relation to the provision of new homes. This has also helped to make the economic objectives of developing the Waterfront more viable. Mixed use allocations within the Waterfront have been identified on the Policies Map (see Annex C: *Assessment of Options for Regeneration Areas and Allocations* for further details relating to the allocations). In addition Barclay House was identified in the Town Centre as a development allocation for new homes. The issues and options relating to the identification of Barclay House as a development allocation are also included in Annex C.

Publication version of the Gosport Borough Local Plan (2014)

Whilst there have been a number of changes made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required. One representation considered that the 700 dwelling figure should not be considered a ceiling for the Waterfront and that the 900 figure for the whole Regeneration Area would be a more suitable figure giving greater flexibility of where development takes place in the Waterfront and Town Centre Regeneration Area. It is not considered that this proposed change significantly affects the broad SA conclusions for the Regeneration Area as a whole. Changes that have been made to the policy and any relating sustainability implications are considered in the main SA Report.

Conclusion

It is considered that the growth approach is important towards place-making and can help to shape the future regeneration of the Borough. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP5: DAEDALUS

Overview

This policy relates to the regeneration of the part of the former HMS Daedalus site within Gosport Borough. The Regeneration Area comprises the technical part of the site which falls within the Gosport administrative boundary and is owned by the Homes and Communities Agency (HCA) and Maritime and Coastguard Agency (MCA). The Daedalus airfield is located to the north within the Fareham administrative boundary. The site is expected to be

redeveloped over the duration of the plan period. Consideration will need to be given to the Conservation Area status of the area and the number of Listed Buildings present.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Core Strategy: Preferred Options (2009)

Policy CS8: Daedalus which was published within the Core Strategy: Preferred Options (September 2009) forms the basis for Policy LP5: Daedalus published within the Publication Local Plan. The following options which were considered for Policy CS8 have also therefore helped to inform Policy LP5;

Option 1

Maximise employment with leisure and residential

This option was considered to highlight the effects that could arise as a result of pursuing an employment-led mixed use regeneration approach in this area.

Option 2

Maximise residential with employment and leisure

This option was considered to highlight the effects that could arise as a result of pursuing a residential-led mixed use regeneration approach in this area.

Option 3

Do nothing (i.e. short-term leases)

This option was considered to highlight the effects that could arise as a result a do nothing approach without significant intervention.

Option 4

Marina option

This option was considered to highlight the effects that could arise from providing a marina at Daedalus.

In testing the 4 options for pursuing Policy CS8: Daedalus, it was clear that Option 1 had the largest number of significant positive effects with a number being identified in relation to the maximised employment-led strategy that would be pursued. It was considered that this would be in accordance with the economic-led focus of the South Hampshire Sub-Regional Strategy. The update to this was published in October 2012 and maintains the economic-led focus of the previous publication of this document therefore meaning that Option 1 is still the most appropriate option to pursue. There is further justification in pursuing the economic related benefits due to the granting of Daedalus as an Enterprise Zone in August 2011. This

will have significant benefits upon the local economy such as the provision of financial incentives for businesses to locate at Daedalus.

Further significant positive effects were also identified for Option 1 including a number of accessibility related benefits which include a reduced potential for out-commuting and reduced effects of traffic due to the provision of new employment opportunities which would be accessible to the Borough's population. The reduction of derelict, degraded, underused and potentially contaminated land and an improved satisfaction of residents were also identified as significant positive effects.

Although some significant positive benefits were identified under Option 2, it was considered that this option would not provide the same level of benefits for the Borough. It was however recognised that there would be different benefits to pursuing Option 2 since it would result in the provision of an increased number of decent homes and a greater potential for reducing homelessness and the range of housing and affordability of new housing alongside new employment opportunities.

Option 3 was considered to be the least favourable to pursue since no significant positive effects were identified. A number of potentially negative effects were also identified including the potential deterioration of the historic built environment including to a number of Listed Buildings, potential impacts upon the townscape of the site and the potential for a continued risk of surface water flooding. It was acknowledged that pursuing this option could be perceived to be a missed opportunity in making use of previously developed land in regenerating the Daedalus site.

Option 4 was also considered to have some positive effects specifically relating to the provision of a marina. There were a large number of uncertain effects identified relating to this option, particularly through the provision of new employment opportunities and new homes as well as potential impacts upon important nature conservation interests and flood risk.

A number of uncertain impacts were also identified for each of Options 1, 2 and 4. However it was considered that the identified uncertain and potentially negative effects can be addressed through the implementation of appropriate mitigation measures. These are considered in *Annex C: Assessment of Options for Regeneration Areas and Allocations*.

Consultation Draft of the Gosport Borough Local Plan (2012)

No further options were tested through the Sustainability Appraisal process for the publication of the Draft Local Plan. However, more detailed elements of the policy were tested through the SA process in relation to the quantum of different uses. In addition, Option 4 relating to the provision of a marina at Daedalus was ruled out as a genuine alternative due to comments submitted by Natural England during the Core Strategy: Preferred Options consultation (September 2009). It was advised that the provision of a marina in this location would be detrimental to the SSSI, SPA and Ramsar designations located within proximity along the Solent shoreline.

Publication version of the Gosport Borough Local Plan (2014)

Whilst there have been a number of changes made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required. The changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that this preferred option will be beneficial since it will help facilitate economic development at Daedalus which will bring major benefits to the Borough and the

sub region. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP6: HASLAR PENINSULA

Overview

This policy relates to the regeneration and redevelopment of much of the Haslar Peninsula. The Regeneration Area comprises of the site formerly occupied by Royal Hospital Haslar, Fort Blockhouse and Haslar Marine Technology Park. The site formerly occupied by Royal Hospital Haslar has been unoccupied since its closure in 2009. Our Enterprise who owns the site has recently submitted a planning application for its redevelopment. Blockhouse is owned and occupied by the MoD although it is currently uncertain as to whether this will be sold on the open market. Haslar Marine Technology Park occupies a number of high-tech employment uses. No options were tested for the Technology Park as it was envisaged that the site will continue in this form of use. Further consideration will need to be given to the Conservation Area status of Haslar Peninsula and the number of Listed Buildings present if any significant redevelopment is proposed.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Core Strategy: Preferred Options (2009)

Policy CS9: Haslar Peninsula which was published within the Core Strategy: Preferred Options (September 2009) forms the basis for Policy LP6: Haslar Peninsula published within the Publication Local Plan. The following options which were considered for Policy CS9 have therefore helped to inform Policy LP6;

Haslar Peninsula – Royal Hospital Haslar

Option 1

All medical care/health site

This option was considered to highlight the effects that could arise in respect of implementing a health-led regeneration of the Royal Hospital Haslar site.

Option 2

Medical/care/health led mixed use site with enabling residential development

It was intended for the SA findings of this option to highlight the effects that could arise in respect of implementing a mixed use redevelopment of the Royal Hospital Haslar site with a higher level of residential development than Option 1 to enable other commercial uses to be developed.

Option 3

Largely residential site with a small proportion of ancillary uses

This option was considered to highlight the effects that could occur if the site was redeveloped predominantly for residential purposes.

In testing the 3 options for pursuing development at Royal Hospital Haslar under Policy CS9: Haslar Peninsula, it was considered that Option 2 with its health-led mixed-use with enabling residential development approach would be the most appropriate option to pursue since it had the highest number of positive effects identified. It was considered that this option would allow for the continuation in the provision of medical facilities on the Royal Hospital Haslar site which would be particularly beneficial in meeting the needs of an aging population within the Borough. Other key positive effects identified under this option include an improved satisfaction of local residents due to the site being retained for medical led/health purposes, an improved appearance of the site due to the re-use of existing buildings including Listed Buildings and a reduced potential for the site to become derelict and degraded as well as underused.

In pursuing Option 2, it was accepted that there would need to be some enabling residential development in order to make the site viable and attractive to potential developers. However, pursuing a residential-led scheme under Option 3 was not considered to be an appropriate option to pursue due to the greater potential for increased negative effects. This option could include potential impacts upon the Borough-wide transport network arising from increased out-commuting, an increased potential for household waste and missed opportunities for increasing employment.

Haslar Peninsula – Fort Blockhouse

Option 1

Continue as MoD site over the plan period

This option was considered to highlight the effects that could arise if a do nothing approach was taken.

Option 2

Leisure/employment led mixed use scheme

This option was considered to highlight the effects that could arise in respect of implementing a leisure/employment-led mixed use redevelopment of the Fort Blockhouse site if it were to be released.

Option 3

Residential-led mixed use scheme

This option was considered to highlight the effects that could arise if it was proposed to redevelop the Fort Blockhouse site predominantly for residential purposes if it were to be released.

In testing Options 2 and 3 for pursuing development at Blockhouse under Policy CS9: Haslar Peninsula, It was considered that Option 2 would have the greater number of positive effects and that it would accord with the wider South Hampshire Strategy developed by the Partnership for Urban South Hampshire (PUSH). However, it was considered that a greater intensity of MoD or related uses and employment under Option 1 would represent the best

option to pursue overall when compared to the current level of MoD use which has steadily declined over the last few decades. Therefore, it was considered that Option 2 would only be the most preferable option to pursue if the site was to be released over the Plan period. As with the Royal Hospital Haslar site, pursuing a predominantly residential-led scheme under Option 3 was not considered appropriate to pursue due to the potential impacts this could have upon the Borough-wide transport network arising from increased out-commuting and missed opportunities for increasing employment.

Consultation Draft of the Gosport Borough Local Plan (2012)

No further options were tested through the Sustainability Appraisal process for the publication of the Draft Local Plan. However, more detailed elements of the policy were tested through the SA process in relation to the quantum of different uses.

Publication version of the Gosport Borough Local Plan (2014)

Whilst there have been a number of changes made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required.

The detailed changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

If the site is released, it is considered that option 2 will be beneficial since it would include the appropriate level of development which would protect a number of assets of major heritage significance and would have a potential role in the economic development of the Borough. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP7: ROWNER

Overview

This policy relates to the regeneration and redevelopment of the Rowner estate. This has historically been the most deprived part of the Borough and has become increasingly derelict with a number of the residential buildings in a poor state of repair. Work has already commenced on the Rowner Regeneration Project with many of the older dwellings being demolished. A number of new replacement dwellings have been built and a Tesco superstore has been completed to date. The redevelopment of the area which is now known as Alver Village is expected to be completed over the first half of the plan period.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Core Strategy: Preferred Options (2009)

Policy CS10: Rowner which was published within the Core Strategy: Preferred Options (September 2009) forms the basis for Policy LP7: Rowner published within the Publication Local Plan. The following options were considered;

Option 1

Rowner Renewal and potential for further intervention

This option was considered to highlight the effects that could arise in respect of implementing the Rowner Renewal scheme.

Option 2

Do nothing

This option was considered to highlight the effects could occur if the Council was to decide upon not taking a pro-active approach in respect of the future of the Rowner estate.

In testing the two options for pursuing Policy CS10: Rowner, it was considered that some key significant positive effects that were identified under Option 1 would benefit current and future residents of the Rowner estate. For example, it was recognised that it would result in the provision of well-designed quality homes for the local community, a reduction in poverty and social exclusion in an area which has higher than average recorded levels of deprivation, an improved appearance of untidy areas and the re-use of derelict, degraded and underused land. It was also recognised that pursuing Option 1 would result in improved satisfaction of local residents.

By comparison, Option 2 was not considered to have any positive effects while a large number of potentially significant negative effects were also identified. Many of these significant negative effects were identified in relation to the quality of the Rowner estate deteriorating if no further renewal was to take place over the medium to longer term period.

Consultation Draft of the Gosport Borough Local Plan (2012)

No further options were required to be tested through the Sustainability Appraisal process for the publication of the Draft Local Plan. However, more detailed elements of the policy were tested through the SA process in relation to the quantum of different uses.

Publication version of the Gosport Borough Local Plan (2014)

Whilst there have been a number of changes made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required. The detailed changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that the preferred approach will be beneficial since it is concerned with the significant regeneration of the Rowner Estate which has experienced many years of social and environmental deprivation. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP8: ALVER VALLEY

Overview

This policy relates to the proposed redevelopment of the Alver Valley into a Country Park. This includes areas of unspoilt woodland known as The Wildgrounds. Transforming the Alver Valley into a Country Park will allow for the creation of new leisure and recreation opportunities as well as for the continuation of the protection and enhancement of its unique character. The creation of the Alver Valley into a Country Park is expected to take place over the plan period.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Core Strategy: Preferred Options (2009)

Policy CS11: Alver Valley which was published within the Core Strategy: Preferred Options (September 2009) forms the basis for Policy LP8: Alver Valley published within the Publication Local Plan. The following options were considered;

Option 1

Country Park

It was intended for the SA findings of this option to highlight the effects that could arise if this approach is pursued.

Option 2

Do nothing option

This objective of this option was to highlight the effects that could occur if the Council decides not to take a pro-active approach in respect of the future of the Alver Valley.

In testing the two options for pursuing Policy CS11: Alver Valley, it was considered that Option 1 would have the most significant positive effects in relation to designating the Alver Valley as a Country Park. For example, it was considered that it would help to protect existing open space and the settlement gap between Gosport and Lee-on-the-Solent, protect and enhance features of historical, archaeological and cultural value (eg buildings at Grange Farm and Apple Dumpling Bridge), encourage healthy lifestyles (eg through an increased potential for walking and other forms of recreational activity), help to improve the local tourism industry through the potential for local residents to make day trips, provide the potential for improving the range of sporting facilities and improve the satisfaction of local residents. Although it was considered that protecting the Alver Valley would help to protect and enhance existing biodiversity value within the site, it was also acknowledged that appropriate mitigation would be required due to the potential for increased in visitors that could result in disturbance to protected habitats and species.

Option 2 in respect of doing nothing was considered to have very little impact in respect of any positive and negative effects. Therefore, Option 1 in respect of the potentially significant effects that were identified was considered to be the most appropriate option to pursue in respect of the long-term future of the Alver Valley. Taking such a pro-active approach in designating the Alver Valley as a Country Park was also considered to be in accordance with the emerging Green Infrastructure Strategy adopted by PUSH.

Consultation Draft of the Gosport Borough Local Plan (2012)

No further options were required to be tested through the Sustainability Appraisal process for the publication of the Draft Local Plan. However, more detailed elements of the policy were tested through the SA process in relation to the detailed uses of the site.

Publication version of the Gosport Borough Local Plan (2014)

A visitor centre has been proposed as potential use for Grange Farm. However, through the consultation process an alternative site at Alver Meadow was proposed for a visitor centre. Both of these options were tested and the results of this can be viewed in Annex C: *Assessment of Options for Regeneration Areas and Allocations*. However, this has not resulted in any further changes to Policy LP8 with the potential location of a visitor centre in the area around Grange Farm being referred to in the explanatory text to the policy.

Whilst there have been a number of changes made to the policy as a result of consultation, the broad approach also remains the same. These changes and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that the overall approach to create a Country Park will strike a balance between the imperative of protecting the functional and visual values of the Alver Valley as a settlement gap, whilst recognising its value as a recreational and conservation resource and as a suitable location for some forms of commercial leisure-orientated development. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

ALLOCATIONS OUTSIDE OF THE REGENERATION AREAS

POLICY LP9A: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: MIXED USE SITES – PRIDDY’S HARD

Overview

This policy relates to the proposed redevelopment of Priddy’s Hard Heritage Area. This has previously been identified for Mixed Use Development under ‘Saved’ Policy R/DP4 of the Local Plan Review (July 2006). Most of the Priddy’s Hard area, which was a former MoD site used largely for the production of armaments, including the Heritage Area has been redeveloped. The proposed site covered by this policy represents a small remaining undeveloped area adjacent Forton Lake which includes a number of derelict buildings of historic interest within the Priddy’s Hard Conservation Area.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Core Strategy: Preferred Options (2009)

No options were considered in the lead up to the publication of the Draft Core Strategy since the site allocations were expected to be dealt with separately within what would have been the Site Allocations and Delivery DPD.

Consultation Draft of the Gosport Borough Local Plan (2012)

The following options were considered for Policy LP9A: Allocations Outside of Regeneration Areas: Mixed Use Sites – Priddy’s Hard;

Option 1

Mixed-use with Explosion Museum

Develop the site to provide a range of uses including residential.

Option 2

Residential with Explosion Museum

Develop site to maximise the amount of housing on the site.

The Borough Council’s preferred option was to allocate the site for mixed use development in line with Option 1. Overall, it was considered that pursuing this option would have greater economic benefits and have less impact upon reducing the need to travel which would include out-commuting to employment opportunities elsewhere. The original intention for this site in the ‘Saved’ Local Plan Review was to provide commercial and leisure uses to complement the residential development that was completed as part of the first phase of redevelopment. However, it has also been recognised that a purely commercial development on the remaining developable part of the site may not be practical or viable. Therefore, it has been considered that a mixed use form of development that would include residential development in line with Option 1 would be the most appropriate use for this site.

Publication version of the Gosport Borough Local Plan (2014)

Whilst there have been a number of changes made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required.

The detailed changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that this approach will provide major benefits for the Borough in terms of additional housing provision, additional open space, protection of access to the harbour foreshore, protection and enhancement of conservation items, development of the tourism sector and the resultant creation of employment opportunities. The detailed elements of the policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the main SA Report.

POLICY LP9B: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: ECONOMIC DEVELOPMENT SITE – BROCKHURST GATE, (FORMER FRATER HOUSE SITE), FAREHAM ROAD

Overview

This policy relates to the proposed redevelopment of Brockhurst Gate which lies on the junction of Fareham Road and Heritage Way. The wider site includes the Civil Service Sports Ground which has been allocated as Existing Open Space through Policy R/OS4 in the 'Saved' Local Plan Review. The remainder of the area including Brockhurst Gate has been allocated as white land within the Urban Area Boundary under Policy R/DP1. The site was formerly owned by the MoD and is currently on the open market for redevelopment. The redevelopment of the site is expected to take place over the course of the plan period.

Options for Brockhurst Gate, (former Frater House site) which also included a consideration of options for the Civil Service Sports Ground sports field were tested as part of the policy option process.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Core Strategy: Preferred Options (2009)

No options were considered in the lead up to the publication of the Draft Core Strategy since the site allocations were expected to be dealt with separately within what would have been the Site Allocations and Delivery DPD.

Consultation Draft of the Gosport Borough Local Plan (2012)

The following options were considered for Policy LP9B: Allocations Outside of Regeneration Areas: Employment Sites – Brockhurst Gate (former Frater House site), Fareham Road.

Option 1

Employment

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

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

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

Develop the Brockhurst Gate part of the site (include limited area of open space as included within GBLPR Urban Area Boundary). Consider site suitability. 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.

At this stage, it was considered that Options 1 and 5 should be pursued. The Borough Council intended to see the part of the site located within the current and proposed Urban Area Boundary to be developed for appropriate employment uses (i.e. B1, B2 and B8 uses). It is considered that a small area of open space within the Urban Area Boundary could form part of this employment allocation to provide a regular shaped site more suitable for development. The Council also wished to see the part of the site located outside of the Urban Area Boundary retained as an Existing Open Space so that it can continue to meet the existing shortfall in the quality and quantity of sports pitch provision or for it to be used for other open space functions. It was also not considered appropriate to include this Existing Open Space within the employment allocation as the site provides a visual buffer and useful open space functionality in relation to the adjacent Fort Brockhurst Scheduled Ancient Monument. It was also considered that the part of the site to be allocated for employment

use could provide for a replacement changing facility to serve the adjacent sports pitch/open space.

Publication version of the Gosport Borough Local Plan (2014)

As a result of representations received on the Draft Local Plan from a potential developer, it has been necessary to reconsider the options for the site. As a result, all of the economic development options that are included in the boxes above (i.e. employment, leisure and retail) would be considered to be acceptable uses for the site. The policy has therefore been amended to reflect the wider definition of economic development within the NPPF and local planning policy requirements. This will allow greater flexibility for a wider range of economic development uses rather than this being limited to the scope of the more traditional B1, B2 and B8 employment uses. However, any retail or leisure related proposal as main town centre uses would still need to be justified in relation to the statutory requirements of the NPPF with developers being required to undertake a sequential test due to the out of centre location of the site. A developer would also have to undertake an impact assessment if any proposal would be likely to consist of over 2,500 m² of floorspace. In the light of the latest evidence from the Sports Strategy (Strategic Leisure 2014) it has also been considered important to retain the part of the site covered by the sports pitch.

Conclusion

It is acknowledged that uncertain and potentially negative effects were previously identified in relation to allocating the site for potential retail and leisure use due to the potential impacts this could have upon Gosport Town Centre. However, the wider definition of economic development within the NPPF therefore means that these uses are considered to be acceptable in principle provided that any proposal is supported by a fully informed sequential test and impact assessment if required. The detailed elements of the policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the main SA Report.

POLICY LP9C: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: EMPLOYMENT SITES – GRANGE ROAD, LAND SOUTH OF HUHTAMAKI

Overview

This policy relates to the proposed redevelopment of a site located adjacent to Huhtamaki on Grange Road which would provide further employment opportunities in the area. The site is located between two other employment areas. The Local Plan Review (July 2006) identified the site as a depot for a previously proposed transport scheme for which it is no longer required. The Plan also stated that the site could be used for employment purposes if the land was no longer required for a depot.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Core Strategy: Preferred Options (2009)

No options were considered in the lead up to the publication of the Draft Core Strategy since the site allocations were expected to be dealt with separately within what would have been the Site Allocations and Delivery DPD.

Consultation Draft of the Gosport Borough Local Plan (2012)

The following options were considered for Policy LP9C: Allocations Outside of Regeneration Areas: Employment Sites - Grange Road.

Option 1

Employment use

Given its location adjacent other employment sites it was considered a suitable employment site to meet the Council's objectives of increasing employment in the Borough and in contributing towards the South Hampshire Strategy employment land figure.

Option 2

Housing

An alternative option for housing was explored as part of the sustainability appraisal process.

Option 3

Open Space

An alternative option of keeping the site as open space was explored as part of the sustainability appraisal process.

The Borough Council's preferred option was to allocate the site for employment use in line with Option 1. Given the location of the site adjacent to other employment uses, it was considered a suitable employment site to meet the Council's objectives of increasing employment in the Borough and contributing towards the South Hampshire Strategy employment figure. The Sustainability Appraisal of this option also highlighted a greater number of benefits arising from pursuing the employment option compared to those that were identified for Options 2 and 3.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP9C therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that the approach of permitting development of the site for employment outweigh any potential negative effects that have been identified such as the loss of an area of open space. The detailed elements of the policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the main SA Report.

POLICY LP9C: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: EMPLOYMENT SITES – AERODROME ROAD

Overview

This policy relates to the proposed redevelopment of an area of land within the Urban Area Boundary through Policy R/DP1 in the 'Saved' Local Plan Review. The site is located adjacent to Frater Gate Business Park. The redevelopment of the site for employment use is expected to take place over the course of the plan period.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Core Strategy: Preferred Options (2009)

No options were considered in the lead up to the publication of the Draft Core Strategy since the site allocations were expected to be dealt with separately within what would have been the Site Allocations and Delivery DPD.

Consultation Draft of the Gosport Borough Local Plan (2012)

The following options were considered for Policy LPC: Allocations Outside of Regeneration Areas: Employment Sites – Aerodrome Road;

Option 1

Employment

Due to its proximity to existing newly developed employment sites it was considered that the site would be an appropriate extension. It is well-sited at the end of Aerodrome Road with good access onto the A32

Option 2

Do nothing

The Borough Council's preferred option was to allocate the site for employment use in line with Option 1. Due to its proximity to existing newly developed employment sites, it was considered that the site would serve as an appropriate extension with it being located adjacent to existing employment land and adjacent to a MoD site. It is also considered to be well-sited at the end of Aerodrome Road with good access onto the A32.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP9C therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It was considered that the approach of permitting the site for employment is considered to outweigh the uncertain effects that have been identified. The detailed elements of the policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the main SA Report.

POLICY LP9D: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: RESIDENTIAL SITES

Overview

This policy includes those sites of 10 or more dwellings outside the regeneration areas which are to be identified for residential development. The policy includes all those sites of 10 or more dwellings that already have been granted planning permission as at the 1st April prior to each stage of consultation for the Local Plan. Consequently these types of sites have changed through the plan period as sites are completed and additional permissions granted. These types of sites do not require a sustainability appraisal once permission has been granted. In addition this policy includes other sites over 10 dwellings identified by the Borough Council for residential development. Currently these additional sites are the proposed development of redundant residential garages at various locations within the

Borough. They are not currently allocated for any specific use and are located within the Urban Area Boundary through Policy R/DP1 in the 'Saved' Local Plan Review. The development of these areas of land for residential development is expected to take place over the course of the plan period.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered. The text below refers to those allocations which have not received planning permission.

Core Strategy: Preferred Options (2009)

No options were considered in the lead up to the publication of the Draft Core Strategy since the site allocations were expected to be dealt with separately within what would have been the Site Allocations and Delivery DPD.

Consultation Draft of the Gosport Borough Local Plan (2012)

The following options were considered for Policy LP9D: Allocations Outside of Regeneration Areas: Residential Sites – Stoner Close, Wheeler Close & Laphorn Close;

Option 1

Residential

Develop all or part of the site for residential development. Consider site suitability. Proposed use by land owner.

Option 2

Do nothing

The Borough Council's preferred option for each identified site prior to the publication of the Draft Local Plan was to allocate them for residential development. Each of the identified sites which currently accommodate largely unused lock up garages are located within residential areas whereby it has been considered that redeveloping these for housing can make a positive contribution towards the Borough's housing requirements. It has been considered that the do nothing option would result in each of the sites being further neglected therefore meaning that they would not make a positive contribution to the needs of their respective communities.

Publication version of the Gosport Borough Local Plan (2014)

No additional sites without planning permission have been added to Policy LP9D (only two additional sites with planning permission) therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It was considered that the approach is the only one to take forward with there being no other appropriate use other than residential. The detailed elements of the policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the main SA Report.

POLICY LP9E: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: GOSPORT LEISURE PARK

Overview

The provision of leisure uses are well established at Gosport Leisure Park through the demolition of Holbrook Leisure Centre and the granting of permission and subsequent completion of Gosport Leisure Centre. Therefore, the principle of leisure use has already been well established on the site and it was concluded that there was no requirement to test alternative options through the SA process.

POLICY LP9E: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: LEISURE, COMMUNITY & OPEN SPACES – CHERQUE FARM (TWYFORD DRIVE)

Overview

The provision of community facility type uses are well established on the Cherque Farm (Twyford Drive) site with the site benefiting from planning permission to be used as a car park to serve the existing community hall. Therefore, potential still exists for the development of an additional community facility building on the car park site. It was therefore concluded that there was no requirement to test alternative options through the SA process.

POLICY LP9E: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: LEISURE, COMMUNITY & OPEN SPACES – STOKESMEAD

Overview

This policy relates to the potential creation of an area of open space in Alverstoke Village on a site which has remained overgrown and unmanaged over the last few decades. The Borough Council wishes to see this area of land to be made available as an open space for public use. The site was allocated for the creation of new open space through Policy R/OS5 of the 'Saved' Local Plan Review.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Consultation Draft of the Gosport Borough Local Plan (2012)

The following options were considered for Policy LP9E: Allocations Outside of Regeneration Areas: Leisure, Community & Open Spaces – Stokesmead;

Option 1

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.

Option 2

Residential use

Develop all or part of the site for residential development. Consider site suitability. Proposed use by land owner.

The Borough Council's preferred option was to allocate this site for open space. It was considered that there are many constraints that would restrict the use of the site for residential use. Evidence from the Council's Open Space Monitoring Report has also highlighted that there is a shortage of open space in the Borough. It has also been considered that the site makes a particular contribution to the setting of the Alverstoke Conservation Area which would be enhanced in terms of its views from the east if the site was formally designated as an open space. Part of the site is located within Flood Zone 3 and it has been considered that there is no justification to consider this as an exception site. The Local Plan seeks to use brownfield rather than greenfield sites and can demonstrate that there is an adequate supply of brownfield sites to meet its housing targets.

The SA assessment for the site provides overwhelming support for promoting the Stokesmead site for open space. There is also strong support from the local community to retain the open character of the site.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP9E therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It was considered that the approach of allocating the site for open space and developing a public park outweigh the benefits that would arise from residential or other uses on the site. The detailed elements of the policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the main SA Report.

ENHANCING SENSE OF PLACE: DESIGN AND HERITAGE

Core Strategy: Preferred Options (2009)

Policy CS12: Design and Heritage which was published within the Core Strategy: Preferred Options (September 2009) forms the basis for policies LP10-LP12 of the Publication Local Plan. The following options were considered to address a number of issues set out below;

A: Ensuring new development is of a high standard of design in order to promote urban regeneration in the Borough

Option 1

- Develop policy and consider in the light of the Sustainability Appraisal.
- It may be appropriate to combine an overarching policy with the considerations for the Borough's historic environment.
- Set out mechanisms to deal with detailed design issues including design and access statements, masterplan, design codes, more detailed SPDs.

Option 2

- No alternative options are considered to be appropriate.

Option 1 was chosen as the preferred approach. There has been an increasing emphasis on the importance of design (including in the latest guidance set out in the NPPF) and consequently it has been necessary for the Local Plan to include key design principles.

Good design is about creating better buildings, streets, spaces and neighbourhoods that respect their immediate surroundings and the wider environment. It has been considered necessary to ensure that development within the urban area is of a high standard of design which conserves cultural heritage and natural resources and is served by appropriate infrastructure and facilities.

The Government's 'By Design' guidance included a number of urban design objectives. These principles should form the basis of the local design principles in the Local Plan. These will guide development on a variety of sites ranging from large scale land releases on the waterfront through to small scale infill development.

B: Ensuring that the rich historic built environment of Gosport and Lee-on-the-Solent, which contributes to its local distinctiveness, is protected and enhanced.

Option 1

- To develop overarching policies to cover Listed Buildings, Conservation Areas, Historic Parks and Gardens, Scheduled Ancient Monuments and Archaeological interest (Historic Assets).

Option 2

- No alternative options were considered appropriate.

Option 1 was chosen as the preferred approach. It was clear from the evidence that the Borough has a rich built heritage and it has been demonstrated that there is a need to continue to protect and enhance it through a range of policies and initiatives. The heritage contributes significantly to the Borough's distinctiveness and can assist in the regeneration of the Borough, which has been clearly demonstrated from responses received by local residents and key stakeholders.

It was recognised that the Borough Council will therefore need to:

- protect Listed Buildings and Ancient Monuments in the Local Plan area;
- safeguard national and locally important archaeology; and
- preserve and enhance the special architectural and historic character of the Local Plan area.

DESIGN

POLICY LP10: DESIGN

Overview

This is a key policy which will be used for almost all planning applications. It sets out the Borough's Council's overall approach to design and the key principles to assess planning proposals. It has had regard to the NPPF which places significant emphasis on design considerations and has taken account of key design best practice guides particularly those published by CABE. Further guidance will be available in the Council's forthcoming Design SPD.

Consultation Draft of the Gosport Borough Local Plan (2012)

As the policy incorporates many aspects of accepted national design guidance no alternative options were appraised although it was considered that detailed guidance on design such as internal and external spaces standards should be included in the SPD and taken only as guidance not policy. It was considered that such elements would be too prescriptive for a Local Plan policy and that development should instead be guided by broader design principles. Consequently it is considered that no alternative proposals need to be considered as part of the Sustainability Appraisal.

Publication version of the Gosport Borough Local Plan (2014)

Whilst there have been a number of changes made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required. The detailed changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that this approach will play a pivotal role in the success of the Local Plan as a driver of economic and social development, because these benefits are unlikely to occur in poorly designed urban places. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

HERITAGE ASSETS

POLICY LP11: DESIGNATED ASSETS: LISTED BUILDINGS, REGISTERED PARKS & GARDENS AND SCHEDULED ANCIENT MONUMENTS

Overview

This policy sets out the Borough Council's positive strategy towards preserving, sustaining and enhancing the Borough's designated heritage assets. Such assets are of national significance and the Policy includes the details of how the Council will determine planning applications affecting such assets.

Consultation Draft of the Gosport Borough Local Plan (2012)

Following the initial consideration of options outlined above, it was considered that Policy LP11 reflects the NPPF and that no alternative options needed to be considered as part of the Sustainability Appraisal.

Publication version of the Gosport Borough Local Plan (2014)

Whilst there have been a number of changes made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required. The detailed changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that this approach will be beneficial in protecting and enhancing the Borough's Listed Buildings, Registered Parks and Gardens and Scheduled Ancient Monuments with no uncertain or potentially negative effects identified. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP12: DESIGNATED ASSETS: CONSERVATION AREAS

Overview

The policy includes the Borough Council's overall approach to designating Conservation Areas as well as the key considerations for determining planning applications within Conservation Areas or those that affect its setting.

Consultation Draft of the Gosport Borough Local Plan (2012)

Following the initial consideration of options outlined above, it was considered that Policy LP12 outlines a local approach based on the NPPF and that no alternative options needed to be considered as part of the Sustainability Appraisal.

Publication version of the Gosport Borough Local Plan (2014)

Whilst there have been a number of changes made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required. The detailed changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that this approach will be beneficial in protecting and enhancing built heritage in Conservation Areas with no uncertain or potentially negative effects identified.

The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP13: LOCALLY IMPORTANT HERITAGE SITES

Overview

This policy relates to historic assets which are important locally such as local listed buildings, parks and gardens of local historic interest and areas of archaeological interest which have not been scheduled. The policy is considered compliant with the approach taken in the NPPF.

Consultation Draft of the Gosport Borough Local Plan (2012)

The only option considered for this policy was a procedural matter relating to updating the Local List of Heritage Assets i.e. whether the list is kept as a 'living list' and added to following a formal Board decision throughout the Plan period; or whether new sites are only added at the time a new Plan is prepared. The first option was considered as the most appropriate method for the Local List of Heritage Assets. The criteria for designation and the details of the procedure to include additional sites form part of the consultation and examination process of the Local Plan. Consequently as there is unlikely to be any significant differences in the results of the SA with either option, it was considered not necessary to formally test each option.

Publication version of the Gosport Borough Local Plan (2014)

Whilst there have been changes made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required. The changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that this approach will help to protect and enhance items and places of heritage value in the physical environment, whether they are natural or manmade. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

OTHER DESIGN POLICIES

POLICY LP14: AREAS OF SPECIAL CHARACTER

Overview

This policy now enables the designation of additional areas of Area of Special Character where there is considered to be appropriate justification. It builds on the Marine Parade Area of Special Character policy which was published in the Local Plan Review (May 2006) and the Marine Parade Area of Special Character SPD (approved May 2007). The second part of the policy aims to protect the character of Lee seafront in terms of ensuring the design of new buildings respects the current urban form of the seafront. It is considered that the policy should be retained as it has been partly responsible for achieving improved designs for residential apartments over recent years.

Consultation Draft of the Gosport Borough Local Plan (2012)

An option for extending the Marine Parade Area of Special Character eastwards was considered initially but was discounted as it was deemed to dilute the cohesiveness of the Character Area and may reduce the effectiveness of the policy. Consequently it was considered that there was no need to test this particular option for SA purposes.

Publication version of the Gosport Borough Local Plan (2014)

The main change made to the policy has been to enable further Areas of Special Character to be designated if they meet specific criteria. However, the broad approach remains the same and therefore no further testing of options is required. The detailed changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that the approach will be beneficial in the continued protection and potential enhancement of the conservation and townscape qualities of areas like the Marine Parade Area of Special Character through the way in which it will influence new development. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP15: SAFEGUARDED AREAS

Overview

Point one of the policy relates to those areas where the Borough Council is required to consult with the relevant authority (mainly defence and aviation related) if a planning proposal meets certain criteria (mainly height and materials) which could affect the operation of a particular site. Whilst not obviously a design-type policy it has been included here as the outcomes of the policy are design-related as the results of consultation could affect a number of design elements such as the height of the building or the materials used.

Point two of the policy relates to ensuring that new buildings and structures do not interfere with broadcast and telecommunication services in accordance with the NPPF.

Consultation Draft of the Gosport Borough Local Plan (2012)

The criteria and areas covered by each of the safeguarded areas is determined by another organisation (including the Defence Infrastructure Organisation) and consequently there are no alternative options to consider. The requirement to include this policy in a Local Plan is set out in Circular 01/03 *Safeguarding Aerodromes, Technical Sites and Military Explosive Storage Sites*. Furthermore, no alternative option has been considered for Part Two of the policy which accords with Government advice contained in the NPPF.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP15 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that this approach provides the potential for appropriate development management decisions to be made for certain types of development within the Borough's Safeguarded Areas and ensuring the development does not affect broadcast and telecommunication services. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

DELIVERING A PROSPEROUS ECONOMY

POLICY LP16: EMPLOYMENT LAND

Overview

This policy has many elements to it and is key to the Local Plan's overall strategy to maintain and increase employment levels in the Borough. The Policy relates primarily to B1, B2 and B8 uses but reference is made to alternative uses in parts 5 and 6 of the Policy. The policy includes a number of elements which are outlined below.

- It reiterates the overall employment floorspace quantum included in the Spatial Strategy.

The options regarding the overall floorspace is considered in the SA for Policy LP3 and therefore is not required to be repeated here. The only reason this policy requirement is repeated in Policy LP16 is for completeness to aid the user by bringing together the key employment land considerations.

- It re-iterates the employment allocations and the employment priority sites identified in policies LP3-LP6 and LP9B &C.

The options regarding each of the allocations are included in Annex C: *Assessment of Options for Regeneration Areas and Allocations* for each of the allocated sites. The HMS Sultan site which is identified as an Employment Priority Site has not been subject to the SA process because there is a great deal of uncertainty regarding any potential release. This element is repeated in Policy LP16 for completeness to aid the user by bringing together the key employment land considerations.

- It protects employment assets

A number of brownfield sites which are proposed for redevelopment include assets which could be re-used by new employment generating uses. This includes the airfield and slipway at Daedalus and could include specialist buildings elsewhere in the Borough. Such assets could give these sites a locational advantage over other sites regionally and therefore it is important to consider the re-use of these assets.

- It aims to protect existing employment sites for B1, B2 and B8 uses although it provides an element of flexibility in potentially accommodating other economic uses on employment sites.

In exceptional circumstances provision is also made for the potential of some enabling residential development providing the resulting development would make the site more viable for continuing employment uses with equal or higher levels of employment than current and recently achieved levels. The NPPF requires that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being re-used for that purpose. It is considered that the flexible elements proposed in this policy will allow alternative economic use to come forward on employment sites and that residential uses can be developed to enable employment sites to be redeveloped to meet modern business requirements.

- Encourages facilities to support live/work units.

Core Strategy: Preferred Options (2009)

Policy CS13: Employment which was published within the Core Strategy: Preferred Options (September 2009) forms the basis for Policy LP16. The following options helped to inform the options for Policy LP16;

The need for additional local jobs

Option 1

Employment-led/Urban regeneration/local jobs approach

Develop enabling policy and identify strategic sites to ensure sufficient suitable employment land is provided to meet the requirements of the South Hampshire Strategy.

Option 2

Dormitory Town Approach

No further employment sites to be identified and no protection of existing sites.

Option 1 was chosen as the preferred approach. It was considered that providing local jobs on brownfield sites accords very much with national, regional and local policy and recognised that this approach has been strongly supported from consultation with the public and key stakeholders. It was considered that providing for additional local employment has the potential to significantly address some of the key issues facing the Borough including:

- The provision of local jobs together with training has the potential to help alleviate the identified deprivation concentrated in certain parts of the Borough;
- The provision of local jobs has the potential to reduce out-commuting and thereby reduce congestion; and
- Expenditure from local businesses and its workforce will create a multiplier effect and bring increased revenue to other types of businesses (suppliers, retailers, leisure, etc.).

Focusing employment land onto brownfield sites was also considered to have a number of benefits:

- Off-set jobs lost on these sites;
- Regenerate derelict land and improve the quality of the environment; and
- Form part of mixed use development to enable a range of uses to be developed

The option of providing local jobs on brownfield accords very much with national, regional and local policy and this approach is strongly supported from consultation with the public and key stakeholders.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy incorporates the preferred option outlined above in relation to the need for an employment-led strategy.

The only specific alternative option considered (other than the site specific allocations) was whether the Policy should include a preferred job density range for proposed employment uses. This was considered as a way of trying to ensure that available land for employment

uses could be used efficiently to maximise employment opportunities rather than allowing employment uses with lower job densities. A range of 15-40 m² was considered appropriate as it would include most office and industrial uses and only higher density general warehousing. It would therefore limit warehousing with lower job densities and other low density employment uses. However on reflection this requirement may be overly – prescriptive and that lower density uses can also support the local economy. In many instances it may be difficult to ascertain this information at planning application stage and would be difficult to monitor and enforce. Consequently this alternative option has not been appraised on the Local Plan stage given the difficulties of implementing this requirement.

No alternative options were considered for the other elements of the policy outlined below as they support the overall approach for an employment-led strategy and encourage the best use of the Borough's economic assets. The elements are compliant with national policy and allow a degree of flexibility within employment sites for alternative economic uses and enabling residential uses in exceptional circumstances.

Publication version of the Gosport Borough Local Plan (2014)

Whilst there have been a number of changes made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required. The detailed changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that pursuing Option 1 will be important in planning for the future economic and social wellbeing and thus sustainability of the Borough. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP17: SKILLS

Overview

Improving skills is considered an important corporate and PUSH priority in order to make the local workforce more competitive. The Policy requires that employment and training measures are secured on larger employment generating sites and includes various measures set out in the justification text. These measures are secured by a Section 106 Agreement. The Borough Council has produced a practice note to accompany this requirement which is currently required linked to the Gosport Borough Local Plan Review (2006). This practice note has been subject to public consultation and is based on best practice in the sub-region. When formulating the detailed elements of the practice note a number of considerations were considered including:

- The range of appropriate employment and training measures- these are included in paragraph in the justification text of the Local Plan and are based on currently recognised good practice in the sub-region.
- Whether to charge developer contributions in-lieu of measures- it was decided that normally in-kind measures as part of an Employment Training Plan are preferred and can be more beneficial to the company although a financial contribution may be required for residential developments over 40 dwellings.
- The development thresholds- these have been based on sites generating 50 or more employees. It was decided to set the threshold fairly high to begin with and monitor how successful the policy is before considering a lower (or higher threshold).

Core Strategy: Preferred Options (2009)

Policy CS14: Skills which was published within the Core Strategy: Preferred Options (September 2009) forms the basis for Policy LP17. The following options helped to inform the options for Policy LP17;

Developing the skills base

Option 1

Work with partners including local businesses to deliver programmes to improve local skill levels

Option 2

No alternative option

Option 1 was chosen as the preferred approach. It was recognised that the workforce of the Borough remains constrained by a deficiency in basic skills, poor academic and vocational attainment levels and associated low wage levels. There was considered to be a need to up-skill the existing and potential workforce in a way that matches future economic needs so that it is more able to contribute to the sustainable economic regeneration of the Borough. The Borough Council also recognises the need to support the Borough's existing and future workforce by enabling them to develop or consolidate the skills needed to compete effectively in the future economy.

Consultation Draft of the Gosport Borough Local Plan (2012)

Since the Core Strategy: Preferred Options was produced the PUSH authorities agreed a policy framework which aims to secure employment and training opportunities associated with new development. This approach has been adopted by the Borough Council and has been linked to Policy R/DP3 of the adopted Local Plan Review and supplemented with a practice note which sets out the Council's requirements. The broad elements of the PUSH policy framework and the Council's practice note have been included within the revised skills policy in the Local Plan. The content of this more detailed policy has been subject to a full SA appraisal and the results are included in the main report although it was not considered necessary to test alternative options through the SA in this instance.

Other elements of the Policy include the protection of existing training facilities and the provision to permit new training facilities in accordance with other policies of the Plan. No alternative options were considered as these were considered necessary to maintain and enhance training facilities in the Borough in line with national guidance and local objectives.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP17 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that this is a key policy for improving the social and economic outlooks for the Borough, as a highly trained workforce will make a greater contribution to the local economy. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP18: TOURISM

Overview

This policy recognises that tourism has a significant role in diversifying the local economy and providing new job opportunities. The policy reiterates that a number of hotel and tourism proposals have been included in Policies LP4-LP6 and LP9. These cross-references are included in Policy LP18 for completeness to aid the user by bringing together the key tourism issues and consequently the options for these individual sites are not included in this section of the SA (but are set in Annex C: *Assessment of Options for Regeneration Areas and Allocations*). The sites outside of the centres (such as Haslar and Daedalus) are considered to include site specific characteristics which are appropriate for tourism uses and help regenerate brownfield sites within the urban area, Other sites that arise are required to meet the sequential and impacts tests outlined in the NPPF where relevant.

The other element of Policy LP18 is to protect existing tourism accommodation unless it can be demonstrated that the use is no longer viable and that there have been reasonable attempts to market the property. This is considered necessary to maintain the current limited tourism accommodation in the Borough in order to extend the industry locally whilst providing sufficient flexibility if the use is no longer viable.

Core Strategy: Preferred Options (2009)

The following options which were considered and have also therefore helped to the options for Policy LP18.

Developing the tourism sector

Option 1

Pro-active approach - develop a clear strategy

Option 2

Reactive approach - just let it happen

Option 1 was chosen as the preferred approach. Developing the local tourism industry is considered an important issue for the Borough offering scope to diversify the local economy and provide additional jobs. It was particularly recognised that the Borough's waterfront setting and historic maritime connections provide a strong basis to develop the sector further.

It was considered that links with the attractions in Portsmouth will be key in developing Gosport's tourism industry. There has been some significant cross-harbour collaboration in developing tourism and regeneration related projects around the Harbour (e.g. the Historic Dockyard and links to sites such the Explosion Museum in the Priddy's Hard Heritage Area). There will need to be continued strong links between Gosport Borough Council, Portsmouth City Council and other key stakeholders in developing further major attractions.

The various hotel studies and the Tourism Forum's Strategy have identified the need to provide additional accommodation and improve the tourism product as well as improve the image of Gosport as a destination. It has been considered that enabling quality tourism-related proposals as part of mixed use waterfront sites will support the local economy.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy incorporates elements of the preferred option outlined above in relation to developing the tourism sector. The requirement to test other sites for main town centre uses (i.e. for potential tourism uses) that are in other accessible locations that are well connected to the town centre is included in the NPPF. Therefore, it was not considered necessary to assess any alternative policy options for this element of the Policy. It was also considered that no alternative options needed to be considered for the SA in relation to the protection of existing tourism accommodation.

Publication version of the Gosport Borough Local Plan (2014)

A key change has been made relating to the size of tourist accommodation to be protected. All tourist accommodation was safeguarded in the Draft Local Plan (December 2012) requiring the relevant tests to be met. However as a result of comments received as part of the consultation it was considered to revise the threshold to only safeguard tourist accommodation with 6 or more tourist bedrooms (subject to the relevant tests). The main reasons for this change is intended to provide greater flexibility for changes of use for small B&Bs and guesthouses to convert to other uses including in many cases back to a family home. A restrictive policy on these smaller units could deter others entering this market including those converting their dwelling house as they may be concerned that if personal circumstances change it would be difficult to revert back from the tourism use. For large premises (6 or more) it is much more appropriate to try to retain these buildings in the tourism sector to help diversify the local economy whilst enabling a turnover of properties used for tourist accommodation within the smaller (5 bed and under) sector. This change to the policy has had no major impact on the broad Sustainability Appraisal findings, the results of which are contained in the main report.

Conclusion

A proactive approach of protecting and enhancing the tourism sector will help diversify the economy subject to a number of tests. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP19: MARINA AND MOORINGS

Overview

Marinas can play an important part to the local economy in terms of providing direct and indirect employment opportunities as well as bringing visitors to the Borough. This policy enables new marinas or extensions to be developed providing that a number of criteria are met including the need to consider any potential impact on internationally important nature conservation sites and the requirements of the Queen's Harbour Master.

Consultation Draft of the Gosport Borough Local Plan (2012)

The Borough Council recognises that the marina sector is an important element of the Borough's economy and therefore has been considered appropriate to set out an enabling policy setting out a number of key development considerations including the need to ensure that internationally and nationally important habitats are not harmed. It would therefore be necessary for the developer of any proposal to provide the appropriate information to demonstrate that these policy criteria can be met. It was not considered appropriate for the Council to identify any particular sites as at this stage as there is no evidence to suggest a new marina can be delivered within the Plan period which meets the criteria set out in the

policy including nature conservation considerations. The Council's Habitats Regulations Assessment Report (UE 2012) stated;

'Policy LP19 will govern the treatment of any proposals for new or extended marinas around the Borough. It is a permissive policy, but identifies that all such development would need to avoid impacts to internationally important habitats and their features. Depending on the location of such a proposal, impacts could include disturbance ... as well as changes to coastal hydrodynamics and sedimentation, and pollution to air and water. The policy does not allocate or promote any new or extended marina development, and therefore does not require separate consideration within the HRA. However, if a proposal were to come forward, depending on its location, it would most likely require a project-level HRA'.

As a marina is not necessary to meet the Local Plan's overall objective it has been considered entirely appropriate that if a marina proposal did come forward it would be necessary for the developer to demonstrate that the policy criteria could be met with all the requisite evidence and consultations with stakeholders such as Natural England. The Council therefore considers a criteria-based policy to be the appropriate option rather than an allocations policy.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP19 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

The Policy sets out criteria which the Borough Council will assess new marina proposals recognising their importance to the local economy whilst fully understanding that a number of significant environmental considerations would need to be addressed. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP20: INFORMATION AND COMMUNICATIONS TECHNOLOGY

Overview

Information and Communications Technology is recognised as an important driver in the future success of the local economy. Policy LP20 is an enabling policy to improve ICT within the Borough.

Consultation Draft of the Gosport Borough Local Plan (2012)

Point 1 reflects national and local objectives for the need to work with relevant organisations to ensure new developments have ICT embedded within the site and premises and consequently no alternative options were tested. The development management part of the policy relating to telecommunications (point 2) is based on the NPPF and consequently no alternative options were considered necessary to test.

Publication version of the Gosport Borough Local Plan (2014)

Minor changes have been made to Policy LP20 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that this approach would be beneficial in allowing positive development opportunities for advances in ICT technology within the Borough. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

IMPROVING TRANSPORT & ACCESSIBILITY

Core Strategy: Preferred Options (2009)

Policy CS16: Transport and Accessibility which was published within the Core Strategy: Preferred Options (September 2009) forms the basis for Policies LP21-LP23. The following options helped to inform the options for Policies LP21-LP23;

A: Reduce the Need to Travel

Option 1

Develop a policy which sets out the accessibility principles which is in accordance with the *Locational Principles* set out in the Spatial Strategy.

Option 2

Application of technology to promote home working.

Option 3

Promoting the delivery of shared facilities (such as Smarter Working Centres and “Telecottages”).

It was considered that a combination of the above options available to reduce the need to travel will be an appropriate method for formulating policy. It was acknowledged that no one solution is most appropriate for all people and that a range of options is more likely to cater for a wider spectrum of the population, thereby having a greater effect on reducing the need to travel.

B: Changing Travel Habits

Option 1

Secure workplace and school travel plans and market sustainable travel

Option 2

Promote car clubs and car sharing

As with the options for reducing the need to travel, it was considered likely that no one solution will be sufficient, and again a combination of the available options would be most likely to help achieve the objective of modal shift to more sustainable forms of transport. Furthermore, improvements in walking, cycling and public transport infrastructure will be required to provide more attractive alternatives to the car.

C: Improve and Promote Public Transport

Option 1

Bus Rapid Transit (BRT) System using the former railway line linking Fareham with Gosport.

Option 2

Measures to improve bus services in the Borough.

Option 3

Support / Promote Ferry / Bus interchange improvements.

Option 4

Encourage improved water transport

To provide the best possible environment for transport users and to have an increased choice of modes available for their journey, it was considered important to promote a range of public transport options within the policy. Access to good public transport networks has been recognised by national and regional policy as one of the key principles of planning as it can reduce the number of car trips and help to improve accessibility for those without access to a car. It has also been acknowledged that public transport provision has the potential to significantly improve accessibility to other parts of South Hampshire and beyond as well as within the Borough.

D: Promote Walking and Cycling

Option 1

Develop a policy to improve cycle and pedestrian accessibility in the Borough.

Option 2

No alternative options considered.

Given the favourable topography and climate of the Borough the potential for many short journeys to be made by walking and cycling should be promoted. It was considered particularly important to promote physical improvements in walking and cycling infrastructure in combination with options presented in issues A and B to realise the potential of these for short journeys.

E: Manage Car Parking

Option 1

Develop appropriate car parking standards

Option 2

No parking standards

It was considered important for the Borough Council to develop a robust policy in relation to car parking, particularly for the consideration of planning applications. It should identify the amount of car parking required to meet realistic needs and where levels of car parking may be reduced, for example in areas displaying higher levels of accessibility to alternative modes. It was decided that a car parking SPD would be prepared to provide guidance on this issue.

It was considered that an alternative course of action would be to not have a car parking policy, and thereby allow developers to determine the level of car parking provided. However this was not considered a sustainable approach. Developments with inadequate car parking would have unacceptable impacts, particularly the increased demand for existing on-street spaces, which are already in short supply within many parts of the Borough.

F: Support and promote Highway Improvements**Option 1**

Improvements to the A32 and Newgate Lane corridors (in Gosport Borough and Fareham Borough)

Option 2

Western Relief Road/Stubbington Bypass

It was considered that both of the options would have benefits in helping to improve road accessibility to and from the Borough and in providing a platform for improving inward investment. It was recognised that both of the schemes identified under Option 1 would have cross-boundary benefits in helping to address traffic congestion on the Fareham – Gosport Peninsula. Option 2 was identified as a longer term scheme that would be implemented beyond the Plan period which would have cross-boundary benefits upon the level of traffic congestion in the Gosport Peninsula.

POLICY LP21: IMPROVING TRANSPORT INFRASTRUCTURE**Overview**

The NPPF requires local authorities to work with neighbouring authorities and transport providers to provide viable infrastructure to support sustainable development. It recognises that local planning authorities should identify and protect land and routes which could be critical in developing infrastructure to widen transport choice.

This Policy outlines the Borough's overall approach for improving transport infrastructure with the need for partnership working and links with Hampshire County Council's Local Transport Plan and Transport for South Hampshire and Isle of Wight's (TfSHIoW) Transport Delivery Plan. It requires developments to contribute towards the relevant infrastructure schemes as outlined in the Local Transport Plan, where relevant. The Policy also aims to safeguard land required for proposed transport schemes.

Consultation Draft of the Gosport Borough Local Plan (2012)

Points 1 and 2 of the policy are general objectives which accord with national guidance and local objectives (and incorporate elements of Options C, D and F outlined above). Point 3 relates to safeguarding land for new transport routes which is also in accordance with guidance for producing local plans. The only land identified on the Policies Map for transport infrastructure at this stage was the extension of the Bus Rapid Transit which already has planning permission. Therefore it was not considered necessary to appraise this scheme as part of Annex C: *Assessment of Options for Regeneration Areas and Allocations*. HCC were contacted prior to the publication of the Draft Local Plan and advised that no further land was required to be safeguarded at this stage.

Publication version of the Gosport Borough Local Plan (2014)

The Council considered further road improvement schemes as a result of responses from HCC to the consultation on the Draft Local Plan. Proposed improvements to the Wych Lane junction are now referred to in the explanatory text to Policy LP21: Improving Transport Infrastructure. This proposed scheme has been subject to the SA process due to it being identified as a proposed scheme on the Local Plan Policies Map. The results of the SA assessment for this proposed scheme can be seen in Annex C: *Assessment of Options for Regeneration Areas and Allocations*.

However, no SA has been undertaken on the potential for a bypass at Stubbington because this is located within the Fareham Borough Council administrative boundary and is therefore not a land use consideration for this Local Plan.

No SA has been undertaken for the Newgate Lane improvement scheme at this stage since it is currently uncertain as to whether any of the proposed improvements would incorporate land within the Gosport Borough Council administrative boundary.

Conclusion

It is considered that the Council's desired approach will help towards ensuring economic and social sustainability in the Borough. It recognises that as development intensifies, emphasis must be given to public transport in the ongoing improvement of accessibility by residents to facilities, services, employment and other trips, and to encourage employment-generating investment in the Borough. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP22: ACCESSIBILITY TO NEW DEVELOPMENT

Overview

In accordance with the NPPF this policy aims to ensure that new developments support a pattern of development which facilitates the use of sustainable modes of transport. It requires the need for transport assessments and travel plans where applicable as stated in the NPPF.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy incorporates Issues B, C and D as outlined above in relation to changing travel habits, improving and promoting public transport and the promotion of walking and cycling. Following the initial consideration of these options, it was considered that Policy LP22 with its specific focus upon accessibility to new development meets the requirements of the NPPF.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP22 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that this approach will be beneficial, by emphasising the use of public transport over private cars, with the resulting positive outcomes in terms of environmental impact and social equity. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP23: LAYOUT OF SITES & PARKING

Overview

This policy includes specific requirements to promote transport choice as part of new developments and reiterates key elements of the NPPF. Further details on parking standards will be included in a forthcoming SPD.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy incorporates Issue E as outlined above in relation to managing car parking. Following the initial consideration of this option, it was considered that Policy LP23 with its specific focus upon accessibility to new development meets the requirements of the NPPF. The detailed options relating to the parking standards themselves is considered more appropriate to be determined as part of the SPD.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP23 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It was considered that this approach would be largely beneficial in accommodating for users of new development which would include pedestrians, cyclists, users of public transport and car drivers. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

CREATING QUALITY NEIGHBOURHOODS- HOUSING, TOWN CENTRES, COMMUNITY FACILITIES AND OPEN SPACE

HOUSING

POLICY LP24: HOUSING

Overview

The quantum of new residential development and the allocation of housing sites are dealt with by Policies LP3-LP7, LP9. Policy LP24 deals specifically with type and quality of housing. It includes a number of elements outlined below.

The policy requires that new development should include a mix of dwellings in terms of type, size and tenure to meet local needs as required by the NPPF. The justification text explains that the Borough Council's decision will be informed by the latest evidence available rather than prescribing figures in the policy itself. This allows developments to reflect changes in housing needs over the Plan period.

The Policy requires affordable housing on sites over 10 dwellings. The proportion of affordable housing required is 40%. This has been based on a number of key evidence studies including the PUSH Strategic Housing Market Assessment 2014.

Part 6 also encourages the need to develop sheltered and extra care housing in appropriate locations. This is considered in accordance with the NPPF in order to meet the housing needs of the local population.

The policy also presumes in favour of redeveloping existing poor quality housing with new quality sustainable housing. This is currently taking place as part of the Alver Village development (see Policy LP7) and if additional projects were identified the Council would take a positive approach.

Core Strategy: Preferred Options (2009)

Policy CS17: Housing which was published within the Core Strategy: Preferred Options (September 2009) form the basis for Policy LP24. The following options which were considered for Policy CS17 have also therefore helped to inform the options for Policy LP24;

A: Provision of affordable housing to meet the needs of local people

Option 1

Maintain existing policy with a target of 40% affordable housing on sites with a threshold of 15 dwellings

Option 2

Seek a higher proportion of affordable housing on qualifying sites

Option 3

A2: Seek a lower threshold than 15 dwellings

Option 1 was considered to be the preferred option since it was seen to be in conformity with the sub regional policies of the South East Plan and the then Government Guidance set out in PPS3. Under Option 2, neither the South Hampshire Housing Market Assessment nor the Gosport Housing Needs Assessment support the introduction of targets higher than 40%. Pursuing Option 3 was not considered likely to be a major source of affordable dwellings even if it was considered to be economically viable to deliver affordable housing on sites with fewer than 15 units.

B: Provision of homes to meet the needs of the elderly and disabled

Option 1

Allow market forces to determine the mix of accommodation

Option 2

To make specific provision for the accommodation needs of the elderly and disabled

Latest evidence at the time on population projections clearly demonstrated that the numbers of people above 65 would considerably increase in the future. Evidence from Hampshire County Council also indicated that there would be an increased need to provide for specialised accommodation to meet the needs of the elderly. Option 2 was therefore considered to be the most appropriate to pursue. It was also considered that the use of Lifetime Homes standards would also allow homes to be adapted to accommodate the needs of elderly and disabled people.

C: Using land for residential development in the most efficient and sustainable way

Option 1

Apply uniform residential densities across the Borough

Option 2

Apply higher densities in areas that have good access to local services and public transport

It was considered that Option 2 would be more appropriate to pursue in Gosport since the centres are more likely to be capable of accommodating this scale of development without adverse effects on the local community, built character, traffic and sustainability. The centres are also likely to have access to a wide range of facilities including good public transport accessibility.

Consultation Draft of the Gosport Borough Local Plan (2012)

A significant change to the option pursued in the Core Strategy relates to affordable housing where it was considered appropriate to reduce the threshold of sites for securing 40% affordable housing from 15 dwellings to 10 dwellings. This was the result of additional evidence relating to housing viability produced by DTZ (2010) which demonstrated that it

would be possible to secure affordable housing on sites of 10 or more. The latest government guidance in the NPPF does not set out any threshold so long as it is based on appropriate evidence. The Policy no longer sets out a target of 65% social rented and 35% intermediate housing. Instead this proportion will be based on the latest available evidence and will likely change through the Plan period.

The Policy recognises that during difficult economic conditions and competing demands for developer contributions that it will be necessary to seek lower proportions of affordable housing provided that this can be clearly demonstrated. Whilst a number of options were considered it was decided not to assess each option individually in the SA, instead recognise that different thresholds and proportions would deliver more or less affordable housing. It was considered that these variations would not alter the salient points of the SA findings for this policy.

In accordance with the NPPF priority has been given in the Local Plan to developing previously developed land. It is considered necessary to build at a density that makes efficient use of the land which relates to the context of the site. As this in accordance with Government policy no alternative proposals were considered on this issue.

The Policy continues to support the development of accommodation to meet the needs of the ageing population including the development of sheltered and extra care accommodation. It also continues with the presumption in favour of redeveloping areas of poor quality housing with better quality housing.

Publication version of the Gosport Borough Local Plan (2014)

A key change has been made to the policy with reference to the construction of new dwellings being built to Lifetime Home Standards being deleted. However, the broad approach remains the same and therefore no further testing of options is required. The detailed changes made to the policy any sustainability implications are considered in the main SA Report.

Conclusion

The overall policy approach to provide housing to meet the needs of local residents has remained consistent throughout although various details have been amended including the threshold for affordable housing from 15 dwellings to 10 dwellings. These details whilst important do not affect the overall broad findings of the SA. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP25: PARK HOMES & RESIDENTIAL CARAVANS

Overview

This is a local policy which aims to provide certainty by ensuring that parks homes will remain appropriate on existing sites but such areas are not considered suitable for 'permanent' dwellings.

Consultation Draft of the Gosport Borough Local Plan (2012)

This is a continuation of an existing Local Plan policy (2006) and it was considered not necessary to consider alternatives.

Publication version of the Gosport Borough Local Plan (2014)

Additional text has been added to Policy LP25. This has resulted in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It was considered that this approach would ensure that the loss of landscape quality in a visually sensitive area does not become worse through the redevelopment of land with permanent structures, this is a situation where a positive outcome will be achieved by prohibiting development rather than encouraging it. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP26: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

Overview

This policy sets out criteria for sites for gypsies, travellers and travelling show people where a need for such facilities is demonstrated. The Borough Council has incorporated the findings of the latest needs study (2013) into the policy within the Publication Local Plan and this includes the need to allocate a site for gypsies and travellers.

Core Strategy: Preferred Options (2009)

The following options which were considered for the Core Strategy have also helped to inform the options for Policy LP26;

A: To provide sufficient accommodation to meet the housing needs of Gypsies and Travellers and Travelling Showpeople

Option 1

Develop overarching policy to facilitate provision should identified need arise during the plan period. Any need to allocate sites will be taken forward through the forthcoming Site and Allocations DPD.

Option 2

No alternative policy option.

Option 1 was pursued following the findings of the Hampshire and Isle of Wight Gypsy and Traveller Accommodation Assessment study (2007) which showed that Gosport had a very low level of activity that was consistent with evidence from the established Caravan Count. There had also been no planning applications received in the preceding three years by the Borough Council. The Council will monitor this position and will support reviews of the Hampshire GTAA. It was considered that it should continue to work with the other Hampshire Authorities to identify accommodation needs and to meet these needs as they arise. It was also decided at the time that locations for sites should be identified through the Site Allocations DPD if an identified requirement for sites came forward.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy continues to set out a criteria based approach for sites for gypsies, travellers and travelling showpeople should the latest evidence suggest a need for a site.

Publication version of the Gosport Borough Local Plan (2014)

A number of changes have been made to the policy in the Publication Local Plan following the latest evidence published in the Travellers Accommodation Assessment for Hampshire (April 2013) which identified the need for a small site. This includes the formal identification of an existing Gypsy and Traveller site on Fareham Road close to the Borough boundary with Fareham Borough. The options relating to this specific site have been assessed in Annex C: *Assessment of Options for Regeneration Areas and Allocations*. This particular site was chosen for identified Gypsy and Traveller provision because it has been used for such a purpose over a number of years and although unauthorised it is now considered that it will not cause harm to the character of the area or other adverse impacts upon the highway network.

Changes have been made to Policy LP26 to take account of concerns raised by Southern Water relating to environmental and infrastructure considerations. However, these changes have resulted in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

The Policy makes provision to address the accommodation requirements for Gypsies, Travellers and Travelling Showpeople. The detailed elements of this policy including the changes noted above that were made for the publication of the Publication Local Plan have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

PRINCIPAL, DISTRICT AND NEIGHBOURHOOD CENTRES

Core Strategy: Preferred Options (2009)

The following options which were considered for the Core Strategy have also therefore helped to inform the options for policies LP27-LP32;

A: Maintain and enhance the vitality and viability of Gosport Town Centre

Option 1

No provision of additional floorspace.

Option 2

Extend the Town Centre boundary to include the parts of the Gosport Waterfront site.

Develop an evening /leisure economy. Developing a leisure/tourist/evening economy could help to maintain and enhance Gosport's share of comparison goods shopping.

It was considered that Option 2 would be the best to pursue since there it would result in opportunities to improve the retail offer within the town centre through expanding the Town Centre boundary and strengthening the linkages between the existing Town Centre and the Gosport Waterfront.

B: Retain and enhance the hierarchy of other centres within the Borough to provide greater flexibility to accommodate a wider mix of uses to serve local neighbourhoods

Option 1

Allow for a broader mix of uses. Enhance the role of existing centres to help deliver lifetime neighbourhoods. Combine the designations of local and neighbourhood centres.

Option 2

Retain in current role with retail operating as the primary function and restricting other non retail uses in each centre.

It was considered that the Borough Council's preferred option would be for the expansion of the role of the Borough's centres to perform a broader function than retail as was the case with Option 1. It was considered that there are opportunities to locate community, social and other key facilities in these centres to complement the retail core providing more locally accessible facilities to more members of the local community.

C: Allocation of new centres

Option 1

Identify potential broad locations in the Core Strategy with more detailed site boundaries defined through the Site Allocations and Delivery DPD for additional new centres where there are gaps in current provision.

Option 2

Focus development on existing centres only

It was considered that Option 1 should be pursued since it would provide an opportunity for the Borough Council to consider how to improve the network of centres through the allocation of additional centres where these could be required. It was recognised that there was an opportunity to replace the existing neighbourhood centre as part of the Rowner Renewal Project.

D: The role of shops outside of established centres

Option 1

Protect the use of individual shops outside of the existing local centres

Option 2

No protection of shops outside of the existing local centres

It was considered that the Borough Council should pursue Option 1 by protecting individual shops outside of the existing local centres. It was acknowledged that shops outside of the existing centres can provide valuable goods, services and facilities for the communities they serve. Therefore, Option 2 has not been considered as the preferred approach. However, it

was recognised that shops outside of existing centres could be lost to other uses if they are no longer required or considered to be viable provided it can be demonstrated through sufficient evidence that they have been vacant for a period of time and that there have been reasonable attempts to let or lease them for retailing uses.

E: Out of centre retailing

Option 1

Focus development in existing centres following the tests set out in Government policy

Option 2

No alternative option

It was considered that Option 1 should be pursued since national policy is to promote growth and to manage change in town centres with a 'town centres first' focus for development. The Borough Council's retail study (GVA Grimley 2007) identified that there was a weak provision in bulky DIY goods provision in the Borough and that there may be some opportunity to improve this over the plan period. However, the study also recommended that retail warehouses selling 'town centre' type goods should be 'resisted due to unacceptable impact on the town centre'.

POLICY LP27: PRINCIPAL, DISTRICT AND NEIGHBOURHOOD CENTRES

Overview

This policy identifies the Borough's centre hierarchy and outlines the Borough Council's overall approach to support the vitality and viability of these centres.

Consultation Draft of the Gosport Borough Local Plan (2012)

Following the initial consideration of options outlined above, the only alternative option that was considered to the hierarchy was whether neighbourhood centres should be identified at all. The definition of Town Centres in the NPPF (glossary) excludes small parades of shops of purely neighbourhood significance whilst paragraph 70 of the NPPF states that planning policies should ensure established shops facilities and services are able to develop and modernise and are retained for the benefit of the community. In this light it was considered that neighbourhood centres (some of which are parades of local shops and services) should form part of the centres hierarchy, although not identified as a 'town centre'. Therefore, it was decided that no alternative options in relation to neighbourhood centres being excluded from the retail hierarchy needed to be considered for Policy LP27 as part of the Sustainability Appraisal, particularly as no objections have been raised regarding this approach as part of the consultation exercise.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP27 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that this approach will help in influencing the long term economic viability of the Borough's centres, and thus the Borough itself. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP28: USES WITHIN CENTRES

Overview

This policy aims to protect the retail function of existing centres whilst encouraging a diversity of other uses. The mix of uses depends on the role of the centre and the importance of a particular frontage for retail within that centre. The definition of centres and primary and secondary frontages within centres is in accordance with the NPPF. The definitions of centres and the setting of thresholds for the mix of uses within different frontages have been based on detailed land use surveys of all the centres. As part of this exercise additional parades of shops were considered but discounted as these areas lacked a sufficiently continuous frontage of shops and other commercial uses. A number of different proportions of retail use in each type of centre and frontage were also considered based on current usage and the need to provide sufficient flexibility in the future to allow for greater diversity. It is widely regarded (including by the Portas Review) that centres will need to offer a wider range of services and functions if they are to survive.

Consultation Draft of the Gosport Borough Local Plan (2012)

Following the initial consideration of options under Issue B as outlined above, it was considered that Policy LP28 with its specific focus upon uses within centres reflects the NPPF. It was also not considered necessary to appraise the number of detailed options that were identified as part of the SA since the salient points remain the same.

Publication version of the Gosport Borough Local Plan (2014)

Only minor changes have been made to Policy LP28 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

The policy allows diversification of Gosport and Stoke Road centres for economic uses, whilst protecting them from changes of use to residential on ground floor frontages which would detract from the economic function of centres. They will particularly assist local businesses in the current economic downturn and will also allow for greater flexibility on the range of uses that could be provided later in the Local Plan period. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP29: PROPOSALS FOR RETAIL AND OTHER TOWN CENTRE USES OUTSIDE OF CENTRES

Overview

The policy itself reflects the NPPF in terms of ensuring out-of centre proposals do not have a significant adverse impact on centres. The key difference with national guidance is set out in the justification text whereby the Borough Council, identifies a locally set threshold for requiring a retail impact assessment. The NPPF sets a default threshold of 2,500 m² but makes provision for a locally set threshold. The local threshold in the Local Plan is 1,000 m² and is reduced further at Daedalus to 200 m². This has been based on retail evidence (GVA 2011).

Consultation Draft of the Gosport Borough Local Plan (2012)

Following an initial consideration of the options under Issue E as outlined above, it was considered that due to the vulnerability of the Borough's centres that lower thresholds in comparison to the default set out in the NPPF would be required in order to protect the viability and vitality of the Town Centre and other centres. This issue is addressed in the relevant criteria for the SA of Policy LP29.

Publication version of the Gosport Borough Local Plan (2014)

Minor changes have been made to Policy LP29 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It was considered that the approach would bring significant long-term benefits to the Borough, by helping to prevent development in inappropriate out-of-centre locations. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP30: LOCAL SHOPS OUTSIDE OF DEFINED CENTRES

Overview

This policy aims to ensure that shops that provide a useful service outside designated centres are retained unless there is no viable use for them. This will accord with the NPPF objective to ensure established shops are retained for the benefit of the community.

Consultation Draft of the Gosport Borough Local Plan (2012)

Following the initial consideration of the options under Issue D as outlined above, no further options were considered for the SA since it was acknowledged that local shops outside of defined centres can play an important retailing function in providing for the needs of adjacent residential areas particularly for residents who may be less mobile and less able to travel further distances. It was also acknowledged that this approach reflects the NPPF. It was therefore decided that no alternative options were required to be considered at this stage.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP30 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusions

The Policy aims to ensure that the loss of existing shops can be permitted provided it has been demonstrated that there is no longer a viable retail use for them. In many instances local stores can provide basic needs for residents particularly those who find it difficult to travel elsewhere outside their local neighbourhood. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP31: COMMERCIAL FRONTAGES OUTSIDE OF DEFINED CENTRES

Overview

This policy aims to ensure that commercial-led frontages that are located outside of the Borough's defined centres are protected due to the important economic role they provide in certain locations. This accords with the NPPF objective to ensure established shops, facilities and services are retained for the benefit of the community.

Consultation Draft of the Gosport Borough Local Plan (2012)

Following the initial consideration of the options under Issue D as outlined above, no further options were considered for the SA since it was acknowledged that commercial frontages outside of defined centres can play an important retailing function in providing for the needs

of adjacent residential areas particularly for residents who may be less mobile and less able to travel further distances. It was also acknowledged that this approach reflects the NPPF. It was therefore decided that no alternative options were required to be considered at this stage.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP31 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusions

It was considered that the approach will assist in maintaining and encouraging the provision of commercial floorspace in the Borough, by recognising that it is not only the centres which provide this floorspace, but these commercial uses can also provide economic and sustainable benefits to the community. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

COMMUNITY, CULTURAL AND BUILT LEISURE FACILITIES

POLICY LP32: COMMUNITY, CULTURAL & BUILT LEISURE FACILITIES

Overview

This policy aims to ensure facilities are retained for the benefit of the local community as set out in the NPPF. The Policy re-iterates that numerous sites have been allocated for mixed use with the potential for community uses to be provided for through Policies LP4-LP7 as well as leisure allocations through Policy LP9. The policy also reiterates the NPPF relating to uses that are considered as a main town centre use. The policy includes a number of sustainable criteria to ensure the site is accessible to the local community and aims to secure new facilities in association with new residential development which again is in accordance with national guidance.

The policy also aims to protect existing facilities unless it can be demonstrated that alternative provision is made elsewhere and that the building has no further viable community, cultural, sports, recreation or built leisure use following reasonable attempts to sell and let the property.

Consultation Draft of the Gosport Borough Local Plan (2012)

Following the initial consideration of options outlined above, no further options were considered for the SA as these policy elements are in accordance with national guidance.

Publication version of the Gosport Borough Local Plan (2014)

Whilst there have been a number of changes following consultation responses and to more closely reflect national guidance on a particular issue it is considered that there has been no further consideration of distinct options. Instead the detailed changes have been subject to the SA process through the consideration of the SA objectives and decision-making criteria. The results of which are contained in the main report.

Conclusion

It is considered that the approach will ensure that community, cultural and built leisure facilities are built in the most accessible locations in the Borough, being the centres. In doing this it will locate them close to the residential areas, and help the viability of the centres by providing a greater range of reasons to visit them. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

OPEN SPACE

Core Strategy: Preferred Options (2009)

The following options which were considered for the Core Strategy have helped to inform the options for policies LP33-LP37;

A: The need to protect and enhance the existing network of open space to overcome existing quantity and quality deficiencies

Option 1

Develop overarching policy that protects and enhances the Borough's green spaces.

Option 2

No alternative option.

With identified qualitative and quantitative deficiencies in open space provision in the Borough, it was considered that Option 1 would be pursued due to there being a need to protect the existing finite resource and facilitate improvements to existing areas of green space. It was also considered that the overarching open space policy should presume against developing open space but exceptional circumstances should be considered.

B: The need to improve accessibility to open space within the Borough

Option 1

Develop overarching policy that improves accessibility to open space.

Option 2

No alternative option.

It was considered that Option 1 would need to be pursued whereby the Borough Council will need to ensure that new development is appropriately served by open space through the adoption of local open space standards which will incorporate a number of considerations which would include taking account of accessibility to the open space and within it. The best practice guidance 'How to create quality open spaces and parks', (Cleaner Safer Greener Communities 2005) also sets out a number of design related criteria that should be considered when developing new open space. It was initially considered useful to set them out in the overarching policy and for them to form the basis of the open space element of the forthcoming Design SPD. Some of the key design factors that need to be considered include accessibility, permeability and navigation whereby it is recognised that green spaces can provide excellent pedestrian and cycle routes and can provide links to other routes. Users of open spaces should be able to find their way around using defined routes, clear entrances and exits and landmarks.

C: The need to provide new facilities to overcome deficiencies and serve the needs of new development

Option 1

Develop overarching policy that enables the development of new open space facilities and ensures the new development is satisfactorily served by open spaces.

Option 2

No alternative option.

It was considered that Option 1 should be pursued with it being clear from Government guidance and regional policy that open spaces should be accessible to the communities they are intended to serve. Sites should be accessible to pedestrians and cyclists and more intensively used sites should be within easy reach to public transport services.

D: The need to maintain and improve public access to the coast and countryside within and links outside of the Borough

Option 1

Include a policy that maintains and improves public access to the coast and countryside.

Option 2

No alternative option.

It was considered that Option 1 should be pursued with the Borough Council considering it necessary to retain all existing public access to the coastline for informal recreation and to provide a segregated pedestrian route network in appropriate cases. Any proposals for development which would result in the loss of such access will be resisted by the Local Planning Authority.

E: Increasing biodiversity within open spaces and protect and enhance biodiversity along the coast and harbour

Option 1

Include a policy that increases biodiversity within open spaces and protects and enhances biodiversity along the coast and harbour.

Option 2

No alternative option.

It was considered that Option 1 should be pursued whereby policies on nature conservation would provide the main policy framework for enhancing biodiversity in the Borough. It was also considered appropriate to reinforce the importance of enhancing biodiversity within open spaces as part of policies relating to the provision of and improvements to existing open space.

POLICY LP33: CEMETERY PROVISION

Overview

This policy aims to protect existing sites and sets out criteria for the establishment of new cemeteries. It is likely a new cemetery will be required over the Plan period but as yet no site has been identified. Consequently the Local Plan only includes an enabling policy.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy incorporates the preferred option from Issue B as outlined above in relation to the need to improve accessibility to open space within the Borough whereby it has been acknowledged that there is a need to increase the provision for cemeteries. If a site is identified, its suitability will need to be assessed in terms of sustainability issues. No alternative options were considered as part of the SA.

If a site is identified, its suitability will need to be assessed in terms of its suitability issues. No alternative options were considered at this stage as part of the SA.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP33 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

Despite the identified uncertain effects relating to new cemetery provision, it is considered that this approach would not be detrimental to the overall aim of the policy which is to protect the use of existing cemeteries and to allow for the provision of new cemeteries when required, provided that environmental and biosphere protection can be guaranteed. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP34: PROVISION OF NEW OPEN SPACE & IMPROVEMENTS TO EXISTING OPEN SPACE

Overview

The first part of the policy makes a cross reference to proposed open spaces which are included in Policies LP8, LP9A and LP9E of the SA. The policy sets out a series of criteria relating to proposals to create and improve open space and this is in accordance with recognised Best Practice Guidance produced by CABE.

The third part of the Policy relates to the open space standard for new development and is based on evidence set out in the Open Space Monitoring Report (GBC 2012) and the Setting Open Space Standards document (GBC 2012). This second document includes the numerous issues that were considered as part of setting the standards.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy incorporates the preferred options from Issues B, C and E as outlined above in relation to the need to improve accessibility to open space within the Borough, the need to provide new facilities to overcome deficiencies and serve the needs of new development and increasing biodiversity within open spaces. Whilst a number of issues were considered as part of setting the standards whereby setting different quantity standards would result in

varying levels of open space provision, it was considered that these do not need to be tested separately for the SA as they do not significantly change the salient points of the SA for this policy.

Publication version of the Gosport Borough Local Plan (2014)

Additional text has been added for clarity to Policy LP34 on the description of dwelling houses (i.e. Class C3 has been added to the text). This has resulted in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that the approach relating to the provision and ongoing improvement of the Borough's open space is essential to the community's need for outdoor recreation, and the quality of these spaces plays a major part in the urban design quality of the Borough. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP35: PROTECTION OF EXISTING OPEN SPACE

Overview

This policy aims to protect the Borough's open space and planning permission will only be granted in certain identified circumstances. This is in accordance with the NPPF which requires that open space should not be built on unless: an assessment has been undertaken which clearly shows the open space is surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision; or the development is for alternative sports and recreation provision where the needs clearly outweigh the loss. The key evidence base for the protection of open space is contained in the Open Space Monitoring Report (GBC 2012).

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy incorporates the preferred option from Issue A as outlined above in relation to the need to protect and enhance the existing network of open space to overcome existing quantity and quality deficiencies. No alternative options were considered except where an individual open space was identified by a stakeholder for an alternative use.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP35 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process. However, a visitor centre has been proposed as an alternative use for Grange Farm and the Alver Meadow in the Alver Valley. It is important to consider that these alternative options have derived from Policy LP8: Alver Valley therefore meaning that there have been no resulting changes to Policy LP35. Further details on this are included in Annex C: *Assessment of Options for Regeneration Areas and Allocations*.

Conclusion

It is considered that the approach towards protecting the Borough's open space is essential to meeting the community's need for outdoor recreation, and that the quality and quantity of these spaces plays a major part in the urban design quality of the Borough. This in turn brings further benefits, particularly in terms of encouraging investment. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP36: ALLOTMENTS

Overview

There is currently considerable demand for allotments in the Borough as identified by the Borough Council's statistics. This policy protects existing allotments and sets out criteria to consider when providing additional allotments within the Borough.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy incorporates the preferred option from Issue B as outlined above in relation to the need to improve accessibility to open space within the Borough whereby it has been acknowledged that there is a need to increase the provision for allotments. If a site is identified, its suitability will need to be assessed in terms of its suitability issues. No alternative options were considered at this stage as part of the SA.

Publication version of the Gosport Borough Local Plan (2014)

The broad approach of the policy remains the same and therefore no further testing of options has been required. Changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that the approach which would result in potentially negative effects associated with water consumption can be mitigated through the implementation of other policies in the Local Plan. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP37: ACCESS TO THE COAST & COUNTRYSIDE

Overview

The policy aims to retain and improve access along the coast and to the countryside subject to a number of environmental criteria. It has been informed by the PUSH Green Infrastructure Strategy which aims to create a green grid across the sub region as well as the County Council's Countryside Access Plan for the Solent.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy incorporates the preferred option from Issue D as outlined above in relation to the need to maintain and improve public access to the coast and countryside within and links outside of the Borough. No alternative options were considered as part of the SA.

Publication version of the Gosport Borough Local Plan (2014)

A change has been made to Policy LP37 to take account of advice provided by Natural England. This change has resulted in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that the approach will provide the beneficial outcome of protecting and enhancing some of the Borough's most important natural assets for the recreational use of residents and visitors, particularly as no uncertain or potentially negative effects have been identified. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

CREATING A SUSTAINABLE ENVIRONMENT

Core Strategy: Preferred Options (2009)

Policy CS2: Sustainable Construction which was published within the Core Strategy: Preferred Options (September 2009) forms the basis for policies LP38-LP40 of the Publication Local Plan. The following options which were considered for Policy CS2 have also therefore helped to inform the options for Policies LP10, LP38-LP40;

A: Sustainable Development - Ensure development meets clear sustainable principles

Option 1

Develop a policy which sets out the locational principles of the Core Strategy.

Detailed wording of any policy may need to be amended following consultation.

Option 2

No alternative options.

It was considered that Option 1 should be pursued with national and regional planning policy providing a strong framework in which to develop an overarching sustainable local policy which accords with the wider South Hampshire Strategy developed by the Partnership for Urban South Hampshire (PUSH). It was therefore not considered desirable nor practical to devise alternative options to ensure that development accords with the principles of sustainable development.

B: Sustainable Construction - Ensure development is built to high sustainable design and construction standards

Option 1

Continue with the Local Plan Review approach of encouraging sustainable construction and renewable energy rather than making it a requirement over and above the existing Building Regulations.

Option 2

Adopt the Government's Code for Sustainable Homes including its proposed timescales.

Option 3

Adopt the Government's Code for Sustainable Homes with the advanced PUSH timescales. Develop a policy in collaboration with the Partnership for Urban South Hampshire which aims to ensure that natural resources are used prudently.

It was considered that Option 3 should be pursued whereby the targets set out by PUSH within the Policy Framework would be in accordance with the Government's target of zero carbon homes by 2016. The timetable that was set out by PUSH provides escalating targets up until 2016. These were set in the context of the impacts that climate change will have on the sub region and the progress being made by the development industry in creating lower carbon products. It was considered that the escalating targets provided a realistic staged progression to zero carbon development.

C: Renewable energy and low carbon schemes

Option 1

Develop an enabling policy in collaboration with the Partnership for Urban South Hampshire which contributes towards an agreed PUSH target.

Option 2

Continue to work with PUSH and other stakeholders on the implementation of renewable energy schemes.

To meet PUSH objectives, it was considered appropriate to pursue Option 1 for developing an enabling policy that would allow for the development of renewable energy and low carbon schemes. It was also acknowledged that Option 2 could be pursued whereby further work would be required with PUSH and other stakeholders to establish the scale and nature of proposals that could be accommodated in the Borough.

RESOURCES

DELETED POLICY: SUSTAINABLE CONSTRUCTION AND USE OF RESOURCES

Overview

This policy was initially intended to set out the Borough Council's overall approach to applying standards relating to achieving set standards relating to the Code for Sustainable Homes and BREEAM. However, the Council has since opted to delete this policy in light of the Government's latest intentions to seek alternatives to Code for Sustainable Homes. However, it is considered necessary to outline how this policy was developed up to the Publication stage prior to being deleted. It should be noted that some of its component parts are now included in Policies LP38: Energy Resources and LP39: Water Resources.

Consultation Draft of the Gosport Borough Local Plan (2012)

Following an initial consideration of the options outlined above, it was considered that the Sustainable Construction and Use of Resources Policy (formerly Policy LP38) reflected the approach of the NPPF, relating guidance and the overall approach of the PUSH authorities in pursuing advanced timescales for applying levels of the Code. It was therefore considered that no alternative options were required to be considered as part of the SA.

Publication version of the Gosport Borough Local Plan (2014)

As noted above, it was decided to delete the policy following the Government announcing its intention in the Housing Standards Review in August 2013 to seek alternatives to the Code for Sustainable Homes. However, some of the components of the former policy have been incorporated in what has now become Policy LP38: Energy Resources (previously Policy LP39) and Policy LP39: Water Resources (formerly Policy LP40).

POLICY LP38: ENERGY RESOURCES

Overview

This policy now sets out the Borough Council's overall approach to energy in line with the NPPF and recent draft proposals that have been published in the Housing Standards Review consultation document. It is stated in the policy that the Borough Council will work with partners to improve energy efficiency of existing buildings and will also require new development to meet at least the relevant national standards for energy use and CO2 reduction through the incorporation of measures set out in the zero carbon hierarchy.

Consultation Draft of the Gosport Borough Local Plan (2012)

Following the initial consideration of options outlined above, it was considered that Policy LP38 with its specific focus upon energy resources reflected the NPPF and that no alternative options needed to be considered as part of the SA. It was also considered that because the approach is the one taken by PUSH at a sub-regional level that no alternative options were required to be tested.

Publication version of the Gosport Borough Local Plan (2014)

A number of changes have been made to the policy as a result of the Housing Standards Review consultation with the Government amongst other proposals seeking alternatives to the Code for Sustainable Homes. The changes to the policy therefore include references to the Code for Sustainable Homes levels, BREEAM levels and PUSH targets being deleted with there now being a focus upon meeting nationally prescribed standards. However, the broad approach of the policy remains the same and therefore no further testing of options is required. The detailed changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that this approach will be beneficial in promoting renewable energy sources and increasing energy efficiency in new development. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP39: WATER RESOURCES

Overview

This policy sets out a number of water resource issues including water quality, water supply, waste water and drainage. The policy has been informed by discussions with key partners including PUSH, the Environment Agency and Southern Water and consequently considered the best way forward to ensure water resources associated with new development are satisfactorily managed. The water consumption requirements now take account of the latest emerging Government Guidance in the Housing Standards Review (August 2013) having previously taken account of more stringent water consumption standards that were based on the Code for Sustainable Homes.

Consultation Draft of the Gosport Borough Local Plan (2012)

It was initially considered that the SA should test the implications of using a less stringent water consumption standard. However, following the prior consideration of options outlined above, it was considered that Policy LP39 with its specific focus upon water resources reflected the NPPF and that no alternative options were required to be tested as part of the SA.

Publication version of the Gosport Borough Local Plan (2014)

Additional text has been added to Policy LP39 to take account of advice provided by the Environment Agency and Southern Water. Additional text has also been added to reflect

emerging Government Guidance in the Housing Standards Review which states that local authorities can adopt a local standard equivalent to Code Level 3 or 4 of the Code for Sustainable Homes (ie 100 litres per person per day) but this should not include more restrictive standards equivalent to Code Levels 5 and 6 which was the Council's previous position post 2016 (ie 80 litres per person per day). Therefore, the Council has now opted for a less stringent water consumption standard which was decided against prior to the publication of the Draft Local Plan (December 2012). Although this change has made the policy slightly less effective in terms of water efficiency standards, its broad approach remains the same and therefore no further testing of options is required.

Conclusion

It is considered that this approach will be beneficial in managing the use of water resources through the measures that are proposed. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP40: MINERALS AND WASTE RESOURCES

Overview

This policy links with the Hampshire Minerals and Waste Plan (which forms part of the development plan) and outlines particular local issues including setting out development management criteria for the siting of waste facilities. It also requires that new development should use recycled material and local secondary aggregate where possible and seeks to ensure new development makes suitable provision for the storage, re-use and recycling of materials and composting facilities within appropriate development.

Consultation Draft of the Gosport Borough Local Plan (2012)

Following the initial consideration of options outlined above, it was considered that Policy LP40 with its specific focus upon minerals and waste resources reflects the NPPF and that no alternative options needed to be considered as part of the SA.

Publication version of the Gosport Borough Local Plan (2014)

An additional criteria has been added to the policy in relation to development proposals involving reclamation and/or dredging and that such activities will not be permitted except for essential maintenance dredging or coastal protection works subject to a number of set considerations. This additional criteria has been added to reflect comments made by the Marina Management Organisation (MMO) whereby they wish to encourage applicants to engage early with their organisation alongside any application for planning consent to ensure that the consenting policies are as efficient as possible. The additional text has resulted in any uncertainty relating to impacts upon water quality being eliminated. The results of the detailed Sustainability Appraisal findings are contained in the main report.

Conclusion

It is considered that this approach will be beneficial by requiring the sustainable development of waste in the Borough. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

GREEN INFRASTRUCTURE

POLICY LP41: GREEN INFRASTRUCTURE

Overview

This Policy sets out the Borough Council's overall approach to green infrastructure. It recognises the importance of multi-functional spaces to create a green infrastructure network. It requires that new development proposals should be accompanied with sufficient on-site and where necessary off-site green infrastructure and that it secures a net gain in biodiversity, uses sustainable drainage systems and accords with the latest local strategies and evidence studies. Proposals must not compromise the integrity of the overall network including internationally important sites. A cross reference to policies LP42-44 is made to biodiversity issues.

The following sets the scene as to how the policy has been developed through to the Publication stage of the Local Plan.

Core Strategy: Preferred Options (2009)

Policy CS5: Green Infrastructure which was published within the Core Strategy: Preferred Options (September 2009) forms the basis for Policy LP41: Green Infrastructure which has been published within the Publication Local Plan. The policy approach taken for the policy was influenced by guidance produced by the Government and Natural England relating to the importance of protecting and enhancing green infrastructure.

Consultation Draft of the Gosport Borough Local Plan (2012)

Policy LP41 is in accordance with the NPPF in that a strategic approach is required to plan positively for creation, protection, enhancement and management of networks of biodiversity and green infrastructure. The Policy has also been informed by PUSH's Green Infrastructure Strategy. Taking these factors into account, it was decided that no alternative options were required to be considered at this stage.

Publication version of the Gosport Borough Local Plan (2014)

Additional text has been added to Policy LP25. This has resulted in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that potential uncertain secondary effects which might arise from this approach will be dealt with through the triggering of other policies in the plan. The environmental benefits of the approach in protecting and enhancing the Borough's green infrastructure network are recognised to be overriding considerations in controlling the location of new development and towards maintaining a good quality environment within the Borough. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

BIODIVERSITY & GEOLOGICAL CONSERVATION

Core Strategy: Preferred Options (2009)

Policy CS21: Biodiversity & Geological Conservation which was published within the Core Strategy: Preferred Options (September 2009) forms the basis for policies LP42-LP44 of the Publication Local Plan. The following options which were considered for Policy CS21 have also therefore helped to inform the options for policies LP42-LP44;

A: Protect internationally important nature conservation sites (Special Protection Area, Special Area of Conservation & Ramsar sites)

Option 1

Develop overarching policy statement only to signpost to the relevant international and national regulations. Test through sustainability appraisal and make appropriate changes.

Option 2

No alternative options to be tested.

It was considered that Option 1 should be pursued with it being considered important to ensure that development, either individually or cumulatively, would not cause harm to these sites. It was also observed that spatial allocations within the LDF should avoid development in, or that would put undue pressure on, internationally designated sites.

B: Protect nationally important nature conservation sites (Sites of Special Scientific Interest)

Option 1

Develop policy and test through sustainability appraisal and make appropriate changes.

Option 2

No alternative options to be tested.

It was considered that Option 1 should be pursued whereby the Borough Council would aim to protect nationally important nature conservation sites from the direct and indirect impacts of development in accordance with the latest national policy.

C: Protect locally important nature conservation sites (Sites of Importance for Nature Conservation and Local Nature Reserves)

Option 1

Develop policy and test through sustainability appraisal and make appropriate changes.

Option 2

No alternative options to be tested.

It was considered that Option 1 should be pursued with it being made clear from Government Guidance that there is a need to protect locally important species and habitats. Consequently the Borough Council intended to include an overarching policy relating to such sites. It was also considered that the identification of the locally important sites would be based on the latest ecological evidence supplied by the Hampshire Biodiversity Information Centre.

D: Species Protection

Option 1

Develop overarching policy statement in relation to protecting species to signpost to the relevant national regulations.

Test through sustainability appraisal and make appropriate changes.

Option 2

No alternative options to be tested.

With regard to protected species it was important to note that many individual species receive statutory protection under a range of legislation. Specific policies in respect of these species would only therefore repeat this legislation and were therefore not considered to be appropriate for the LDF. However it was considered useful to pursue Option 1 through having an overarching policy that would outline the Borough Council's approach.

E: Protect and enhance important habitats and species identified in the UK and Hampshire Biodiversity Action Plans

Option 1

Develop policy in accordance with PPS9 and test through sustainability appraisal and make appropriate changes.

Option 2

No alternative options to be tested.

It was observed that there are numerous species and habitats identified in the UK and Hampshire Biodiversity Action Plans which should be protected and enhanced. It was also noted that there are other important identified areas of potential importance that may not be included in BAPs, for example, some previously developed land which has biodiversity interest. It was also advised in PPS9¹ that policies in local development documents should

¹ The National Planning Policy Framework replaced all PPS's in March 2012. This also continued to place significant importance upon the protection and enhancement of biodiversity and protected species.

establish measures to protect these species and habitats from further decline which therefore resulted in Option 1 being pursued.

F: Protect and enhance other biodiversity interests

Option 1

Develop policy in accordance with PPS9 and test through sustainability appraisal and make appropriate changes.

Option 2

No alternative options to be tested.

It was considered that Option 1 should be pursued whereby the approach to conservation management should seek to rebuild the fabric and components of the wider landscape. Option 1 was also considered in relation to development proposals showing a net benefit for biodiversity with no significant losses. It was agreed that appropriate policies should set out a logical approach to the sequence of avoidance and mitigation, only resorting to compensatory measures as a last resort.

G: Consider the impact of climate change on biodiversity

Option 1

Develop policy in accordance with PPS9 and test through sustainability appraisal and make appropriate changes.

Option 2

No alternative options to be tested.

It was considered that Option 1 should be pursued with it being observed that climate change can affect wildlife and their habitats in a number of ways including the shift of favourable climatic conditions for a particular species, changes in the timings of seasonal events that upset existing ecological relationships and extreme weather events. In Gosport, it has been recognised that the process of coastal squeeze will have a particular impact on the Borough's biodiversity. It was considered likely that local authorities would need to work together with other organisations to provide compensatory habitats in appropriate locations to replace lost habitats as well as create a network of habitats and other landscape features to allow species movement. It was also observed that more detailed policies and proposals will be required to take account of these climate change measures. It was considered appropriate to reinforce the importance of dealing with the issue of coastal squeeze within the remit of the policy relating to flood risk and coastal erosion.

POLICY LP42: INTERNATIONALLY & NATIONALLY IMPORTANT HABITATS

Overview

This policy protects internationally important habitats and that planning permission will not be granted for proposals which affect the integrity of internationally important sites. The policy

cross references to the relevant international and national regulations for this type of designation rather than repeats them in the policy.

Nationally important sites, Sites of Special Scientific Interest (SSSI), are also protected under this policy and that permission will only be granted for proposals affecting a SSSI providing it can be demonstrated that strict criteria have been met.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy incorporates the preferred options from Issues A & B as outlined above in relation to protecting internationally important nature conservation areas (Special Protection Area, Special Area of Conservation & Ramsar sites) and protecting nationally important nature conservation sites (Sites of Special Scientific Interest). It was considered that these policies were in accordance with national regulations and guidance and that no other options are required to be tested.

Publication version of the Gosport Borough Local Plan (2014)

Changes have been made to Policy LP42 to take account of advice provided by Natural England and the latest information relating to the Solent Disturbance and Mitigation project. This has resulted in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that this approach may be beneficial by providing protection of internationally and nationally important habitats. There may be minor uncertainty in adhering to this intention due to the policy providing that in exceptional circumstances development may be permitted. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP43: LOCALLY DESIGNATED NATURE CONSERVATION INTERESTS

Overview

The Borough Council aims to protect locally designated sites such as Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs) in order to preserve and where possible enhance the local network of biodiversity as set out in national guidance. The SINCs are designated by the Local Sites Panel based on-going ecological surveys. It is proposed that in future new SINCs that arise will be added to a living list available on the Council's website. This procedural issue forms part of the consultation and examination of the Local Plan and whether or not this approach is approved would not affect the outcome of the SA.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy incorporates the preferred option from Issue C as outlined above in relation to protecting locally important nature conservation sites (Sites of Importance for Nature Conservation and Local Nature Reserves (LNRs)). LNRs are designated by the Borough Council through the National Parks and Countryside Act 1949 (as amended). It was therefore considered that no alternative options were required to be assessed at this stage.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP43 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that this approach would be beneficial by providing continued protection of the Borough's internationally and nationally important habitats. There could be some minor uncertainty in adhering to this intention, due to the policy providing that in exceptional circumstances development may be permitted. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP44: PROTECTED & TARGET SPECIES & THEIR HABITATS, & OTHER FEATURES OF NATURE CONSERVATION IMPORTANCE

Overview

This policy sets out the considerations relating to protected species as well as those habitats and species included in the UK and Hampshire Biodiversity Action Plans taking into account the relevant legal requirements. It also seeks to protect undesignated features which may be important in both nature conservation and amenity terms and consequently indicates the importance of an ecological assessment on particular sites.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy incorporates the preferred options from Issues D, E and F as outlined above in relation to species protection, protecting and enhancing important habitats and species identified in the UK and Hampshire Biodiversity Action Plans and the protection and enhancement of other biodiversity interests. The consideration of protected and target species and their habitats, and other features of nature conservation importance accords with the Government's overall approach to biodiversity to preserve ecological networks including wildlife corridors and stepping stones. It was therefore considered that no alternative options were required to be assessed at this stage.

Publication version of the Gosport Borough Local Plan (2014)

Whilst changes have been made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required.

Conclusion

It is considered that this approach will be beneficial in ensuring ongoing protection of the Borough's plant and animal species and other features of nature conservation importance. There could be some minor uncertainty in adhering to this intention due to the policy allowing planning permission to be granted in exceptional circumstances if it can be demonstrated that the justification for the development outweighs their importance for nature conservation or amenity value. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

FLOOD RISK AND COASTAL EROSION

POLICY LP45: FLOOD RISK AND COASTAL EROSION

Overview

This policy is based on the provisions of the NPPF and its companion guide to ensure flood risk is minimised and effectively managed through the flood risk hierarchy. Coastal flooding is an important issue for the Borough given its low-lying peninsula location. The Local Plan has been informed by a sub-regional and local strategic flood risk assessment which has helped inform the site allocations included within the Plan.

The policy has been developed through a number of stages as set out below and a number of issues and options have been considered.

Core Strategy: Preferred Options (2009)

Policy CS22: Flood Risk and Coastal Erosion which was published within the Core Strategy: Preferred Options (September 2009) forms the basis for Policy LP45: Flood Risk and Coastal Erosion which has been published within the Publication Local Plan.

The policy approach taken for Policy CS22 was to develop a broad strategy to ensure that issues associated with flooding and coastal erosion and how they apply to Gosport were considered at all levels of the planning process. The Borough Council considered that there were no alternative options to be considered on this issue. The following options which were considered for Policy CS22 have also therefore helped to inform the options for Policy LP45;

A: To manage Gosport’s development needs in a changing coastal climate

Option 1

To develop a policy strategy for Gosport which takes account of meeting the sequential approach set out in Government planning policy statements and best practice.

Option 2

- No alternative options are considered to be appropriate.

It was considered that Option 1 should be pursued and that there were no alternative options that could be considered on the issue of flood risk. It was acknowledged that the management of the effects of flood risk and the effects of development on a changing coastal climate are of critical importance. It was decided that the policy approach should be to develop a broad strategy to ensure that issues associated with flooding and coastal erosion and how they apply to Gosport are considered at all levels of the planning process.

Consultation Draft of the Gosport Borough Local Plan (2012)

It was considered that Policy LP45 with its specific focus upon flood risk and coastal erosion reflects the NPPF and that no alternative options to this approach were required to be considered as part of the Sustainability Appraisal

Publication version of the Gosport Borough Local Plan (2014)

Whilst changes have been made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required. The changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that this approach will help to reduce the risk of damage to property and loss of life by preventing new development from being located on land subject to coastal erosion or flooding or, in other identified locations, requiring new development to be designed in a manner necessary to provide protection from this risk. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

ENVIRONMENTAL QUALITY

POLICY LP46: POLLUTION CONTROL

This policy sets out the key considerations when determining planning applications in relation to air, noise and light pollution.

The following sets the scene as to how the policy has been developed through to the Publication stage of the Local Plan. It is important to note that the policy was developed for the Draft Local Plan following the decision to merge the work undertaken on the Core Strategy and planned Site Allocations DPD.

Consultation Draft of the Gosport Borough Local Plan (2012)

This policy was considered to be in accordance with national policy and that no other options were required for testing.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP46 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that the approach will be beneficial in preventing new development from having adverse impacts upon air quality and from generating unacceptable levels of noise and light pollution. However, the overall success of the policy can only be measured retrospectively through appropriate monitoring processes. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP47: CONTAMINATED LAND AND UNSTABLE LAND

Overview

This Policy sets out the key considerations when determining planning applications in relation to contaminated and unstable land.

The following sets the scene as to how the policy has been developed through to the Publication stage of the Local Plan. It is important to note that the policy was developed for the Draft Local Plan following the decision to merge the work undertaken on the Core Strategy and planned Site Allocations DPD.

Consultation Draft of the Gosport Borough Local Plan (2012)

The policy was considered to be in accordance with national policy and that no other options were required for testing.

Publication version of the Gosport Borough Local Plan (2014)

Whilst there have been changes made to the policy as a result of consultation, the broad approach remains the same and therefore no further testing of options is required. The changes made to the policy and any sustainability implications are considered in the main SA Report.

Conclusion

It is considered that the approach will be beneficial in preventing new development and neighbouring land uses from being adversely affected by contaminated and unstable land. However, the overall success of the policy will only be able to be measured retrospectively.

The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.

POLICY LP48: HAZARDOUS SUBSTANCES

Overview

This policy sets out the key considerations when determining planning applications in relation to hazardous substances.

The following sets the scene as to how the policy has been developed through to the Publication stage of the Local Plan. It is important to note that the policy was developed for the Draft Local Plan following the decision to merge the work undertaken on the Core Strategy and planned Site Allocations DPD.

Consultation Draft of the Gosport Borough Local Plan (2012)

This policy was considered to be in accordance with national policy and that no other options were required for testing.

Publication version of the Gosport Borough Local Plan (2014)

No changes have been made to Policy LP48 therefore resulting in no further requirement to appraise the policy through the Sustainability Appraisal process.

Conclusion

It is considered that the approach will help to ensure that risks associated with hazardous substances will be appropriately dealt with. However, the success of the policy can only be measured retrospectively, through appropriate monitoring processes. The detailed elements of this policy have been assessed against the SA objectives and detailed decision making criteria, the results of which can be found within the SA Report.