

Gosport Borough Local Plan 2011-2029

Strategic Housing Land Availability

Assessment

2014

Housing Land Supply in Gosport Borough



GOSPORT
Borough Council

Contents:

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1. Introduction

Purpose of the Assessment

1.1 The Gosport Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base which underpins the draft Gosport Borough Local Plan 2011-2029. It provides an assessment of the delivery of land for housing in the Borough. It is an important evidence source to inform plan-making, but **does not** in itself determine whether a site should be allocated for housing development or whether planning permission would be granted for new homes.

1.2 The primary role of the SHLAA is to:

- Identify sites with potential for housing;
- Assess their housing potential;
- Assess their suitability for housing development and the likelihood of development coming forward in terms of availability and achievability.

1.3 The Gosport SHLAA will demonstrate that there is sufficient land in the Borough to meet the housing allocation set in the draft Gosport Borough Local Plan 2011-2029. The Assessment will identify specific deliverable sites to provide housing over the next five years. To be deliverable a site must be available, in a suitable location and be achievable within the next 5 years. Secondly, it will identify a supply of specific developable housing sites for a further ten years. To be considered developable a site must be in suitable location with a reasonable prospect of being available and viably developed at some point in the future. The criteria for assessing the suitability, availability and achievability of a site is set out in the National Planning Practice Guidance (NPPG) produced by the Department for Communities and Local Government (DCLG).

National Guidance

National Planning Policy Framework

1.4 Local planning authorities are required by national planning policy, set out in the National Planning Policy Framework (NPPF), to prepare SHLAAs. The Government's key housing policy goal is to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

1.5 Planning policy set out in the NPPF requires local planning authorities to:

- Identify and update annually a supply of specific, deliverable housing sites sufficient to provide a five year supply of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land;
- Identify a supply of specific, developable sites or broad locations for growth for years 6 to 10 and, where possible, for years 11 to 15;

- For market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target.

National Planning Practice Guidance

1.6 The subsequent publication of the accompanying National Planning Practice Guidance (NPPG) sets out the purpose of a SHLAA: The SHLAA is an assessment of land availability identifying a future supply of land which is suitable, available and achievable for housing over the plan period.

An assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

1.7 This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.

1.8 Furthermore, the NPPG sets out a list of core outputs that are required from the assessment to ensure consistency, accessibility and transparency. They are as follows:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps; an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including how any barriers to delivery could be overcome and when;
- an indicative trajectory of anticipated development and consideration of associated risks.

1.9 The assessment forms a key component of the evidence base to underpin policies in development plans for housing, including supporting the delivery of land to meet identified need for this use. From the assessment, the Borough Council will then be able to plan proactively by choosing sites to go forward into the Local Plan to meet objectively assessed needs.

1.10 The assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the assessment to provide

- 1.11 information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.
- 1.12 The NPPG also highlights that the ‘assessment should be undertaken and regularly reviewed working with other local planning authorities in the relevant housing market area or functional economic market area, in line with the duty to cooperate.’

Sub-Regional Policy Context

- 1.13 Sustainable development is a cross local authority boundary issue and the Localism Act 2011 places a duty on local planning authorities to co-operate with each other in the planning of their area. In South Hampshire local authorities have set up the Partnership for Urban South Hampshire (PUSH) and through this organisation they have met their duty to co-operate and deliver sustainable development.
- 1.14 South Hampshire has a dense and complex settlement pattern and accommodates a population of nearly one million people. The PUSH authorities have worked together to prepare a Sub Regional Strategy for South Hampshire which was approved by all the authorities in October 2012 and provides the focus for the authorities within South Hampshire to work collaboratively and plan in a consistent manner across this largely urban sub-region. The South Hampshire Strategy 2012 refreshes the South East Plan’s South Hampshire Strategy 2009 and has been revised in light of recent economic conditions and changes in national planning policy.
- 1.15 The South Hampshire Strategy 2012 provides a policy framework, as well as supporting evidence, to inform policies and proposals of the draft Gosport Borough Local Plan. The aim of the South Hampshire Strategy is to improve economic performance up to 2026, whilst at the same time seeking to address issues of social deprivation, and protect and enhance its environmental quality. One of the spatial planning principles adopted in the South Hampshire Strategy (PUSH 2012) is to ensure a diverse range of high quality new housing including affordable housing which is focused on meeting the needs of the economy and the resident population. The South Hampshire Strategy sets a housing allocation of 170 dwellings per year for Gosport Borough, as the Borough’s proportion of a PUSH wide figure of 3,706 per annum.
- 1.16 PUSH has made a commitment to review the South Hampshire Strategy. A programme has been set which envisages its adoption by PUSH in mid to late 2016. It is recognised that the evidence base needs to be refreshed and consequently it has been necessary to prepare an updated Strategic Housing Market Assessment (SHMA) for the PUSH area. The co-operation of the authorities resulted in the PUSH SHMA being published in January 2014.
- 1.17 The PUSH SHMA provides projections of housing need to 2036 in two housing market areas, focused on Portsmouth and Southampton respectively. It responds to Government policy that local planning authorities should work together to undertake such

assessments of their housing needs, and should plan to meet them in full across each housing market area where this is consistent with achieving sustainable development.

1.18 Government has set the bar high. Every local planning authority is required to demonstrate how it will meet an appropriate share of the need identified and to plan positively for the delivery of sufficient new homes to support future prosperity in its area.

1.19 The PUSH SHMA identified the objectively assessed need for Gosport to be an annual figure of 445 dwellings which if applied over the Local Plan period would imply a requirement of 8010 dwellings.

1.20 The SHMA is, however, not policy in itself and does not set targets for how much or what types of homes each of the eleven partner authorities should plan for. The SHMA is part of the evidence base that will help the PUSH local planning authorities in their review of the spatial strategy for the area to 2036. The SHMA acts as a building block for further work which will necessarily take into account housing demand and deliverability, land availability and supply considerations as well as the feasibility of delivering infrastructure to support housing development. The review of the PUSH Spatial Strategy will take account of the capacity of different areas to accommodate development and the most sustainable locations for new homes in each of the two housing market areas. It is at this stage having taken into account the Duty to Cooperate that a future housing target figure will be identified and agreed upon for each of the PUSH authorities.

Local Policy Context

1.21 Following the publication of the National Planning Policy Framework Gosport Borough Council decided to prepare a comprehensive single development plan document in place of the two development plan documents that were originally proposed, the Core Strategy and a Site Allocations and Delivery DPD. The Gosport Borough Local Plan 2011-2029 will form the key component of the Gosport Local Development Framework (LDF) which is a folder of local development documents that will become the statutory development plan. The Local Plan will be supported by Supplementary Planning Documents where appropriate which will be linked to policies in the Local Plan.

1.22 The SHLAA is a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. In particular it provides robust evidence for the Local Plan. As part of the Local Plan process an invitation to put sites forward for housing and other land uses, such as employment and retail, took place as part of an informal consultation stage of the Local Plan. These have been assessed through the SHLAA process.

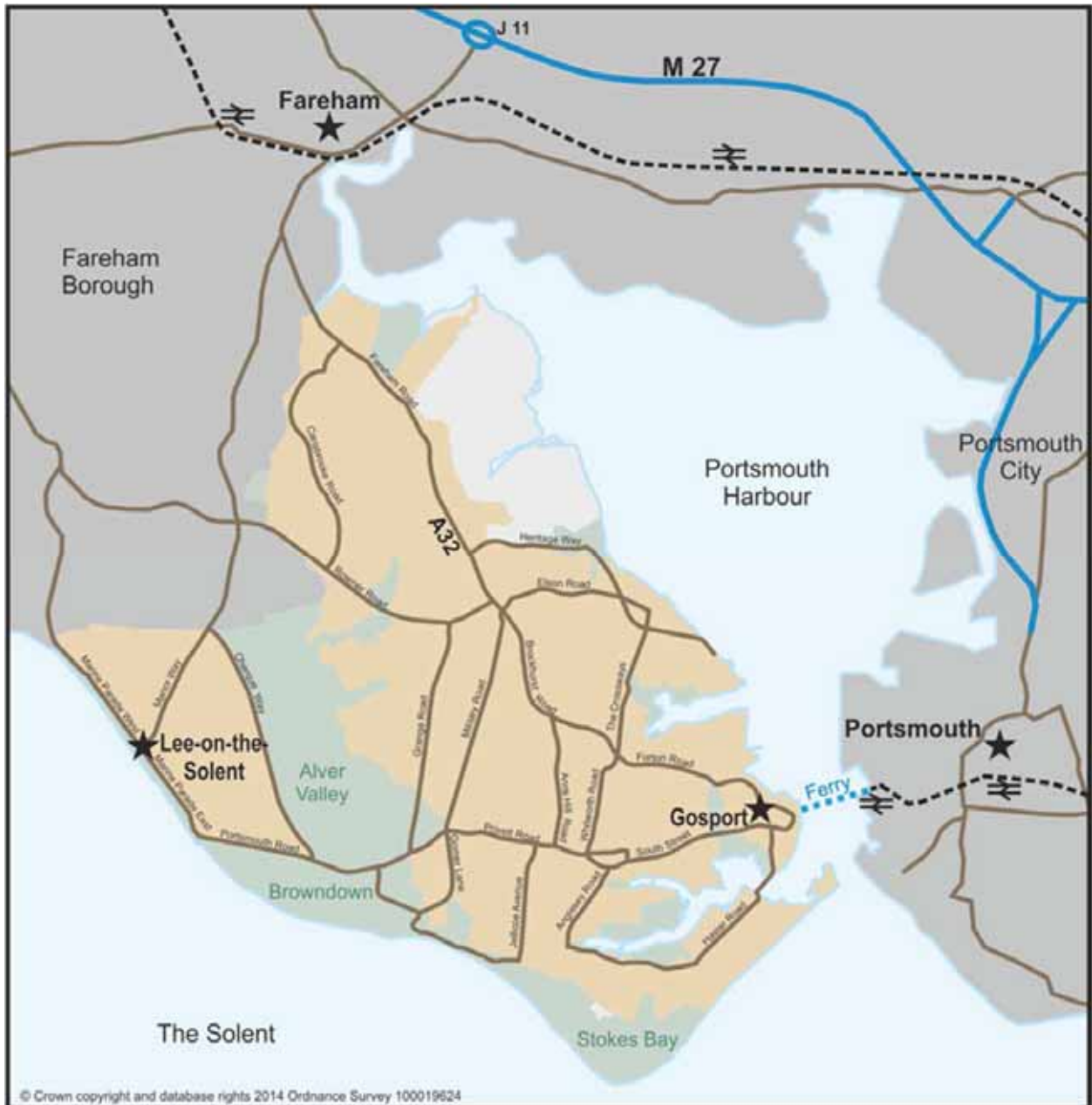


Figure 1: Gosport Borough

2. Methodology

Approach to the Gosport SHLAA

2.1 This is a review of the Gosport SHLAA that was published in 2012. The base date for the Gosport SHLAA is 01 April 2014. The SHLAA updates the position on completions and permissions and includes an assessment of additional sites that may potentially be suitable, available, and achievable.

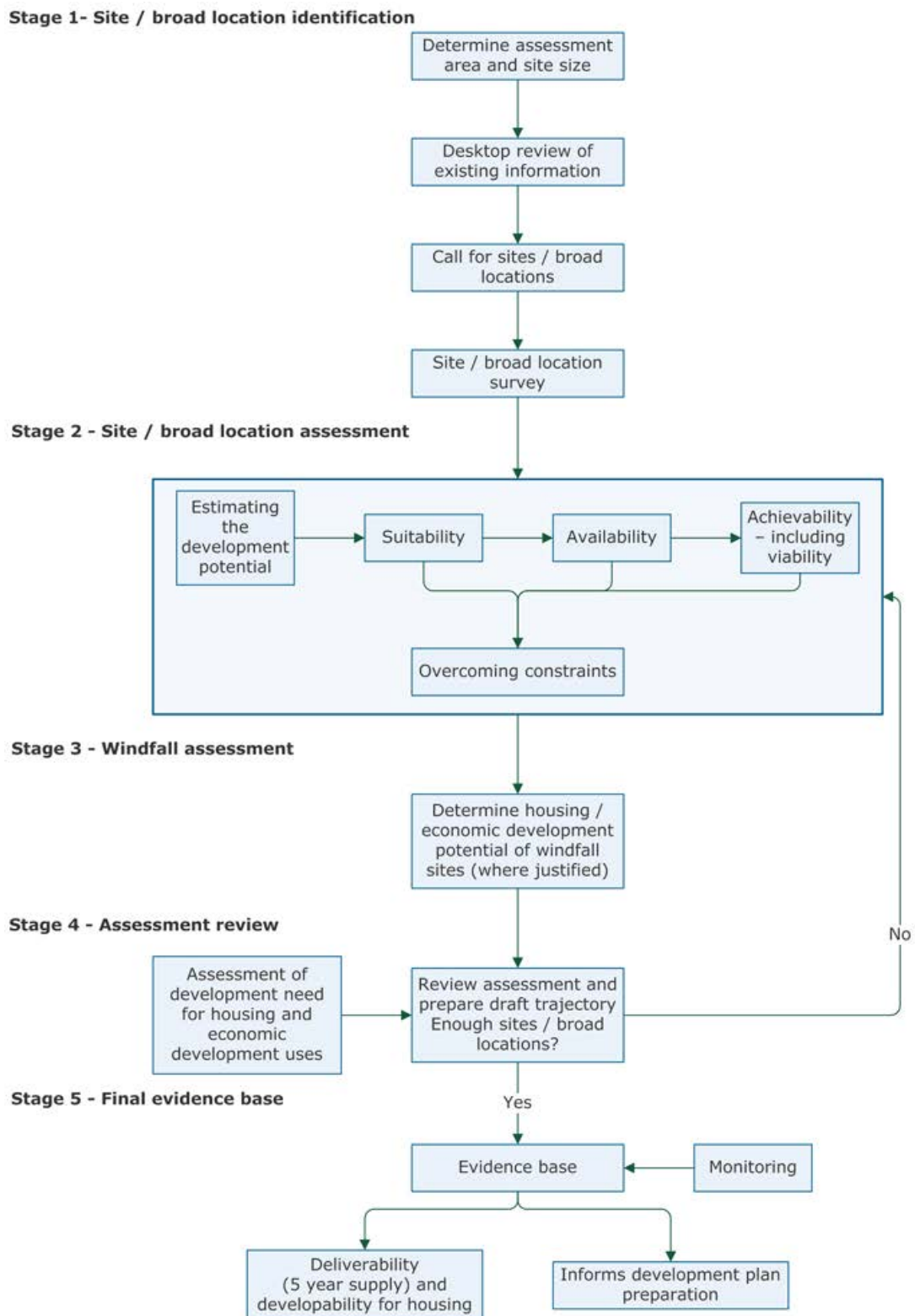
2.2 The methodology consulted on during the preparation of the first SHLAA published back in 2009 was considered to be sound. The methodology used in this review is largely based on the same principles but has been modified to reflect the newly published National Planning Practice Guidance.

2.3 The SHLAA will be updated annually as part of the Annual Monitoring Report process.

Structure of the Assessment

2.4 The structure of this Assessment is based on the five stages set out in the National Planning Practice Guidance. This is illustrated in figure 2.

Figure 2: The SHLAA Process



3. Stage 1: Site/Broad Location Identification

Geographical Area of Assessment

3.1 The assessment will cover the entirety of Gosport Borough (as shown in figure 1) including the two main settlements of Gosport and Lee-on-the-Solent and the surrounding countryside.

Site Size Threshold

3.2 The NPPG states that the assessment should consider all sites and broad locations capable of delivering five or more dwellings. Therefore a size threshold of 0.1 hectares has been set for inclusion in the Gosport SHLAA. It is considered that sites above this threshold could accommodate 5 or more dwellings as a site of this size developed at a density of 50 dwellings per hectare would yield 5 dwellings. It is acknowledged that due to the characteristics of some sites lower densities may be appropriate whilst a higher density could be achieved on other sites.

Potential Sources of Sites

3.3 All available types of sites and relevant sources of data should be considered. The NPPG lists potential types of sites and sources of data; these are shown in Table 1. Some sources of sites are not considered to be appropriate to Gosport and these include: sites in rural locations, sites in and adjoining villages or rural settlements and rural exception sites and potential urban extensions and new free standing settlements. The relatively small size and highly urbanised nature of the Borough precludes the development of these types of sites in Gosport.

Table 1: Sources of Sites in Gosport with Potential for Housing

Sites in Planning Process	
1	Existing housing and economic development allocations and site development briefs not yet with planning permission
2	Planning permissions for housing and economic development that are unimplemented or under construction
Sites Not Currently in Planning Process	
3	Planning applications that have been refused or withdrawn
4	Land in the local authority's ownership
5	Surplus or likely to become surplus public sector land
6	Vacant and derelict land and buildings (including potential permitted development changes e.g. offices to residential)
7	Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)
8	Business requirements and aspirations
9	Large scale redevelopment and redesign of existing residential or economic areas

A brief outline of the sources of supply considered in the Gosport SHLAA is set out below.

Source 1: Existing housing and economic development allocations and site development briefs not yet with planning permission

3.4 The study considered housing allocations in the adopted Local Plan Review and the emerging Gosport Borough Local Plan 2011-2029. Those allocated sites with extant planning permission as of 01 April 2014 were considered under source 2 of the SHLAA.

3.5 These allocations set out the number of new homes that could be accommodated on these sites. The housing potential of these sites was re-assessed through the SHLAA with up-to-date information on development progress and constraints. Information on development progress gathered during the 2013/14 Housing Completion Survey carried out by the Borough Council in conjunction with Hampshire County Council was also taken into account when assessing potential housing supply.

Source 2: Planning permissions for housing that are unimplemented or under construction

3.6 All sites with extant planning permission for housing were considered as part of the SHLAA. Information on development progress gathered during the 2013/14 Housing Completion Survey carried out by the Borough Council in conjunction with Hampshire County Council was updated on SHLAA site visits.

3.7 The housing potential of sites with outstanding permission for housing was re-assessed through the SHLAA with up-to-date information on development progress and constraints. For those sites where dwellings are under construction the housing potential was not re-calculated.

Source 3: Planning applications that have been refused or withdrawn

3.8 Sites where planning applications that have been refused or withdrawn have also been assessed as a potential source taking account of particular comments and issues that were previously identified. Pre application enquiries were also considered.

Source 4: Land in the local authority's ownership

3.9 An assessment was made of sites above 0.1ha in the Council's ownership that might have the potential for housing development. The most common source of land in the Local Authorities ownership is Low Value Open spaces. The Council has also considered other sources such as garage sites and car parks which are covered under other sources of supply.

3.10 The Gosport Borough Open Space Monitoring Report 2014 carried out an assessment of the Open Spaces within the Borough assessing them on their Quality and Value.

3.11 Quality relates to the key attributes of an open space as it currently exists. Each type of open space has been scored and then graded as being Good, Medium or Low Quality.

The scoring system has been based on a number of elements including accessibility, provision of facilities, built and natural features and overall management.

3.12 Value is different to quality in that an open space may be low quality in terms of recreational facilities, but may be of high value because it has certain characteristics that if lost would be detrimental to the community. To assess value a simple grading system has been devised to determine whether it has a high, medium or low value.

3.13 Where sites were identified as having low value they have been considered in the SHLAA. The Council is looking to improve the open spaces where possible in accordance with the existing and emerging planning policy position.

Source 5: Surplus or likely to become surplus public sector land

3.14 The housing potential of all sites in the Borough listed on the National Register of Surplus Public Sector Land were assessed through the SHLAA. This register is part of the Electronic Property Information Service (ePIMS) and is compiled by the Cabinet Office. It uses information supplied from a number of public sector organisations such as Defence Infrastructure Organisation and the Highways Agency. The SHLAA also considered sites in Hampshire County Council ownership that the County had indicated were surplus.

Source 6: Vacant, underused, and derelict land and buildings (including potential permitted development changes e.g. offices to residential)

3.15 The housing potential of vacant and derelict land and buildings was assessed through the SHLAA. This work was based on the typology of previously developed land set out in the National Land Use Database (NLUD). The Borough Council also considered sites which had previously identified as having development through the earlier Strategic Housing Land Availability Assessments and Urban Capacity Studies.

Source 7: Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)

3.16 A number of sites were identified within existing residential areas that could accommodate additional housing. These included under-used garage forecourts which were put forward by the Borough Council's housing team where it was demonstrated that they were no longer needed for garages. The use of employment land was considered where the employment land review had indicated that it had potential for redevelopment and rationalisation.

Source 8: Business requirements and aspirations

3.17 Businesses were consulted extensively during the consultation on the emerging Local Plan to see if there was potential for the consolidation of existing business uses and the reuse of sites or parts of sites for residential development. A number of sites were put forward by local businesses through the call for sites.

3.18 Within Gosport Borough the MOD is a key employer and has ownership of large areas of the Borough. As such it was comprehensively consulted to ascertain its intentions for the potential release of land for development.

Source 9: Large scale redevelopment and redesign of existing residential or economic areas

3.19 There are a number of existing redevelopment projects being undertaken within the Borough including the Rowner Renewal Project, Priddy's Hard Heritage Area, and Royal Clarence Yard.

Areas excluded:

3.20 Allotment gardens form a valuable part of Gosport's green network. They are extremely popular with residents and that there is a substantial waiting lists for plots. Allotment gardens have therefore been excluded from the SHLAA. The Borough Council is responsible for providing adequate cemetery provision and ensuring a continuous supply of land is available for this purpose. It is likely that new cemetery provision will be required by 2029. All existing cemeteries will be retained and are excluded from the SHLAA.

3.21 Gosport contains a number of protected habitats. Key objectives set out in the draft Local Plan include:-

- To protect and enhance the Borough's green infrastructure network and identify new opportunities which link with sub-regional initiatives;
- To protect and enhance the Borough's biodiversity and geology including natural assets such as the coast and harbour.

3.22 Consequently all international, national and local nature conservation designations were excluded from the SHLAA. Land in the Northern Part of the Alver Valley from the 2012 SHLAA was not reconsidered as it now forms part of the Alver Valley Country Park.

3.23 Medium and High Value Open Spaces as identified in the Open Space Monitoring Report 2014 were also excluded as the Borough has an identified shortfall of open space.

3.24 Sites from the previous SHLAA which have since been developed have been excluded. The table below lists the sites from the 2012 SHLAA which have been developed and are not assessed in the 2014 SHLAA.

Table 2: Developed Sites

Site Address	Site Number
47 Monckton Road	H/AG/01
Land To The Rear Of 25-41 Conifer Grove	H/BN/16
24 Carlton Road	H/CC/09
Darwin Way LAP	H/GR/06
Old Road	H/TN/08

3.25 Where a SHLAA site falls within a wider broad location or overlaps a larger SHLAA site that site has been treated and assessed as part of the larger location/ site. The following sites from the 2012 SHLAA are included as part of a larger site /broad location:

Table 3: Sites counted as part of larger locations/ sites.

Site Address	Site Number	Larger Site / Location
Site of Former Recreation Centre, Davenport Close.	H/GR/02	Rowner Redevelopment
Hardcourt Area, Nimrod Drive	H/GR/05	Rowner Redevelopment
RCY retained Area	H/CC/02	Gosport Waterfront Broad Location.
74 High Street	H/TN/09	Town Centre Broad Location.

3.26 The 2012 SHLAA included a number of sites for the Principal and District Shopping Areas and their pedsheds. This approach did not identify additional development, these sites have therefore been removed and replaced by individual specific sites where they have come forward in these areas with the exception of the Town Centre which is covered by the Town Centre Broad Location.

3.27 The removed SHLAA sites are set out in the table below, these sites were not reassessed in the 2014 SHLAA.

Table 4: Excluded Principal and District shopping area sites.

Site Address	Site Number.
Stoke Road District Shopping Centre	H/CC/04
Stoke Road District Shopping Centre Pedshed	H/CC/05
Lee-on-the-Solent Town Centre	H/LW/04
Lee-on-the-Solent Town Centre Pedshed	H/LW/05
Gosport Town Centre	H/TN/05
Gosport Town Centre	H/TN/06

Call for Sites

3.28 In addition to the sources of supply outlined above the Borough Council has carried out two calls for sites, these happened in 2008 and 2012.

First Call for Sites 2008

3.29 When preparing the Core Strategy the Borough Council undertook a 'call for sites' which included contacting local landowners, developers and agents with known local land interests to ascertain whether they wished to promote any particular site for development purposes in the emerging development plan. The process was also open to local amenity groups who could also nominate sites for particular allocations in the emerging Plan.

3.30 As a result of this process 13 organisations responded and 10 different sites were put forward for development including in some cases alternative uses for the same site from different organisations.

Second Call for Sites 2012

3.31 As a part of the emerging Gosport Borough Council Local Plan decided to carry out a second call for sites which was undertaken in February 2012.

3.32 As a result of this process no additional sites were put forward for development with only one significant change to the original submissions whereby a landowner was proposing to focus on retail development rather than employment and retail uses.

4. Stage 2: Site / broad location assessment. Identifying the development potential of each site / broad location.

- 4.1 The NPPG states that the estimation of the development potential of each broad location should be guided by the existing or emerging plan policy including locally determined policies on density.
- 4.2 Where the plan policy is out of date or does not provide a sufficient basis to make a judgement then relevant existing development schemes can be used as the basis for assessment, adjusted for any individual site characteristics and physical constraints. The use of floor space densities for certain industries may also provide a useful guide. The development potential is a significant factor that affects economic viability of a site/broad location and its suitability for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential.
- 4.3 The Borough Council's policy direction as set out in the emerging Gosport Borough Local Plan 2012 – 2029 informs the approach the SHLAA will take in regard to sites and broad locations. This SHLAA identifies a number of broad locations with development potential in addition to a large number of specific sites.
- 4.4 The broad locations identified through the Gosport SHLAA have come from two main sources the emerging allocations in the Gosport Borough Local Plan 2012 – 2029 and from a wider assessment of all potential broad locations in the Borough. This section first looks at allocated broad locations, before looking at wider broad locations in the Borough, and then at specific sites.

Estimating the development potential of broad locations.

Allocated Broad Locations.

- 4.5 For the Gosport Waterfront and Town Centre broad locations the SHLAA used the emerging Local Plan Policy (December 2012) as the basis for determining the potential level of housing delivery, Policy LP4: Gosport Waterfront and Town Centre which set out the Borough's objectives for the future of those areas.

POLICY LP4: GOSPORT WATERFRONT AND TOWN CENTRE (DRAFT LOCAL PLAN 2011 – 2029)

Location and Scale of Development

1. The Gosport Waterfront and Town Centre is a prime location for regeneration within the South Hampshire sub region. Planning permission will be granted for the following uses:
 - a) 33,000sq.m (gross) of employment floorspace (B uses);
 - b) approximately 6,500sq.m of retail (A1); and additional floorspace for other town centre uses (A2-A5);
 - c) a range of community and leisure uses (D1 and D2);
 - d) 700-900 dwellings;
 - e) a new transport interchange; and
 - f) enhanced public realm.
2. Planning permission will be granted for development at the following sites provided it accords with the general principles set out in this policy and is in accordance with other policies in the Local Plan:
 - a) Gosport Waterfront (Mixed use site);
 - b) Barclay House (Residential site); and
 - c) other sites within the Gosport Waterfront and Town Centre Regeneration Area.

General Principles

3. Planning permission will be granted for development provided that:
 - a) proposals are of a high quality design in accordance with Policy LP10, which conserves and enhances the distinctive built heritage of the Waterfront and Town Centre as well as improving the quality of the public realm;
 - b) proposals mitigate any impacts on the Strategic Road Network or other parts of the highway network;
 - c) where applicable, opportunities are taken to improve public transport, pedestrian and cycling accessibility to, and within, the Regeneration Area; and that well-designed links between Gosport Waterfront and Town Centre are provided ensuring that there is significant connectivity between them;
 - d) it accords with the principles set out in Policy LP45 on flooding including the requirements of a Flood Risk Assessment with the appropriate flood defences and mitigation measures; and
 - e) it is served by sufficient infrastructure including:
 - i) a connection to the sewerage system at an appropriate point of adequate capacity; and
 - ii) requirements outlined in other policies of the Local Plan.

Gosport Waterfront

4. Planning permission will be granted for development on the Waterfront sites provided that:
 - a) access to deep water facilities is safeguarded;
 - b) appropriate measures are taken to remediate contamination and to ensure that there is no adverse impact on the water

- environment;**
- c) measures are taken to retain appropriate access to MoD oil pipeline facilities as required;**
 - d) buildings and civic spaces are of a high quality design to reflect its superb setting overlooking Portsmouth Harbour;**
 - e) proposals incorporate or improve public access along the waterfront;**
 - f) Falkland Gardens will form an integral part of any development;**
 - g) interpretation of the historic maritime significance of Portsmouth Harbour is incorporated within the development;**
 - h) measures to avoid and mitigate any adverse impacts on internationally important habitats are taken; and**
 - i) biodiversity within the site is protected and enhanced.**

Gosport Waterfront

4.6 The waterfront was divided in to 9 areas, with an assessment of the potential for housing delivery being made for each one. The potential for delivery of housing for each section of the waterfront takes into account the desired mix of uses and the anticipated density of each of those areas. For the purposes of the SHLAA the number of dwellings identified for the waterfront is 700. The breakdown of the anticipated future delivery can be found in a table in appendix 4.

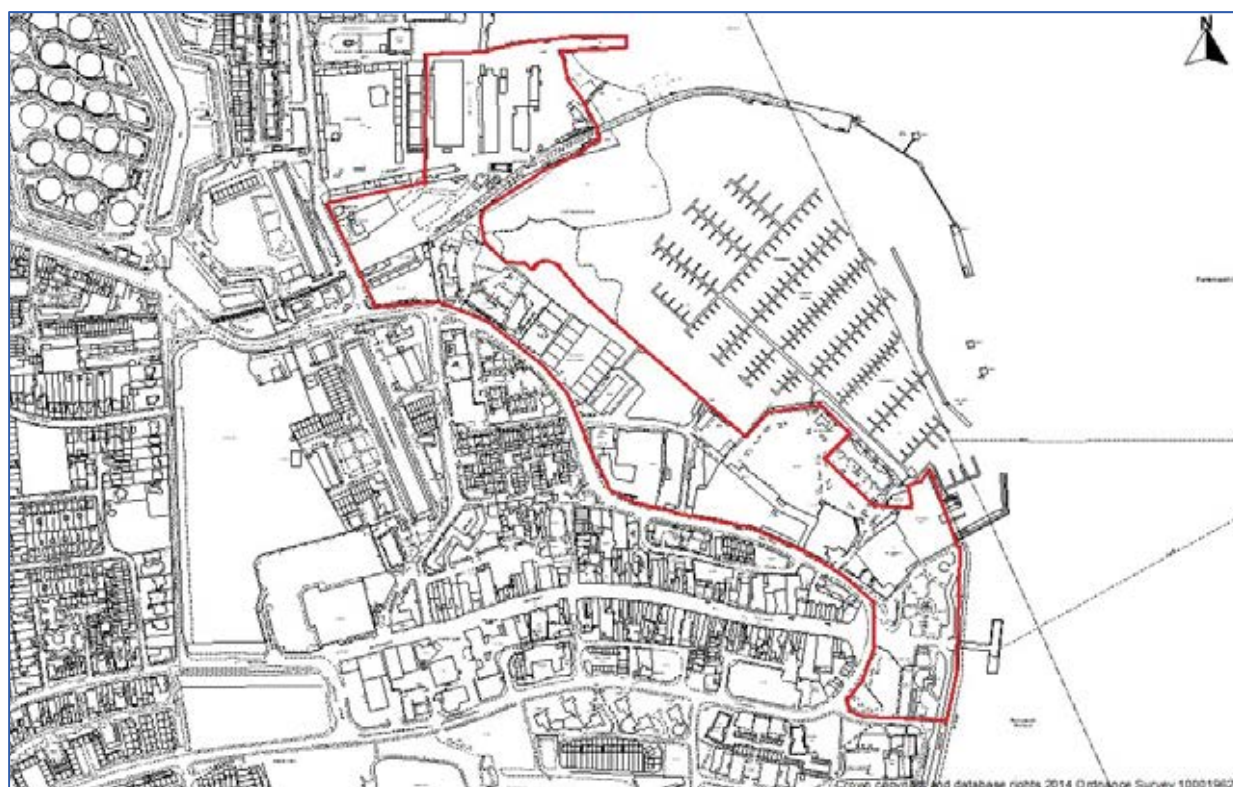


Figure 3: Waterfront Broad Location

Gosport Town Centre

4.7 The anticipated level of housing delivery in the town centre was estimated based upon a number of specific smaller sites that have potential to come forward in addition to looking at past delivery rates within the centre. 14 dwellings have already been built within the town centre since April 2011 and another 14 have been permitted. The number of dwellings identified for the town centre is 200 for the Plan period. The anticipated level of housing delivery for the town centre broad location is based upon a number of identified potential small development and redevelopment opportunities. Although the exact timing and order for each of these individual sites to come forward will be subject to development and market opportunities, over the broad location as a whole it is felt that 200 dwellings can be delivered.

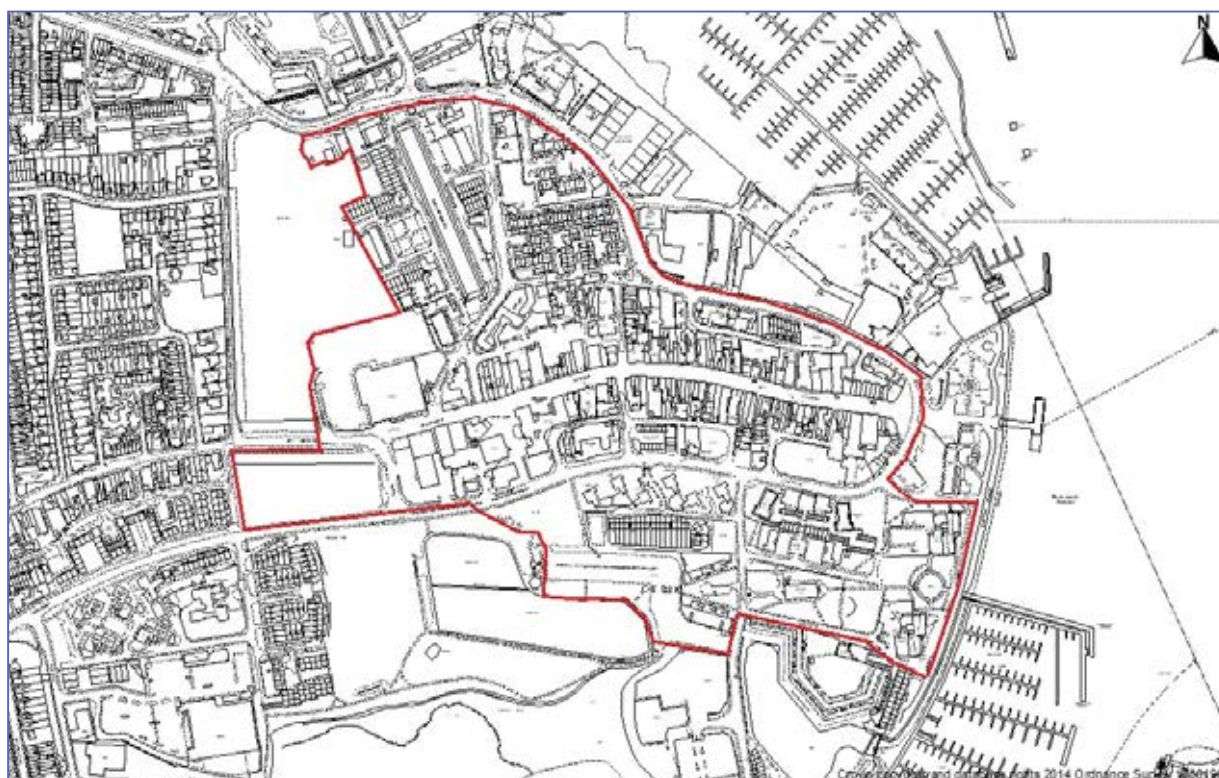


Figure 2: Town Centre Broad Location.

Wider Broad Location Assessment

4.8 In addition to the allocations at the Waterfront and Town Centre the Borough Council has carried out an assessment of all potential broad locations in order to ascertain their suitability for development. The initial broad assessment identified 14 potential locations as outlined in table 5 and a map showing their location can be found in appendix 3. An assessment of the broad locations identified the constraints to development for each one and looked to ascertain if they could be overcome. The results of that assessment are outlined in table 5 below.

Table 5: Assessment of Broad Locations.

Area of Land	Potential for housing over Plan period	Comment
1) Blockhouse	Yes but limited (see comments)	<p>The site has already been identified in the draft version of the Local Plan as being a mixed use development area within the Haslar Peninsula.</p> <p>The site could include an element of residential including the re-use of historic buildings. However there are numerous constraints that would limit the overall figure including:</p> <ul style="list-style-type: none"> * a schedule ancient monument that would impact on scale and nature of development; * adjacent Special Protection Area * most of the site is within floodzone 3 and its peninsula location is particularly vulnerable to flooding * limitation of road infrastructure from west and east (via Haslar Bridge) <p>In addition given the assets of the site including deep water access (the site used to be a submarine base) it is considered necessary to protect access to the deep water for marine industries (a key industry for the Borough) as well as promoting the tourism assets of the site such as the submarine museum and sailing facilities.</p> <p>For the time being it remains in operational use by the Ministry of Defence.</p>
2) HMS Sultan (West)	Not likely/ Not known	<p>The site remains an operational MoD training base. If the site were to be released a mix of uses would need to be considered including employment and consequently it has been identified in the emerging Local Plan as an Employment Priority Area. The site plays an important role in the local economy and the Borough Council strongly supports its retention as a training base.</p>
3) HMS Sultan (East)	Not likely/ Not known	<p>The site remains an operational MoD training base. If the site were to be released a mix of uses would need to be considered including residential. The site plays an important role in the local economy and the Borough Council strongly supports its retention.</p>
4) Stokes Bay	No (except the	Major recreational resource of strategic importance to the

Area of Land	Potential for housing over Plan period	Comment
	re-use of Fort Gilkicker)	Borough. Includes international, national and local nature conservation designation and has flood risk issues (virtually all in Floodzone 3). The re-use of Fort Gilkicker (a scheduled ancient monument and Listed Building) for residential has been identified in the draft version of the Local Plan.
5) Browndown	No	Site of Special Scientific Interest with associated buffer area including a locally important nature conservation designation.
6) Browndown Camp	No	Former army camp which has been sold in recent years. Considered most suitable for an appropriate leisure/recreation facility which needs to be sensitively designed within the settlement gap within the Alver Valley. The site is adjacent the SSSI.
7) Alver Valley	No	The site is largely a former quarry and landfill site and together with pre-existing habitats is being consolidated to form a Country Park and has been identified in the PUSH Green Infrastructure Strategy as of sub-regional importance.
8) Lee Clifflands	No	These open spaces on the cliffs at Lee are important recreational open spaces that maintain the special character of the Lee seafront.
9) Frater-Bedenham	No	This extensive area is still required for MoD operations. The MoD has not indicated any rationalisation of any part of this site during the Plan period. Significant contamination issues would need to be addressed as well as nature conservation considerations
10) Oil Storage Area	No	Required as part of continued MoD operations.
11) Fort Monkton	No	Operational Government establishment.
12) Immigration Removal Centre	No	Operational Government establishment.
13) Kingfisher Caravan Park	No	A current operational holiday park with no known plans for alternative uses. Functions as an important tourist base for the Borough. Site within Flood zone 3
14) Park Home Site	No	Long established park home site which forms a niche part of the housing market. Part of the site in Flood zone 3.
Existing Employment Areas (over 1ha)	Limited potential	The Local Plan's overall strategy is to retain and increase the number of jobs available locally in order to provide employment, reduce out-commuting and congestion. In order to do this it is necessary to both retain existing sites

Area of Land	Potential for housing over Plan period	Comment
		as well as allocate new sites such as the Solent Enterprise Zone at Daedalus. However it recognised that some employment sites may not be suited to modern business needs and there may be opportunities to rationalise sites. Policy LP16 of the emerging Local Plan enables parts of employment sites to be developed for residential uses subject to various considerations.
Open spaces, cemeteries and allotments (over 1ha)	No but there may be exceptional conditions where it could be considered.	It is considered that such open spaces provide a variety of functions which are required to support the needs of existing and future residents. For this reason it is generally considered that open spaces are not particularly suitable for development and therefore should be retained within a dense urban environment. However an investigation has been undertaken to assess low value open spaces to consider if they are suitable for reuse for housing. Evidence studies show that existing sites should be retained to meet local needs. Policy LP35 sets out those exceptional conditions whereby open space could be developed.

4.9 Of the sites considered it was felt that the Fort Blockhouse site offered the best opportunity for future development subject to constraints being overcome. This is reflected in the Policy LP6 of the Emerging Local Plan which sets out how the Borough Council envisages future development on the Haslar peninsula of which Fort Blockhouse/ HMS Dolphin is a significant proportion, An extract from policy LP6 is set out below.

POLICY LP6: HASLAR PENINSULA

General principles

- 1. Planning permission will be granted for development provided that:**
 - a) the distinctive built heritage and setting of the Haslar Peninsula is conserved and enhanced, and opportunities are taken to interpret the historic significance of Royal Hospital Haslar and Blockhouse;**
 - b) it accords with the principles set out in Policy LP45 on flood risk including the need to undertake a Flood Risk Assessment with the appropriate flood defences and mitigation measures;**
 - c) measures to avoid and mitigate any adverse impacts on internationally important habitats are taken. Proposals should protect and enhance biodiversity on-site and within the vicinity including protected species and important habitats;**
 - d) opportunities to improve public transport services and cycling/pedestrian access to and from the site are taken as appropriate;**

- e) **any additional traffic generated by the development should be within the capacity of the existing road network and should not compromise the safety of existing roads; and**
- f) **contamination issues are addressed.**

Blockhouse

4. **Planning permission will be granted to provide a number of uses at the Blockhouse site (as shown on the Policies Map) as set out below:**
 - a) **employment and training uses including marine and associated sectors;**
 - b) **leisure and tourism uses that best utilise the heritage and coastal setting;**
 - c) **residential uses will be considered:**
 - i) to allow for the successful re-use of historic buildings where other uses would not be appropriate or viable; or*
 - ii) if it can be demonstrated that an element of residential development is required to enable the development of other uses on the site in terms of securing a viable scheme.*
5. **In addition to the general principles (set out in Point 1), planning permission will be granted provided:**
 - a) **the Submarine Museum is retained as an important focus for the area;**
 - b) **public access along the waterfront is secured where appropriate;**
 - c) **the existing sports field on the site is retained; and**
 - d) **the development is served by sufficient levels of infrastructure as required by other policies in the Local Plan.**

4.10 Fort Blockhouse is identified as having potential for housing delivery in the long term. However the preferred uses are employment and leisure in order to make the best use of the amenity of the site. The levels of potential development on this site were assessed based upon the existing built form its potential for conversion, and the constraints faced by the site to give an appropriate level of development. It is estimated that the Blockhouse site could potentially accommodate 150 dwellings, although further assessment would be required to take account of the various constraints and issues.

4.11 The flood risk issues at Blockhouse will be a determining factor on the location, type and scale of uses within the site as significant parts of Blockhouse are within Flood Zones 2 and 3. Issues that need to be addressed by a Flood Risk Assessment include:

- the condition of the existing Solent seawall defences and the risks of defence failure;
- whether the sea defences are adequate to deal with future climatic condition and what improvements would be required;
- the potential of overtopping of sea defences;
- a flood response plan; and

- the capacity of the site to deal with surface water and whether sustainable drainage systems can assist.



Figure 4: Blockhouse Broad Location.

Broad Locations development numbers:

4.12 The two allocated broad locations in the draft Local Plan 2011 - 2029 the Waterfront and Town / Centre provide a potential 900 dwellings these are anticipated to come forward over the entirety of the plan period with the majority of the development coming in the Waterfront coming in years five to fifteen and for the town centre for development to come forward steadily over the plan period.

Table 6: Allocated Broad Locations.

Location No.	Location Name	Ward(s)	Capacity	Timeframe		
				0-5	5-10	10-15
Broad Locations						
BL/1	Waterfront	Town / Christchurch	700	48	375	277
BL/2	Town Centre	Town	200	74	65	61
Total			900	122	440	338

4.13 The Third Broad Location at Fort Blockhouse is reliant upon MOD release. The MOD has indicated its intention to release the site to the Borough Council, however the exact timescale for releasing the site has not been finalised. The Council has therefore decided that the Blockhouse broad location is unlikely to bring forward any housing development until the last 5 years of the plan period.

Table 7: Non Allocated Broad Location.

Location No.	Location Name	Ward(s)	Capacity	Timeframe		
				0-5	5-10	10-15
Broad Locations						
BL/3	Blockhouse/Dolphin	Anglesey				150
Total						150

4.14 In total the three broad locations which were found to be suitable for development are potentially able to accommodate a total of 1050 Dwellings. Of the sites that were found to be suitable 122 dwellings were found to be developable or partially developable within the first 5 years of the plan period. These broad locations are able to deliver 122 homes in the first 5 years and another 928 over the plan period a total of 1050 in all. However due to the uncertainty around the release of Fort Blockhouse the Borough Council has decided to not count the 150 potential homes in it future housing land supply.

Estimating the development potential of specific sites

4.15 In addition to the potential development identified through the broad locations assessment the Borough Council has also identified a large number of specific sites. This section deals with the assessment of these sites.

4.16 The sites were assessed to ascertain their potential for development; this was done by carrying out desktop review and site surveys.

Choosing a site size threshold

4.17 As indicated in paragraph 3.2 a size threshold of 0.1 hectares was set for site inclusion in the Gosport SHLAA. It was considered that sites above this threshold could accommodate five or more dwellings in line with guidance set out in the NPPG

4.18 All sites identified in the desktop review, which were above the size threshold, and had not been excluded in Stage 2 of the Assessment, (see table 5) were surveyed. This included sites put forward for housing as part of the call for sites which fed into the draft Local Plan.

Carrying out the Survey

4.19 A site proforma was produced that included the site characteristics set out in the National Planning Practice Guidance, including:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental/amenity impacts experienced by would be occupiers and neighbouring areas

Assessing when and whether sites are likely to be developed

4.20 The suitability, availability and achievability of all the sites identified in the Gosport SHLAA were assessed in order to provide information on whether a site can be considered deliverable, developable or not currently developable.

4.21 The NPPF defines a deliverable housing site as available now, in a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development of the site is viable. The NPPF defines a developable housing site as being in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Assessing Site Capacity and Density.

- 4.22 The NPPG states that the 'estimation of the development potential of each identified site should be guided by the existing or emerging plan policy including locally determined policies on density. Where the plan policy is out of date or does not provide a sufficient basis to make a judgement then relevant existing development schemes can be used as the basis for assessment, adjusted for any individual site characteristics and physical constraints. The use of floor space densities for certain industries may also provide a useful guide.'
- 4.23 For the sites in the SHLAA estimates of potential capacity were made based upon the existing built form of development in the vicinity and of recent developments. Adjustments were made to the estimates based upon specific site constraints such as layout and access issues. Information was also obtained from planning applications where available for the sites, this use of information from schemes which had previously been delivered and current applications allowed the Borough Council to have confidence in the viability of the estimates of site delivery that it was making. Appendix 1 sets out the anticipated capacity of all the SHLAA sites in the Borough that were determined to be suitable for development. Where it was felt that the densities identified through planning applications were not appropriate for the location, the densities of those sites were determined based on an assessment of other factors as outlined above.
- 4.24 This approach has resulted in variation in the densities looked at for different sites due to the differences in the densities of existing areas and schemes on which the site capacity estimates were based. The majority of the sites in the Borough reflect the existing built form and fall at around 40dph. In some areas of the Borough high density development is being looked for such as in the Gosport Waterfront (BL/1) where over 120dph are anticipated for some areas of the broad location. At the other end of the spectrum Land South of Fort Road (H/AG/08) delivers only 9dph reflecting the existing built form of the area.

Assessing suitability for housing

- 4.25 A suitable housing site should contribute to the creation of sustainable, mixed communities in Gosport.
- 4.26 A site with extant planning permission for housing or allocated for housing in the Local Plan was generally considered suitable for housing. However, there were some factors, such as flood risk, that had altered the suitability of some sites since planning permission had been granted.
- 4.27 This approach is supported by the NPPG that sets out that sites in existing development plans or with planning permission will generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability. This will include a re-appraisal of the suitability of previously allocated land and the potential to designate allocated land for different or a wider range of uses. This should be informed by a range of factors including the suitability of the land for different uses and by market signals, which will be

useful in identifying the most appropriate use. An Assessment of all the SHLAA sites can be found in appendix 1.

4.28 The SHLAA reviewed a total of 173 SHLAA sites of which 52 were found to be suitable for development. These sites could provide for a potential 1668 dwellings. Suitable sites for development were found from nearly all the sources of sites looked at. The number of sites delivered from each source can be seen in table 8 below. The most common sources of sites were planning applications and pre application enquiries, and additional opportunities within established uses also being a major source of sites. This reflects the built up nature of the Borough and the constraints to supply that it faces. Despite only registering as 5 sites, the existing allocations and large scale redevelopment areas (Daedalus, Haslar Hospital, Rowner regeneration area, Priddy's Hard and Royal Clarence Yard) will between them deliver an anticipated 947 dwellings.

Table 8: Suitable sites by source.

Source of Site	Number of sites from each Source
Existing housing and economic development allocations and site development briefs not yet with planning permission	2
Planning permissions for housing and economic development that are unimplemented or under construction	28
Planning applications that have been refused or withdrawn	0
Land in the local authority's ownership	3
Surplus or likely to become surplus public sector land	2
Vacant and derelict land and buildings (including potential permitted development changes e.g. offices to residential)	5
Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)	11
Business requirements and aspirations	0
Large scale redevelopment and redesign of existing residential or economic areas	3
Total	52

Some sites have the potential to be counted against multiple categories but have been counted only once.

What factors should be considered when assessing availability?

4.29 The NPPG identifies that a site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Because developers do not need to have an interest in the land to make planning applications, the existence of a planning

permission does not necessarily mean that the site is available. Where potential problems have been identified, then an assessment will need to be made as to how and when they can realistically be overcome. Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.

4.30 The Borough Council has looked to ensure the availability of housing sites from their recent planning history, using the information obtained to help inform estimates of site delivery. The Council has also in some instances directly contacted the owners of sites to ensure that they are available. An assessment of the availability and achievability of all the SHLAA sites in the Borough can be found in appendix 1.

Assessing the Achievability / Viability of a site

4.31 The National Planning Policy Guidance identifies that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

4.32 The Borough Council has compared the sites in the SHLAA with schemes which have been delivered in the past in order to gauge likely future rates of delivery. The Borough Council has also taken account of the past track record of developers and their alacrity in regard to delivery of housing to inform its phasing. Where ever possible the Borough Council has directly engaged with developers and landowners in order to ascertain information on the phasing of future site delivery. This has been of special importance on the larger schemes / broad locations where the housing is likely to be delivered over a number of years.

4.33 From the 52 sites that were found to be suitable for development, the 29 in the table below shows sites that have been found to also be, available and achievable. The table includes a number of existing and emerging Local Plan allocations.

4.34 The table sets out the anticipated timescales for delivery of development on specific sites in order to meet the NPPF's requirement to identify a supply of specific, deliverable housing sites sufficient to provide a five year supply and a supply of specific, developable sites or broad locations for growth for years 6 to 10 and, where possible, for years 11 to 15.

Table 9: Suitable, Available and Achievable sites (net)

Site No.	Site Name	Ward	Capacity	Timeframe		
				0-5	5-10	10-15
Specific Sites						
H/AG/05	Haslar Hospital	Anglesey	300 (530)*	205	95	
H/AG/06	Fort Gilkicker	Anglesey	26	26		
H/AG/08	Land South of Fort Road	Anglesey	8			8
H/AV/04	Land at Green Road	Alverstoke	8	8		
H/BH/01	Middlecroft Gospel Hall	Brockhurst	9	9		
H/BN/02	Stoners Close	Bridgemy North	17	17		
H/BN/03	Laphorn Close	Bridgemy North	14	14		
H/BS/04	Garage Site, Camp Road	Bridgemy South	10	10		
H/CC/01	Royal Clarence Yard	Christchurch	105	105		
H/CC/11	3 -5 Elmhurst Road	Christchurch	5	5		
H/CC/12	7a Stoke Road	Christchurch	5	5		
H/CC/13	Stoke Road Baptist Church	Christchurch	6	6		
H/CC/14	39-45 Stoke Road	Christchurch	11	11		
H/EL/03	113 -117 Elson Road	Elson	6	6		
H/EL/08	111 Elson Road	Elson	8	8		
H/FT/03	Wheeler Close	Forton	16	16		
H/FT/10	124-128 Brockhurst Road	Forton	8	8		
H/GR/01	Rowner Renewal	Grange	193	193		
H/FT/08	St Vincent Road Redevelopment	Forton	4	4		
H/HD/02	82 -84 Priors Road	Hardway	9	9		
H/HD/05	Priddy's Hard	Hardway	100	100		

Site No.	Site Name	Ward	Capacity	Timeframe		
				0-5	5-10	10-15
H/HD/06	Shell Filling Rooms	Hardway	9	9		
H/HD/10	87 Priory Road	Hardway	5	5		
H/LE/02	Land at Magister Drive	Lee East	16	16		
H/LL/01	Salvation Army	Leesland	9	9		
H/LW/07	Daedalus	Lee West	350	151	199	
H/LW/15	LOTS Sailing Club	Lee West	8	8		
H/RH/08	Royal Sailors Rest	Rowner & Holbrook	9	9		
H/TN/19	Cleveland Place	Town	9	9		
Total			1283	989	294	8

** The Haslar Hospital Site has the potential to deliver an additional 230 sheltered accommodation units. These have not been counted against the Borough Council's housing target.*

The figures represent net housing completions.

4.35 Of the 29 sites found to be suitable available and achievable the vast majority have been identified previously through work on the earlier stages of the Gosport Borough Local Plan 2011 -2029. It is important for the purposes of assessing housing land supply that sites are not double counted. How each site is counted for the purposes of housing land supply is dealt with in section 6.

Overcoming constraints

4.36 The National Planning Practice Guidance identifies that where constraints have been identified, the assessment should consider what action would be needed to remove them (along with when and how this could be undertaken and the likelihood of sites/broad locations being delivered). Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to review development plan policy, which is currently constraining development.

4.37 The Borough Council has taken a proactive approach to ensuring housing sites and broad locations are deliverable for housing through a number of measures.

4.38 The Council has planned positively to provide policies for the delivery of new infrastructure to support development including projects such as the Newgate Lane Road improvements, the Alver Valley Country Park and working with the East Solent Coastal

Partnership to secure flood defence improvements. The Council has a good track record of infrastructure delivery as is evidenced through projects included in the Borough Council's Infrastructure Delivery Plan.

4.39 The Council has taken a pragmatic approach to housing delivery where policies no longer reflect the current situation on the ground this includes the delivery of housing on the Haslar Hospital site, and revisiting policies on strategic gap.

4.40 The Council liaises with the landowners of sites in multiple ownership to try to ensure that a joined up approach to delivery is taken, this has been especially important where there is a mix of public and private land ownership.

4.41 Appendix 1 of the SHLAA sets out the specific constraints identified for each SHLAA site.

5. Stage 3: Windfall potential

5.1 The NPPF states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

5.2 The NPPG highlights that a windfall allowance may be justified in the five-year supply if a local planning authority has compelling evidence as set out in paragraph 48 of the National Planning Policy Framework. Sites have consistently become available in Gosport providing a reliable source of supply. The calculation used by Gosport Borough Council in determining its windfall allowance is set out below.

5.3 A windfall calculation has been estimated for the plan period. Windfall was calculated taking account of small site completions over the past 10 years excluding garden sites. No windfall allowance is made for the years 2014/15 and 2015/16 as these would already have been accounted for through planning permissions. The small site completion rates which formed the basis for the windfall calculation are set out in the table below.

Table 10: Windfall calculation

Small Site (Less than 10) Housing Completions April 2009 to March 2014			
Year	Dwellings (Net)	Garden Sites (Net)	Non Garden Sites (Net)
2004-2005	49	10	39
2005-2006	52	4	48
2006-2007	66	18	48
2007-2008	32	13	19
2008-2009	44	8	36
2009-2010	27	4	23
2010-2011	21	4	17
2011-2012	48	4	44
2012-2013	36	1	35
2013-14	31	11	20
Total	406	77	329
Average	40.6	7.7	32.9

5.4 The windfall rate for Gosport Borough excluding garden sites has been calculated as 33 per annum giving a total of 429 from 2016/17 up to 2028/29.

6. Stage 4: Assessment Review

6.1 The Strategic Housing Land Availability Assessment looks to assess all the sources of supply identified through the NPPG, as set out earlier in this document. When considering its housing land supply the Borough Council needs to ensure that the total potential housing provision is accurately set out. It is important therefore that sites are not double counted in the housing land supply where they come forward from more than one source.

6.2 The table below sets out the number of dwellings that were found to be suitable, available and achievable from each broad location and site (identified in tables 6 and 9) and how each broad location and site will be counted towards the housing land supply.

Table 11: Counting sites in the Housing Land Supply.

Site No.	Site Name	Total	Housing Land Supply category
Broad Locations			
BL/ 1	Waterfront	700	Emerging Allocation
BL/2	Town Centre	186	Emerging Allocation
Specific Sites			
H/AG/05	Haslar Hospital	300	Existing Allocation
H/AG/06	Fort Gilkicker	26	Existing Permission
H/AG/08	Land South of Fort Road	8	Small site Windfall
H/AV/04	Land at Green Road	8	Small site Windfall
H/BH/01	Middlecroft Gospel Hall	9	Existing Permission
H/BN/02	Stoners Close	17	Existing Allocation
H/BN/03	Laphorn Close	14	Existing Allocation
H/BS/04	Garage site, Camp Road	10	Existing Permission
H/CC/01	Royal Clarence Yard	105	Existing Permission
H/CC/11	3- 5 Elmhurst Road	5	Small site Windfall
H/CC/12	7a Stoke Road	5	Existing Permission
H/CC/13	Stoke Road Baptist Church	6	Small site Windfall
H/CC/14	39 -45 Stoke Road	11	Existing Permission
H/EL/03	113 -117 Elson Road	6	Existing Permission
H/EL/08	111 Elson Road	8	Small site Windfall
H/FT/03	Wheeler Close	16	Existing Allocation
H/FT/08	St Vincent Road redevelopment	4	Existing Permission
H/FT/10	124 -128 Brockhurst Road	8	Small site Windfall
H/GR/01	Rowner Renewal	193	Existing Permission
H/HD/02	82 -84 Priory Road	9	Small site Windfall
H/HD/05	Priddy's Hard	100	Existing Allocation
H/HD/06	Shell Filling Rooms	9	Existing Permission
H/HD/10	87 Priory Road	5	Small site Windfall
H/LE/02	Land at Magister Drive	16	Existing Permission
H/LL/01	Salvation Army	9	Small site Windfall
H/LW/07	Daedalus	350	Existing Allocation
H/LW/15	LOTS Sailing Club	8	Small site Windfall
H/RH/08	Royal Sailors Rest	9	Small site Windfall
H/TN/19	Cleveland Place	9	Small site Windfall
	Total	2169	

The sites at Green Road and LOTS Sailing Club have been permitted since April 2014.

6.3 Due to the constrained nature of housing supply in Gosport Borough the majority of the sites identified in the SHLAA have already been identified through the Local Plan process. The sites previously accounted for fall into three main categories: As allocations from either the 2006 Gosport Borough Local Plan or the draft Gosport Borough Local Plan 2011 – 2029; as sites where planning permission has been granted; or as part of the future small site windfall supply.

6.4 The supply of sites identified above differs from that in the Local Plan as it specifically identifies a number of sites which have come forward as pre application enquiries and which having been sense checked with Development Management it felt have potential for delivery. Where these sites are of 9 dwellings or less they would be counted in the Local Plan as small site windfalls.

6.5 Table 11 identifies 2169 dwellings as part of the potential housing delivery from the SHLAA sites in the Borough. This differs from the supply of sites shown in the housing land supply as it specifically identifies sites which could potentially come forward as windfalls in the future. The housing land supply on the other hand has a set windfall allowance which is counted for the entire plan period resulting in a much higher level of housing delivery in total. Table 12 sets out the housing land supply for the Borough.

6.6 The housing requirement for the Borough has been identified as 3060 dwellings and the housing land supply set out in table 12 shows how this is to be delivered.

Table 12: Housing supply (net) as at 1st April 2014 for the Local Plan period (2011-2029)

	No of Dwellings (Net Gain)
Completions (1/4/11-31/3/14)	381
Existing permissions and permitted development that required prior approval (1/4/14)	743
Large sites without planning permission (10 dwellings or more)	
<i>Gosport Waterfront</i>	700
<i>Daedalus¹</i>	249
<i>Royal Hospital Haslar</i>	300
<i>Smaller Town Centre sites²</i>	172

¹ Daedalus has a residential allocation of 300 dwelling in the emerging Local Plan. Of these 101 has now received planning permission and included in the existing planning permission section; hence a revised figure for Daedalus of 249. A further permission has been granted for 200 dwellings at a different part of the site as part of the wider regeneration proposals subject to the completion of a Section 106 Agreement.

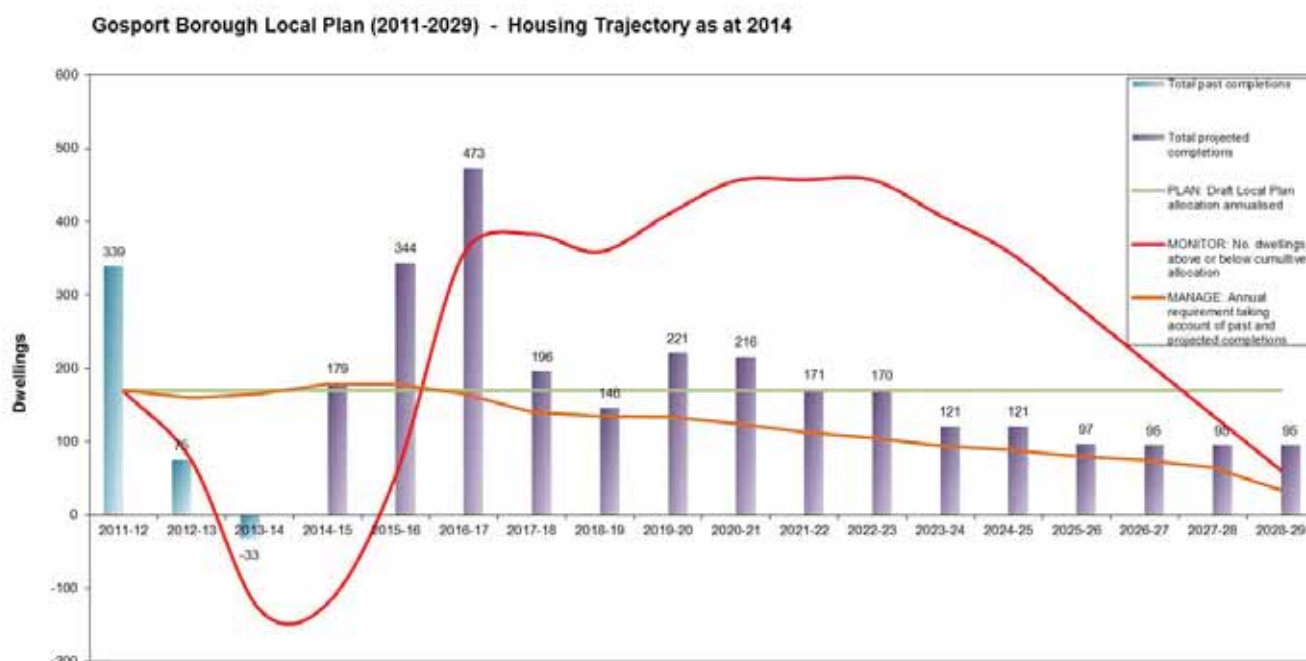
² It is estimated from the capacity study undertaken as part of the Borough Council's SHLAA that approximately 200 dwellings could be accommodated within the Town Centre Regeneration Area. Since 1/4/11 there have been 14 completions on small sites within the Waterfront and Town Centre Regeneration Area and 14 outstanding planning permission. These figures are included in the relevant categories above.

<i>Priddy's Hard Heritage Area</i>	100
<i>Stoners Close</i>	17
<i>Wheeler Close</i>	16
<i>Laphorn Close</i>	14
Small Site Windfall Allowance ³ (2016/17-2028/29)	429
Total Supply	3121

Housing Land Supply 2011 -2029

6.7 The graph below shows the Housing Land Supply for the Borough as identified through the draft Gosport Borough Local Plan 2011 – 2029.

Figure 6: Gosport Borough Local Plan Housing Trajectory as of 2014.



³ 33 dwellings per year based on the average completions on small sites (excluding gardens) between 2004/5-2013/14. It assumed no windfalls in 2014/15 and 2015/16 as these would already have planning permission.

Gosport Housing Trajectory: Five year housing supply (April 2014)⁴

6.8 In addition to the housing land supply for the whole of the plan period there is a requirement in the NPPF to set out the 5 year housing supply for the District. In order to do this the housing requirement needs to be first calculated for this period as set out in table 13.

Table 13: Calculating the Annual housing need:

Housing Requirement 2011 -2026 (South Hants Strategy 2011 – 2026)	2550
Housing Requirement 2026 – 2029 (3 year extrapolation from SHS)	510
Total Housing Requirement (as shown in emerging local plan)	3060
Completions	381
Requirement (Total minus completions)	2679
Annualised Requirement (/15)	178.6
5 Year Requirement	893

6.9 It is estimated that the Borough has an actual five year supply of 1,239 dwellings (as set out in the table below), which in effect represents 7 years supply or a buffer of approximately 39%. The requirement for the Borough is 893 meaning that there is a 379 dwelling buffer.

Table 14: 5 year housing Land Supply.

Source of supply	No. of dwellings	Comments
Existing planning permissions (as at April 2014)	743	All the outstanding planning permission are considered to be deliverable over the next 5 years.
Daedalus ⁵	50	Adopted and emerging Local Plan allocation. In addition to the 101 dwellings with planning permission included within 'existing planning permission' above; Planning permission has been agreed in principle for a further 200 dwellings (subject to the finalisation of a Section 106 Agreement).
Royal Hospital Haslar	205	Emerging Local Plan allocation- Planning application currently under consideration for a care-led mixed use development. It is considered that 205 dwellings of the 300 allocation can be

⁴ Based on housing figures as at 1st April 2014

⁵ Includes only a proportion of the 200 dwellings which have consent in principle and excludes the 101 with planning permission on the Bayntum Road site which are included in the existing planning permission figures and will likely to be built within 5 years.

		delivered within the next five years.
Gosport Waterfront	48	Since April 2014 planning permission has been agreed in principle (subject to a Section 106) for 48 dwellings ⁶
Small sites with Gosport Town Centre	46	Estimated that this will come forward on a number of small sites within the Town Centre area over the next five years.
Priddy's Hard	100	It is likely that the 100 dwelling allocation will be built –out within the next five years
Stoners Close (17) Wheelers Close (16) Laphorn Close(14)	47	These three garage court sites are all considered to be deliverable in the next five years.
Total	1,239	

⁶ As permitted since April 2014 this figure is not included in the existing planning permissions figure.

7. Stage 5: Final Evidence Base

- 7.1 Gosport Borough has a very constrained land supply due to its physical geography. A large proportion of housing delivery within the Borough comes from either the release of large strategic sites (mainly from the MOD) or through small scale infill development.
- 7.2 The Gosport SHLAA has been rigorously undertaken and has demonstrated there is a limited amount of land available for the provision of new housing. This SHLAA shows that the Borough Council has considered all reasonable sources of supply in trying to identify as much potential housing land as possible.
- 7.3 The SHLAA identified 173 sites and an additional 3 broad locations which were then assessed. Of the 173 sites 52 were considered to be suitable providing a potential 1668 dwellings. The three broad locations were found to be suitable providing a potential 1036 dwellings, giving a total of a potential 2704 dwellings from suitable sites and locations. Of the sites 29 were found to be available and achievable for housing development providing 1279 dwellings and of the broad locations two were found to be available and achievable providing 886 dwellings. Those sites which were found to be suitable but not available or achievable could still potentially come forward in the future under policy LP1 of the emerging Local Plan 2011 to 2029.
- 7.4 A total supply of 2169 dwellings was identified on available and achievable sites and locations. Based on the identified sites and with the addition of the windfall allowance and completions, a total housing land supply of 3121 dwellings has been identified for the period 2011 - 2029.
- 7.5 This demonstrates that the housing allocation of 3060 dwellings set in the draft Gosport Borough Local Plan 2014 to 2029 (publication version) can be met. This allocation is based on the PUSH South Hampshire Strategy 2012.
- 7.6 The PUSH has now published a new Strategic Housing Market Assessment (SHMA) as mentioned in section 1. The implications of the objectively assessed need of this SHMA will have to be considered in the preparation of the review of the South Hampshire Strategy through the duty to cooperate. This SHLAA clearly demonstrates that there is limited land in Gosport that is capable of meeting the objectively assessed need identified in the SHMA. How this can be accommodated will be a key issue for the new South Hampshire Strategy to determine.
- 7.7 The Borough Council is looking to update the SHLAA regularly to allow changes to the release / development of strategic sites to be factored into the 5 year housing land supply. SHLAA housing trajectory will be updated on an annual basis and published in the Annual Monitoring Report.
- 7.8 The document should be read alongside the Gosport Borough Local Plan 2011 – 2014 which will be made available for public consultation between August and September 2014.

7. Appendices

Appendix 1: SHLAA Site Assessment Table

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
Anglesey						
H/AG/02	Mabey Close Garage Site	This site was below the size threshold for the SHLAA and as such is unable to accommodate 5 dwellings. Parking is an issue in this area. The garages still in use. As such the site has been found to not be suitable for the SHLAA.	No	No	No	0
H/AG/04	82-84 Clayhall Road	The site was identified as underused in the Employment Land Review, and it was considered that it could be partly reused for housing. There has however been no indication that the site will be released for development. As such the site has been found to be not available.	Yes	No	No	12
H/AG/05	Haslar Hospital	The Haslar Hospital site is currently subject to a planning application that looks to comprehensively redevelop the site. The site was constrained by policies looking to retain the previous use as a health facility as well as by being a historic park and garden. These constraints have been overcome through working with the developer. It is felt that there are 205 dwellings deliverable on the Haslar Hospital site over the next 5 years and a further 95 achievable in plan period.	Yes	Yes	300	300

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
H/AG/06	Fort Gilkicker	LPR housing allocation but highly constrained due to risk of flooding, and scheduled ancient monument status. PP has been granted for 26 dwellings. It is felt that 26 dwellings are achievable in the next 5 years .	Yes	Yes	Yes	26
H/AG/07	The Piggeries, Land north of Haslar Road	The site was identified as a Natural/Semi natural green space of High value in the open space monitoring report. As such the site was found to be not suitable for the SHLAA. The Council accepts that a continuation of employment use at this site will be very difficult given the site's location and the type and condition of the buildings. However due to the sensitive location of the site adjacent to Stokes Bay and significant constraints such flood risk, built heritage (SAM) and local road constraints a development within the normal density range for Gosport is considered inappropriate and consequently very low density with high quality housing may be more suited to this site. The Borough Council is concerned that if a housing allocation was identified on this site an overarching presumption in favour of development would prevail and the Borough Council may find it difficult to secure a high quality development that fully takes account of the identified considerations. Estimated developable area 0.95ha. Likely to be contamination issues. Viability will be an issue particularly as there will be a considerable amount of demolition and clearance work. The site is suitable for low density development only.	No	No	No	0
H/AG/08	Land south of Fort Road (QinetiQ)	The Council accepts that a continuation of employment use at this site will be very difficult given the site's location and the type and condition of the buildings. However due to the sensitive location of the site adjacent to Stokes Bay and significant constraints such flood risk, built heritage (SAM) and local road constraints a development within the normal density range for Gosport is considered inappropriate and consequently very low density with high quality housing may be more suited to this site. The Borough Council is concerned that if a housing allocation was identified on this site an overarching presumption in favour of development would prevail and the Borough Council may find it difficult to secure a high quality development that fully takes account of the identified considerations. Estimated developable area 0.95ha. Likely to be contamination issues. Viability will be an issue particularly as there will be a considerable amount of demolition and clearance work. The site is suitable for low density development only.	Yes	Yes	Yes	8

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		It is felt that 8 dwellings are achievable in the next 5 years.				
H/AG/09	Arminers Close	The site has poor access and falls below the site threshold. As such it was found to be not suitable for the SHLAA	No	No	No	0
H/AG/10	Boldens Road	The site has been identified as a low value open space in the Open Space Monitoring Report. However it currently provides an amenity function for the local neighbourhood. As such it was found to be not suitable for the SHLAA.	No	No	No	0
H/AG/11	Lennox Close	The site was identified as an amenity green space of medium value in the Open Space Monitoring Report. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/AG/13	Fort Road Car Park	The site has been identified for continued use as a car park and proposed community meadow. As such it was found to be not suitable for the SHLAA.	No	No	No	0
H/AG/14	Stokesmead Playing Field	High value open space of great importance to the setting of Alverstoke Village, as identified in the Open Space Monitoring Report. As such the	No	No	No	0

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		site was found to be not suitable for the SHLAA.				
Alverstone						
H/AV/01	North Stokes Bay Road	Highly constrained-site is in flood zone 3, a sensitive and prominent location close to Stokes Bay, open space, and parts are steep and wooded. A potential low density would a very small number of dwellings. Site is in multi-ownership and not available. The site is subject to a number of constraints. As such the site was found to be not suitable or achievable.	No	No	No	0
H/AV/02	Anglesey Lodge	Previous permission for 8 assisted living units not implemented. There is no landowner interest to develop the site. As such the site was found to be not achievable.	Yes	No	No	8
H/AV/03	Former Civic Defence Centre, The Avenue	Site submitted by HCC. The site could not accommodate more than two dwellings; it falls below the size threshold for the SHLAA. As such it was found to be not suitable for the SHLAA.	No	No	No	0
H/AV/04	Land at Green Road	Application for demolition of garage and two semi detached houses and the erection of 8 dwellings approved by Reg Board on 8/4/14. The site has been granted planning permission for development. It is felt that 8 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	8
H/AV/05	Land at 21 Ashburton Road	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/AV/06	Ambulance Station	High Density Development adjacent to the main Road Potentially flats to make best use of good	Yes	No	No	10

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		access. The availability of the site for development is unknown at this point in time as it is reliant on NHS restructuring.				
H/AV/07	Alvercliffe Drive	Unallocated open space - walled section of ex MOD land. The site is constrained by the presence of a historic listed wall around the site. The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/AV/08	St Marys Church Parish Centre Green Road	Community & health allocation. Conservation Area. Pre app (P.103/021/11) for residential development. The site is allocated for community use in the emerging Local Plan. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
Brockhurst						
H/BH/01	Middlecroft Gospel Hall	PP granted for 9 dwellings 13/00311/FULL. It is felt that 9 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	9
H/BH/02	Land south of Hutamaki, Grange Road	The landowner of the site has indicated that they wish the site to be retained for future business expansion. As such the site was found to be not achievable.	Yes	No	No	130
H/BH/03	Durham Street Garage Site	This garage site is still in use, there is no desire to redevelop the site for housing. The site was found to be too small. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BH/04	Claudia Court Garage Site	Council owns large area adjacent which houses Claudia Court flats. There's also an area of derelict garages adjacent which are privately owned. Parking an issue in this area. This	No	No	No	0

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
H/BH/05	Redhouse	garage site is still in use, there is no desire to redevelop the site for housing. The site is too small. As such the site was found to be not suitable for the SHLAA. The site was identified as a Natural/semi natural green space of medium value in the Open Space Monitoring report. As such it was found to be not suitable for the SHLAA.	No	No	No	0
Bridgema North						
H/BN/01	Land rear of 52-88 Woodside	Highly constrained, there is no direct access to the site; half of the site is covered by a tree preservation order. The site is an old railway embankment the topography of which is unsuitable for development. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/02	Stoners Close Garage Site	The site is allocated in the emerging Local Plans. It is felt that 17 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	17
H/BN/03	Laphorn Close Garage Site	The site is allocated in the emerging Local Plans. It is felt that 14 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	14
H/BN/05	Mountbatten Close Garage Site	This garage site is still in use, there is no desire to redevelop the site for housing. The site is too small. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/06	Northway Garage Site	This garage site is still in use, there is no desire to redevelop the site for housing. The site is too small. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/07	Birch Drive Garage Site	This garage site is still in use, there is no desire to redevelop the site for housing. The site is too	No	No	No	0

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		small. As such the site was found to be not suitable for the SHLAA.				
H/BN/08	Meadow Walk	The site was identified as an amenity green space of medium value in the Open Space Monitoring report. As such it was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/09	Land at 21 Wych Lane	The site is currently in use as a residential garden. There is no landowner desire to develop it. As such the site was found to be not achievable.	Yes	No	No	5
H/BN/10	Tukes Avenue/Kent Road	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/11	Pettycot Crescent	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/12	Osborn Crescent	The site has been identified as a low value open space in the Open Space Monitoring Report. However it currently provides an amenity function for the local neighbourhood. As such it was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/13	Land adjacent Tukes Avenue Shops	The site has been identified as a low value open space in the Open Space Monitoring Report. However it currently provides an amenity function for the local neighbourhood. As such it was found to be not suitable for the SHLAA.	No	No	No	0

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
H/BN/14	Harwood Close	The site was identified as an amenity green space of medium value in the Open Space Monitoring report. As such it was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/15	Land at Fraser Road	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/18	Dayshes Close Amenity Space	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/19	Laphorn Close Amenity Space	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/20	Stoners Close Amenity Space	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/21	The Mead	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BN/22	Keast Walk	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
Bridgemaury South						

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
H/BS/01	Rowner Road Service Station	The site is still currently in use as a garage, there is not currently landowner desire to release the site. As such the site was found to be not achievable.	Yes	No	No	5
H/BS/03	Rowner Close	The site is still currently in use as a garage, there is not currently landowner desire to release the site. The layout of the site cannot accommodate 5 dwellings. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/04	Garage Site, Camp Road	The site has planning permission for 10 units and is currently under construction. It is felt that 10 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	10
H/BS/06	Montgomery Road	The sites are below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/05	72 -78 Fareham Road	The site was submitted as a pre application enquiry, prior to 2010. There has been no renewed interest in developing the site. As such it was found to be not available.	Yes	No	No	12
H/BS/07	Wavell Road Garage Site	Site access is not suitable. The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/09	Horton Road Garage Site	The site was below the site size threshold for the SHLAA. As such the site was found to be not suitable. The site is still currently in use as a garage, there is not currently landowner desire to release the site. As such the site was found to be not suitable for the SHLAA.	No	No	No	0

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
H/BS/10	Green Crescent Amenity Area (Central)	The site was identified as an amenity green space of medium value in the Open Space Monitoring report. As such it was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/11	Green Crescent Amenity Area (South)	The site was identified as an amenity green space of medium value in the Open Space Monitoring report. As such it was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/12	Land West of Tichbourne Way	Highly constrained, there is no direct access to the site; half of the site is covered by a tree preservation order. The site is an old railway embankment the topography of which is unsuitable for development. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/13	Land to the rear of 90A and 92 Fareham Road	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/14	Beauchamp Avenue Amenity Area	The site is an integral open space and plays an important role in the street scene of the surrounding residential area. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/15	Green Crescent Amenity Areas (north)	The sites are an integral open space and play an important role in the street scene of the surrounding residential area. As such the sites were found to be not suitable for the SHLAA.	No	No	No	0
H/BS/16	The Spinney-small amenity area	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/18	Brewers Lane Amenity Areas	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not	No	No	No	0

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		suitable for the SHLAA.				
H/BS/19	Cunningham Drive Amenity Areas	The site is an integral open space and plays an important role in the street scene of the surrounding residential area. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/21	Harris Road/Gregson Ave Amenity Area	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/22	Horton Road Amenity Area	The site is an integral open space and plays an important role in the street scene of the surrounding residential area. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/23	Gregson Road Amenity Areas A,B,C,D	The sites are below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/24	Keyes Road	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/25	Acorn Close	The site is an integral open space and plays an important role in the street scene of the surrounding residential area. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/BS/27	Jacobswell Church	The site is currently in community use. There is no indication that there is a landowner desire to develop. As such the site was found to be not achievable.	Yes	No	No	5
Christchurch						
H/CC/01	Royal Clarence Yard	The site has been permitted for mixed use development. There are currently 105 dwellings	Yes	Yes	Yes	105

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		outstanding. It is felt that 105 dwellings are achievable in the next 5 years				
H/CC/10	28-31 Ferrol Road	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/CC/11	3-5 Elmhurst Road	Pre App re development of site through the erection of 8no. three bedroom dwellings, 2 no. two bedroom dwellings and 4 no one bedroom flats, with associated access, car parking and bicycle and refuse storage. The density in the pre app is seen as too high It is felt that 5 dwellings are achievable in the next 5 years	Yes	Yes	Yes	5
H/CC/12	7a Stoke Road	The site has planning permission for 6 dwellings (13/00381/FULL). It is felt that 6 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	5
H/CC/13	Stoke Road Baptist Church, 10-12 Stoke Road	There has been a recent pre-app for demolition of hall & erection of 9 flats (P.103/140/13), this density was felt to be too high. It is felt that 6 dwellings are achievable over the next 5 years.	Yes	Yes	Yes	6
H/CC/14	39 -45 Stoke Road and 79 – 81 Jamaica Place.	The site has been permitted for 11 dwellings. It is felt that 11 dwellings are achievable over the next 5 years.	Yes	Yes	Yes	11
Elson						
H/EL/01	Land south of Naish Drive	The site is currently in use for employment. There is not landowner desire to develop the site at the present. As such the site was found to be not achievable.	Yes	No	No	25
H/EL/02	Former Frater House Site	The site is allocated for employment. As such the site was found to be not achievable.	Yes	No	No	25
H/EL/03	113 -117 Elson Road	Planning Permission has been granted for retail & 10 flats. It is felt that 10 (6 net) dwellings are	Yes	Yes	Yes	6

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		achievable over the next 5 years.				
		This garage site is still in use, there is no desire to redevelop the site for housing. The site is below the threshold. As such the site was found to be not achievable. The site is an integral open space and plays an important role in the street scene of the surrounding residential area. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/EL/04	Hamlet Way Garage Site	The site was identified as an amenity green space of medium value in the Open Space Monitoring report. As such it was found to be not suitable for the SHLAA.	No	No	No	0
H/EL/06	Heritage Way/Blackthorn Drive	The site was identified as an amenity green space of medium value in the Open Space Monitoring report. As such it was found to be not suitable for the SHLAA.	No	No	No	0
H/EL/07	Ham Lane	The site was identified as an amenity green space of medium value in the Open Space Monitoring report. As such it was found to be not suitable for the SHLAA.	No	No	No	0
H/EL/08	111 Elson Road. (Jack in the Bush)	Pre-app for café & 8 dwellings at rear (P.103/133/13). It is felt that 8 dwellings are achievable over the next 5 years.	Yes	Yes	Yes	8
Forton						
		The site is still currently in use as a builder's yard, there is not currently landowner desire to release the site. As such the site was found to be not achievable.	Yes	No	No	12
H/FT/01	Solent Building Supplies, Brockhurst Road	The site is allocated in the emerging Local Plans. It is felt that 16 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	16
H/FT/03	Wheeler Close	The site is still currently in use as residential dwellings , there is not currently landowner	Yes	No	No	10
H/FT/04	46 -50 Brockhurst Road					

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		desire to release the site. As such the site was found to be not achievable.				
H/FT/05	St Lukes Road Garages Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/FT/06	Giles Close Garage Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/FT/07	St Vincent Road Garage Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/FT/08	St Vincent Road Redevelopment	The site consists of redevelopment of the existing units. It is felt that a net gain of 4 units is achievable. (Gross 16)	Yes	Yes	Yes	4
H/FT/10	124-128 Brockhurst Road	Pre-app for redevelopment to include 3 shops and 10 flats. It is felt that the density would be too high. It is felt that 8 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	8
Grange						
		This site is currently permitted for development. The scheme has involved the redevelopment of Rowner, including demolishing and replacing the housing stock. There are 193 net outstanding dwellings. It is felt that 193 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	193
H/GR/01	Rowner Renewal	The site was identified as an amenity green space of High value in the open space monitoring report. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/GR/03	Central Rowner: Ensign Drive					
H/GR/04	Wayfarers Close LAP	The site is below the site size threshold for the SHLAA. As such the site was found to be not	No	No	No	0

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		suitable for the SHLAA.				
H/GR/07	Ensign Drive LAP	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/GR/08	Compass Close LAP	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/GR/09	Helm Close	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/GR/10	Mandarin Way	The site is an integral open space and plays an important role in the street scene of the surrounding residential area. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/GR/11	Hudson Close	The site's layout limits the level of development achievable on the sites to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/GR/12	Rodney Close	The site acts as an important buffer to the adjacent protected Wildgrounds SSSI. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/GR/13	Ayling Close	The site was identified in the Open Space Monitoring Report as an important Green corridor. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/GR/14	Grange Amenity Areas (16 sites >0.04ha)	The sites' layout limits the level of development achievable on the sites to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
H/GR/15	Paffard Close	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/GR/16	Broomfield Crescent	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
Hardway						
H/HD/02	82 -84 Priory Road	P.103/017/10 Erection of two storey detached house and two storey building to form flats and garages. It is felt that 9 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	9
H/HD/03	Land adjoining 15 St Thomas's Road	The site is still being used as a car park. There is no landowner desire to develop. As such the site has been found to be not achievable.	Yes	No	No	20
H/HD/05	Priddy's Hard Heritage Area (without planning permission)	The site has been identified in the emerging Local Plan. It is felt that 100 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	100
H/HD/06	Shell Filling Rooms	PP for net gain 9 dwellings. It is felt that 9 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	9
H/HD/07	Land East of Quay Lane (Geo Kingsby)	The site is currently in use for employment. There is not landowner desire to develop the site at the present. Not all of the site would be developable and part of the site would be retained for employment. As such the site was found to be not achievable.	Yes	No	No	40
H/HD/08	Grove Road	The site was identified as an amenity green space of medium value in the Open Space Monitoring report. As such it was found to be not	No	No	No	0

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		suitable for the SHLAA.				
H/HD/10	87 Priory Road	Pre app for residential development of site. It is felt that 5 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	5
H/HD/11	Village Green Buckler Road	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/HD/12	Sapphire Close LAP	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/HD/13	Grafton Close LAP	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/HD/14	Hayling Close LAP	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/HD/15	Charlotte Drive LAP	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
Lee East						
H/LE/02	Land at Magister Drive	The site has planning permission for 16 units and is currently under construction. It is felt that 16 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	16

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
H/LE/03	Land south of Antice Court, Cherque Farm	The site has permission to be improved as a community use. The site is to be retained and improved as community use in the long term and as such is not developable. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/LE/07	Wheatcroft Road	The site is still currently in use as a garage, there is not currently landowner desire to release the site. As such the site was found to be not achievable.	Yes	No	No	7
H/LE/09	Elmore Avenue, garage sites	The site is still currently in use as a garage, there is not currently landowner desire to release the site. As such the site was found to be not achievable.	Yes	No	No	5
H/LE/10	Elmore Close Garage Site	New garages recently built so no proposal for development at this time. The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/LE/12	Harrier Close	The site was identified as an amenity green space of High value in the open space monitoring report. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/LE/13	Megson Drive	The site was identified as an amenity green space of High value in the open space monitoring report. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/LE/14	Skipper Way	The site is an integral open space and plays an important role in the street scene of the surrounding residential area. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/LE/15	Esmonde Close	The sites are below the site size threshold for the SHLAA. As such the site was found to be not	No	No	No	0

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		suitable for the SHLAA.				
H/LE/16	Cherque Farm- Existing Local Areas for Play	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
Lee West						
		Outline planning permission. 350 total allocation, 101 already permitted. It is felt that 50 homes are achievable in the next five years. It is felt that 199 further dwellings are achievable over the plan period.	Yes	Yes	350	350
H/LW/07	Daedalus	The site is to be retained and improved as an open space in the long term and as such is not developable. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/LW/09	Land at Manor Way	The site was submitted as a pre application enquiry, prior to 2010. There has been no renewed interest in developing the site. As such it was found to be not available.	Yes	No	No	10
H/LW/11	1&1a Milvil Road	The site was submitted as a pre application enquiry, prior to 2010. There has been no renewed interest in developing the site. As such it was found to be not available.	Yes	No	No	10
H/LW/12	51-57 High Street	The site is detached from the built up areas of Gosport and Lee on Solent. It is also at high risk from potential flooding. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/LW/14	Browndown Training Camp					

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
H/LW/15	LOTS Sailing Club	Planning Permission for 8 flats. There is a pre application enquiry for 14 dwellings. It is felt that 8 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	8
H/LW/16	30-32 Marine Parade West	Pre App for redevelopment (residential). The site has since been sold and is not considered achievable for development as the property is in multiple ownership. It is felt that 0 dwellings are achievable in the next 5 years.	Yes	No	No	15
H/PC/01	Glebe Drive Garage Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
Leesland						
H/LL/01	Salvation Army, The Crossways	P.103/074/12 demolition of existing building and erection of 5no. flats and 4no. dwellings. It is felt that 9 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	9
H/LL/02	Marine Cottages, Willow Place Garage Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/LL/03	Norman Road Garage Site	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/LL/04	St Faiths Close	The site was identified as an provision for children of High value in the open space monitoring report. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/LL/06	Toronto Place Car Park	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
Peel Common						

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
H/PC/02	Chale Close Garage Site	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/03	Niton Close Garage Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/04	The Fairways Garage Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/05	The Links Garage Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/06	Wych Lane	The site was identified as an amenity green space of Medium value in the open space monitoring report. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/07	Land between Carisbrooke Road and Merstone Road	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/08	The Fairways	The site was identified as a park or garden of High value in the open space monitoring report. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/09	The Links Amenity Areas	The sites' layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
H/PC/10	North of the Parkway Amenity Areas	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/11	South of Parkway Amenity Areas	The sites' layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/12	Puffin Gardens Amenity Areas	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/13	West of The Drive Amenity Areas	The sites' layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/14	Heron Way Amenity Areas	The sites' layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/15	The Curve Amenity Areas	The sites' layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PC/16	East Peel Common Amenity Areas	The sites' layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
Privett						
H/PV/02	Wilmot Lane Depot	The Council is potentially looking to relocate its depot in the long term, however plans have not yet been finalised. The Wilmott Lane depot	Yes	No	No	54

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		could potentially be redeveloped for housing.				
H/PV/03	Wilmott Close Garage Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PV/04	Warnford Close Garage Site	The sites are below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/PV/06	Privett Road Amenity Space	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
Rowner and Holbrook						
		The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/RH/01	Shackleton Road	The site is still in use as a garage, there is currently no intent to develop. As such the site is not achievable.	Yes	No	No	6
H/RH/02	3 Rowner Road	The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	Yes	No	No	0
H/RH/03	Tichborne Way	The site is still currently in use as a garage, there is not currently a landowner desire to release the site. As such the site was found to be not achievable.	Yes	No	No	6
H/RH/04	Austerberry Way Garage Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/RH/05	Lawn Close Garage Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/RH/06	Tudor Close Garage Site	The site's layout limits the level of development achievable on the site to less than the SHLAA	No	No	No	0

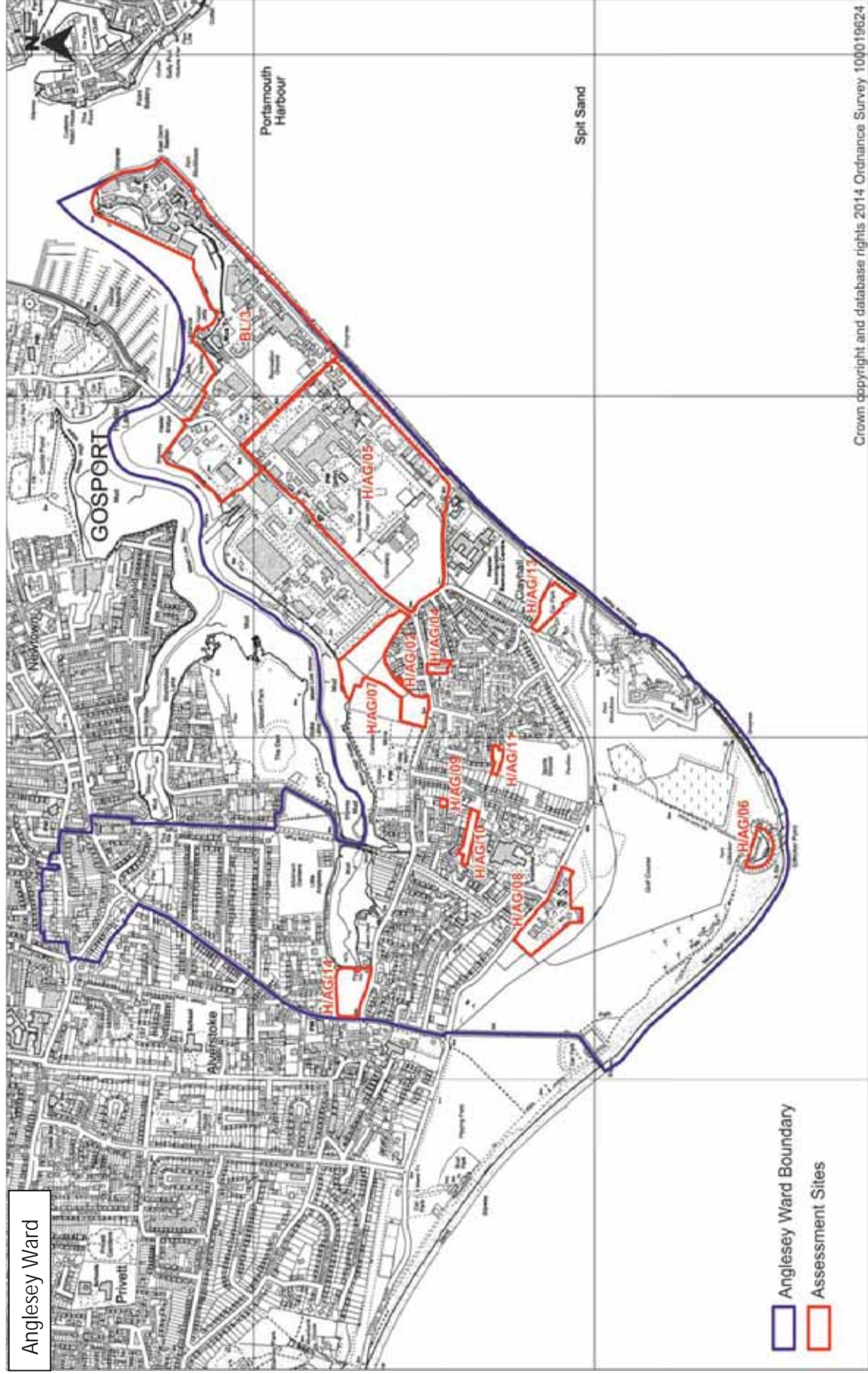
Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
		threshold. As such the site was found to be not suitable for the SHLAA.				
H/RH/07	Forest Way	The site was identified as an amenity space of High value in the open space monitoring report. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
		Pre-app for residential development. The development of the site would be contrary to policy to retain the site for community use. If these policy constraints can be overcome it is felt that 9 dwellings are achievable in the next 5 years. Application since received for 13 dwellings.	Yes	Yes	Yes	9
H/RH/08	Royal Sailors Rest, Grange Lane	The sites' layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/RH/09	Shakleton Road Amenity Areas	The sites' layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/RH/10	Filmer and Henville Close	The sites' layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/RH/11	North of Rowner Road amenity areas	The sites' layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/RH/12	Withies Road area amenity	The sites' layout limits the level of development achievable on the site to less than the SHLAA	No	No	No	0
H/RH/13						

Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
	areas	threshold. As such the site was found to be not suitable for the SHLAA.				
H/RH/14	Turner Avenue area amenity areas	The sites' layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
Town						
		The site's layout limits the level of development achievable on the site to less than the SHLAA threshold. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/TN/07	Shamrock Close	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/TN/11	Nyria Way Garage Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/TN/12	Dolphin Crescent Garage Site	The site is below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/TN/13	Jamaica Place Garage Site	The sites are below the site size threshold for the SHLAA. As such the site was found to be not suitable for the SHLAA.	No	No	No	0
H/TN/19	Cleveland Place	Prior Approval for residential development. It is felt that 9 dwellings are achievable in the next 5 years.	Yes	Yes	Yes	9
H/TN/CC/20	Jamaica Place Car Parks	These car parks have been identified by the Council as potentially being surplus in the long term. No Plan has yet been developed for their release. Part of the site is in Christchurch Ward.	Yes	No	No	8
Broad Locations						

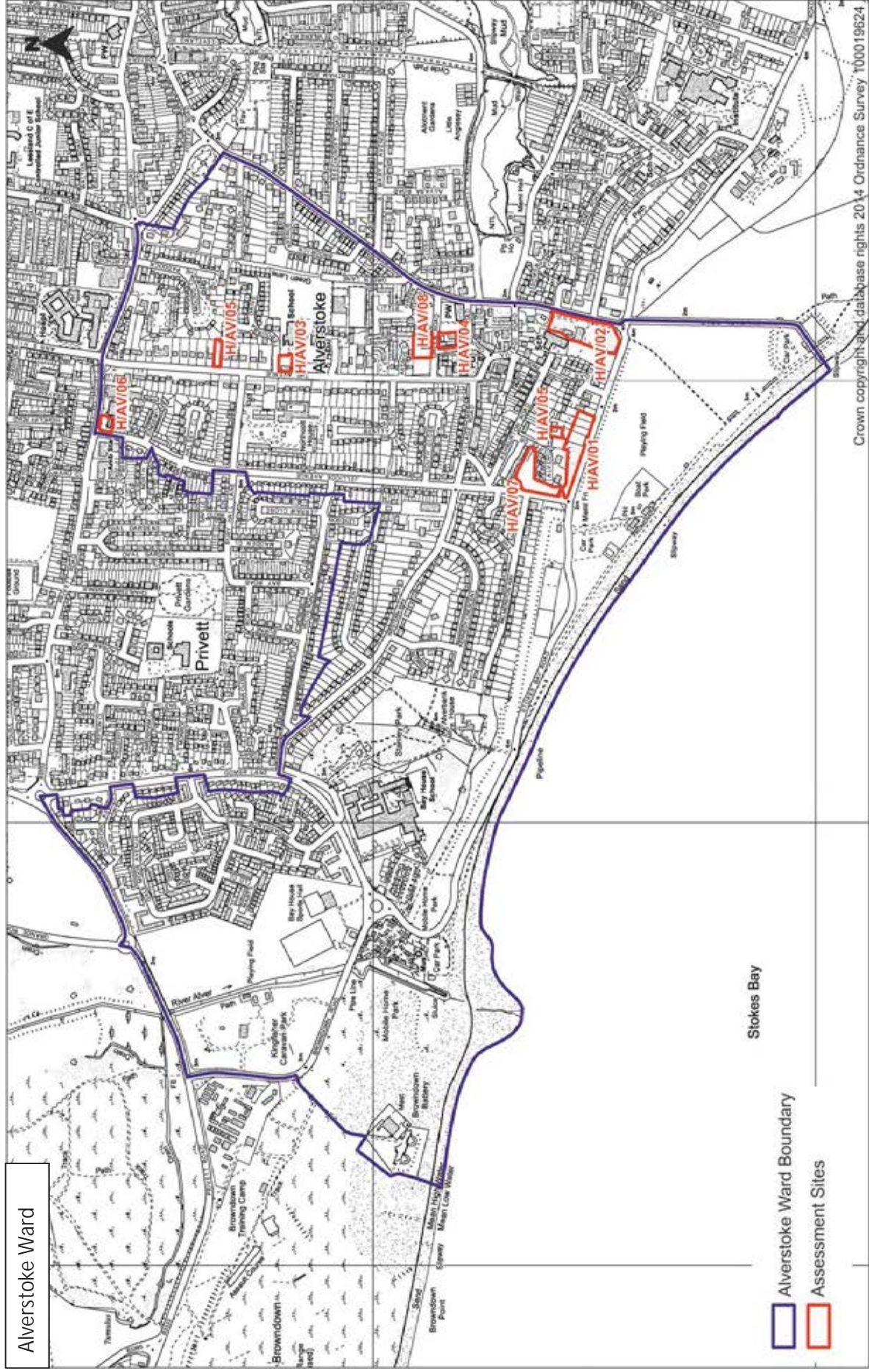
Reference	Address	Assessment	Suitable	Available	Achievable	Total Potential Supply
BL/1	Waterfront	Allocated in the emerging Local Plan for a mixed use development totalling 700 dwellings, employment, deep water Marine industry and other associated land uses. It is felt that 48 dwellings are deliverable over the next 5 years. It is felt that 652 further dwellings are achievable over the plan period.	Yes	Yes	Yes	700
BL/2	Town Centre	Total 200 dwellings 28 permitted and 14 built. It is felt that 46 dwellings are available over the next 5 years. It is felt that a further 136 dwellings are achievable over the plan period.	Yes	Yes	Yes	186
BL/3	Blockhouse/ HMS Dolphin	Blockhouse / HMS Dolphin are dependent upon MOD release for delivery. It is felt that the site is not currently achievable.	Yes	No	No	150

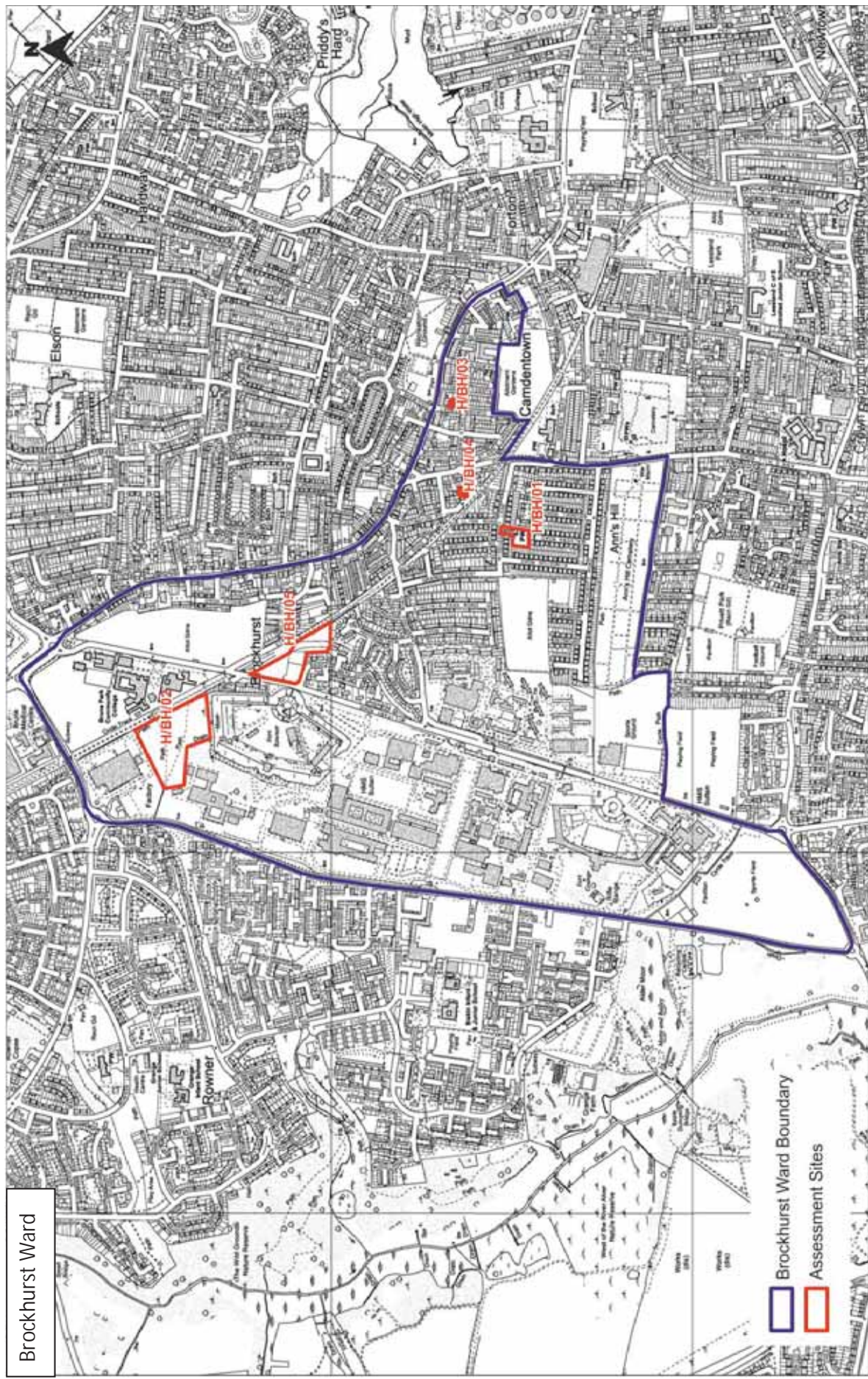
Appendix 2: SHLAA site Maps

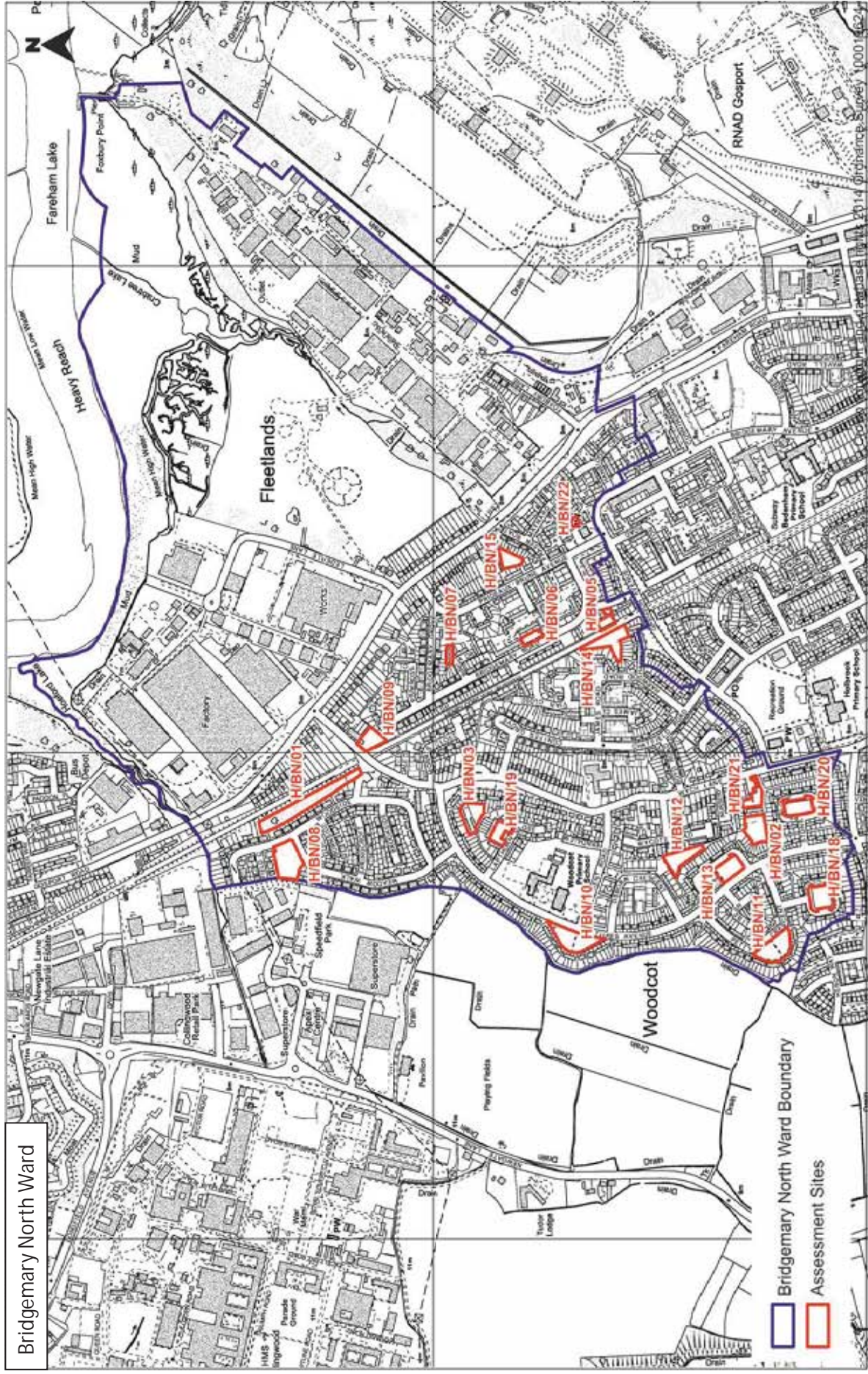
Some of the SHLAA sites consist of multiple areas. Where this is the case they are marked as with a slash then the site number then the site letter. An example would be /14b as part of H/GR/14.

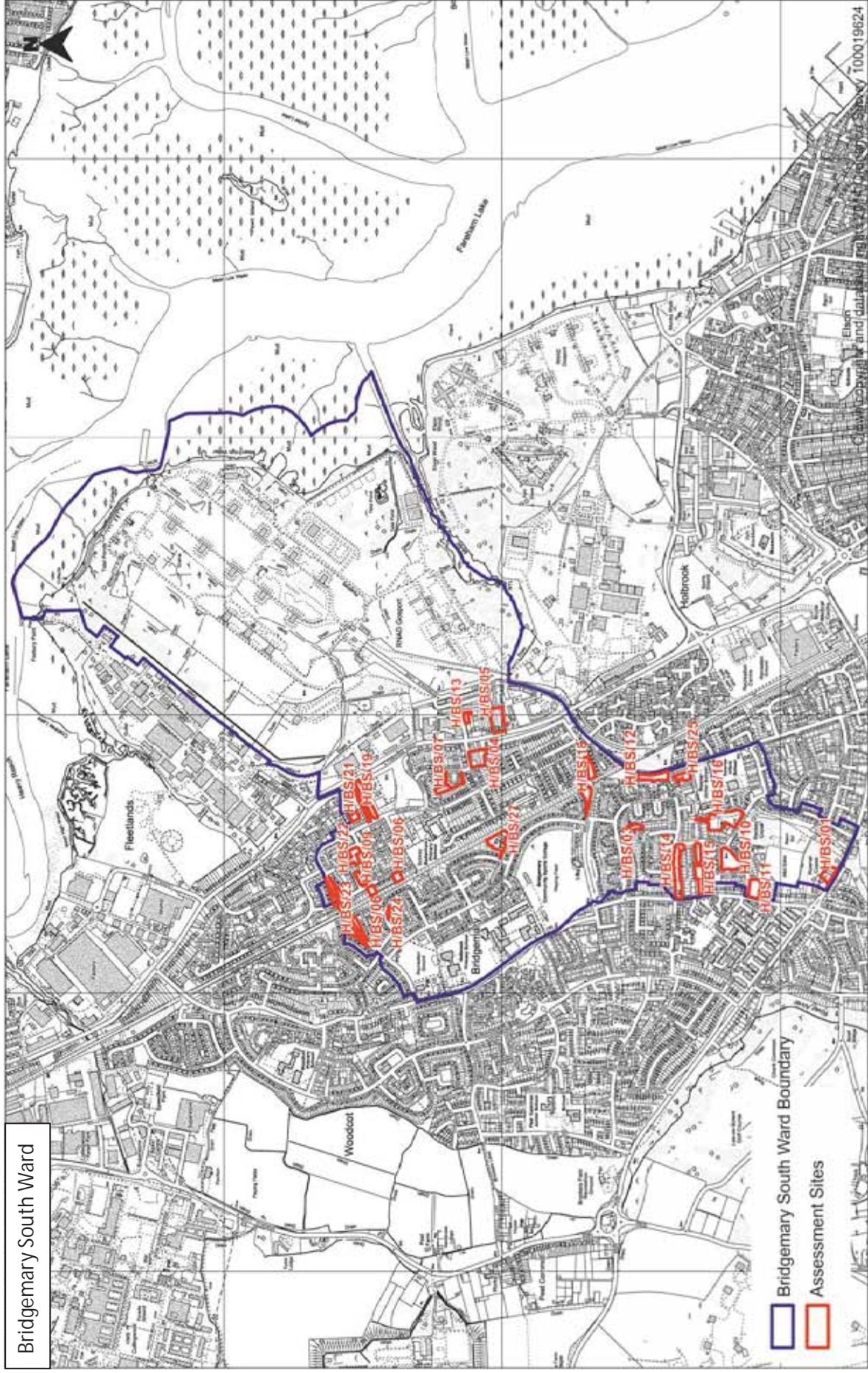


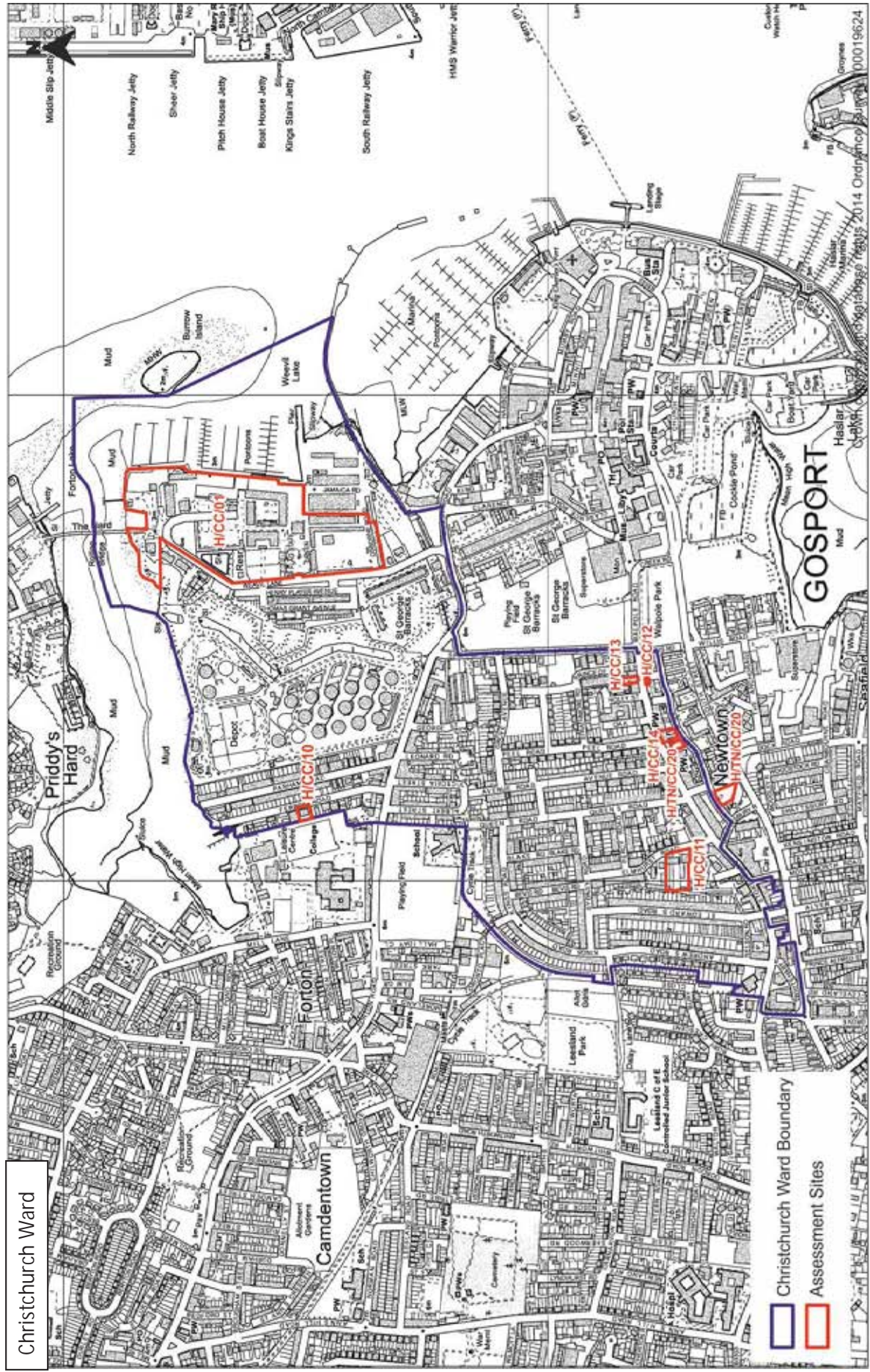
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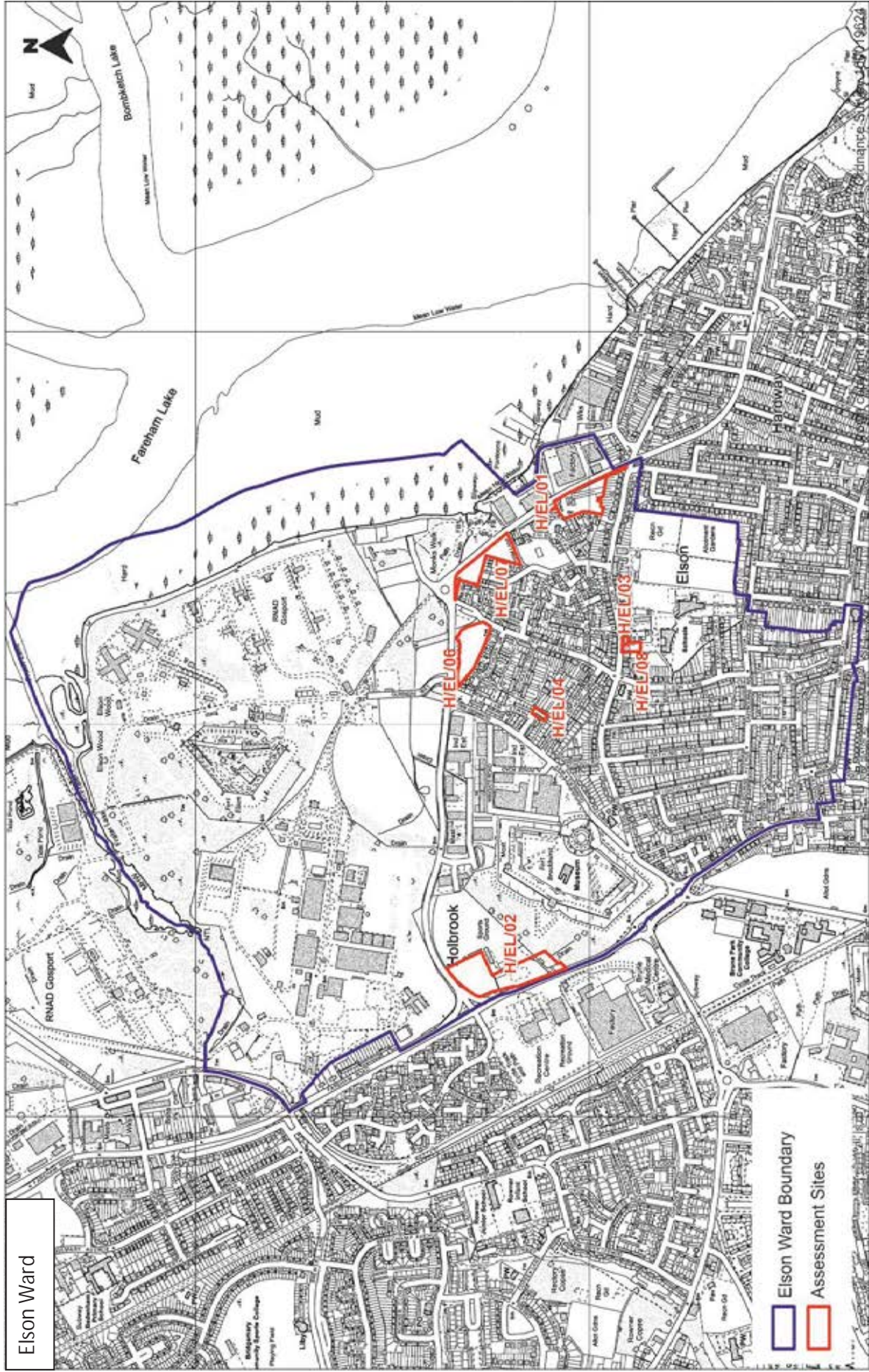


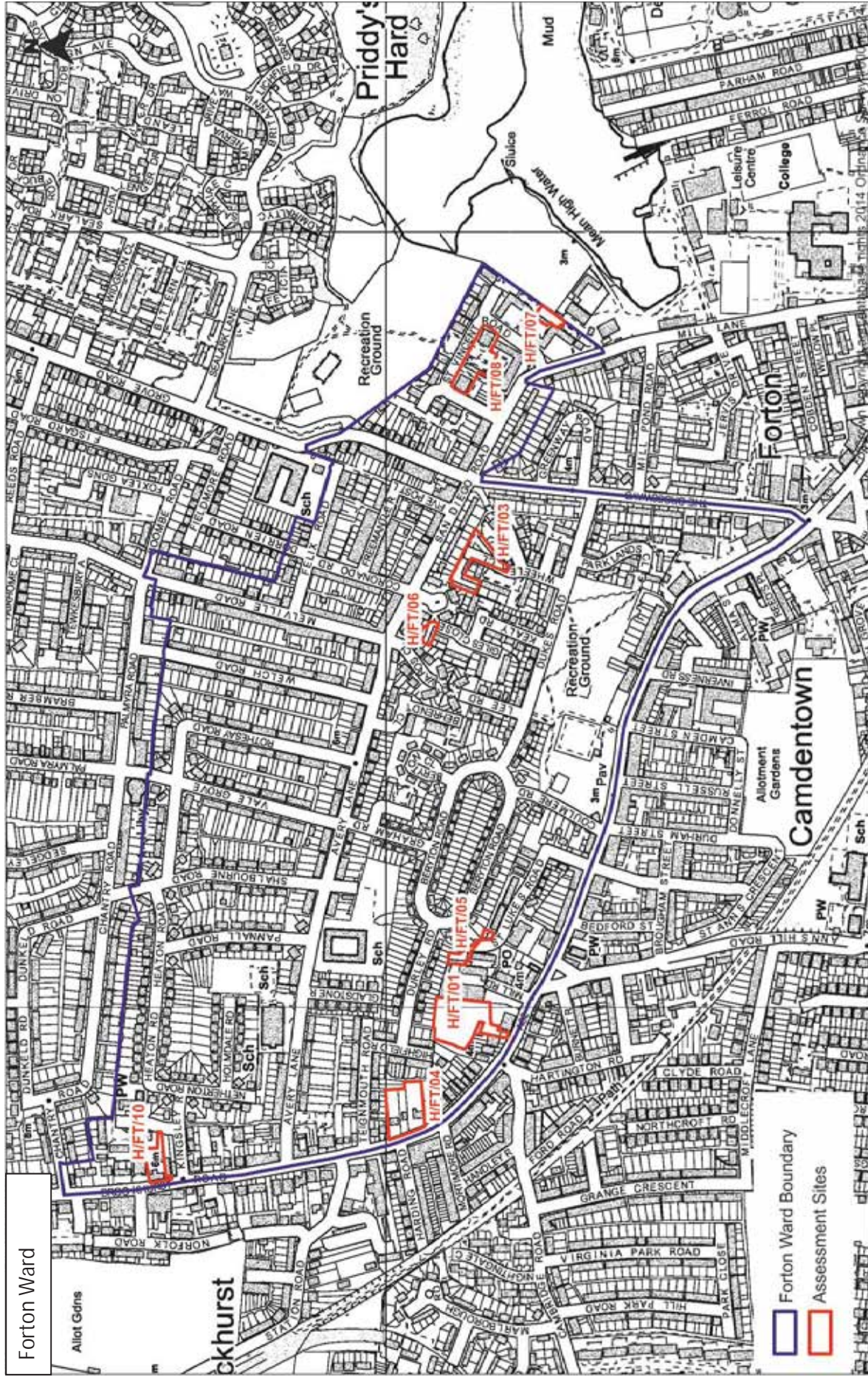


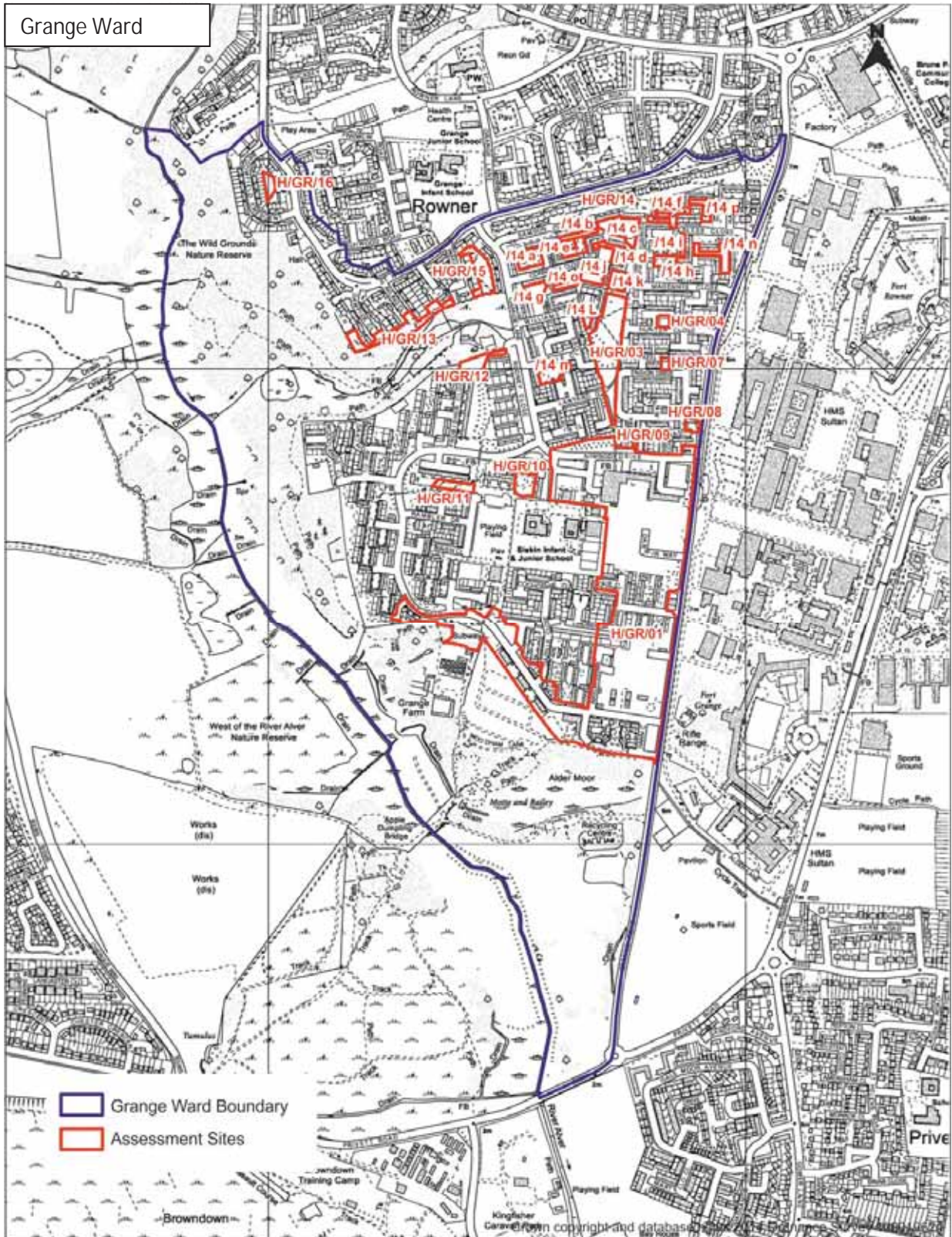






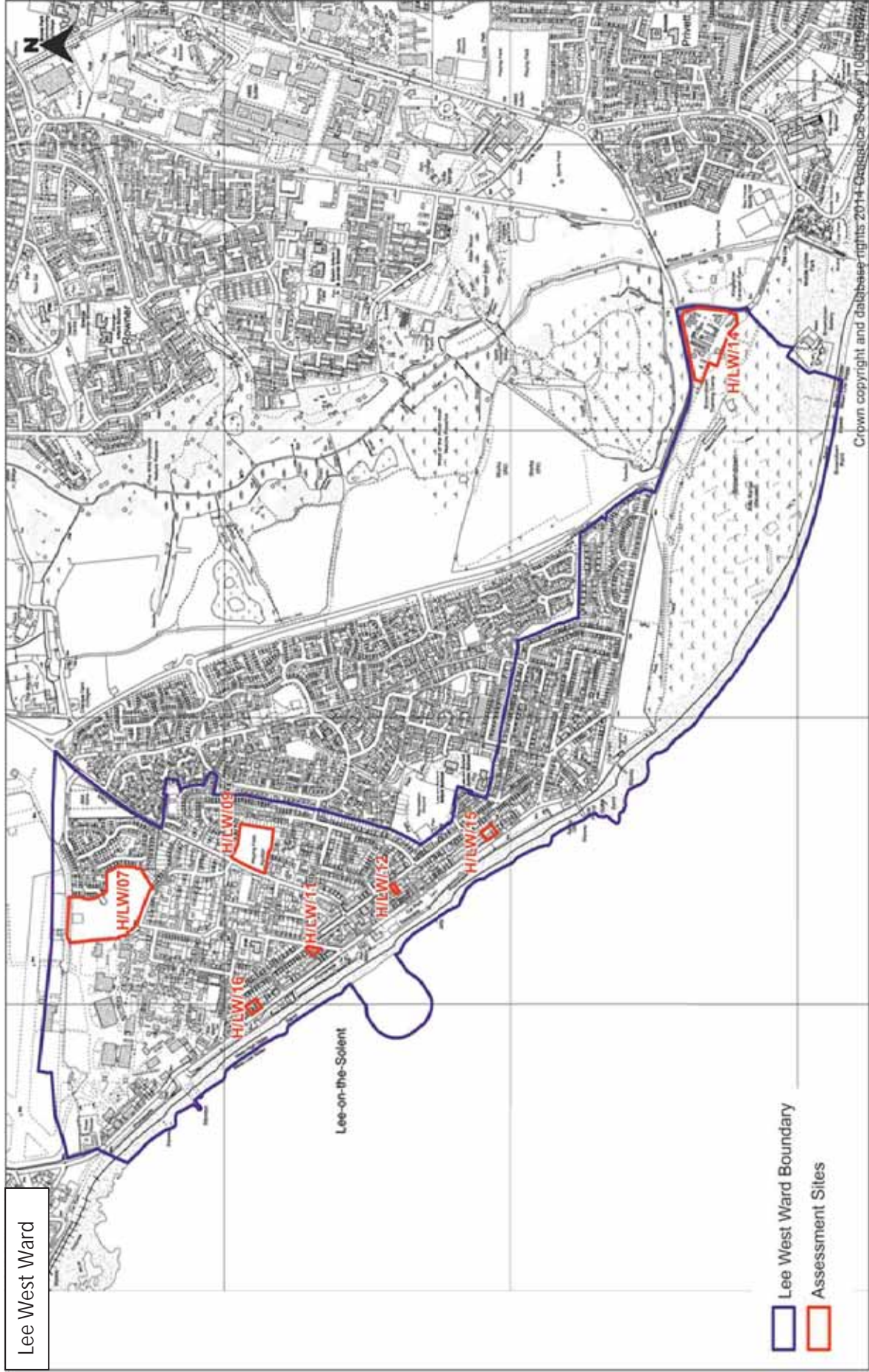


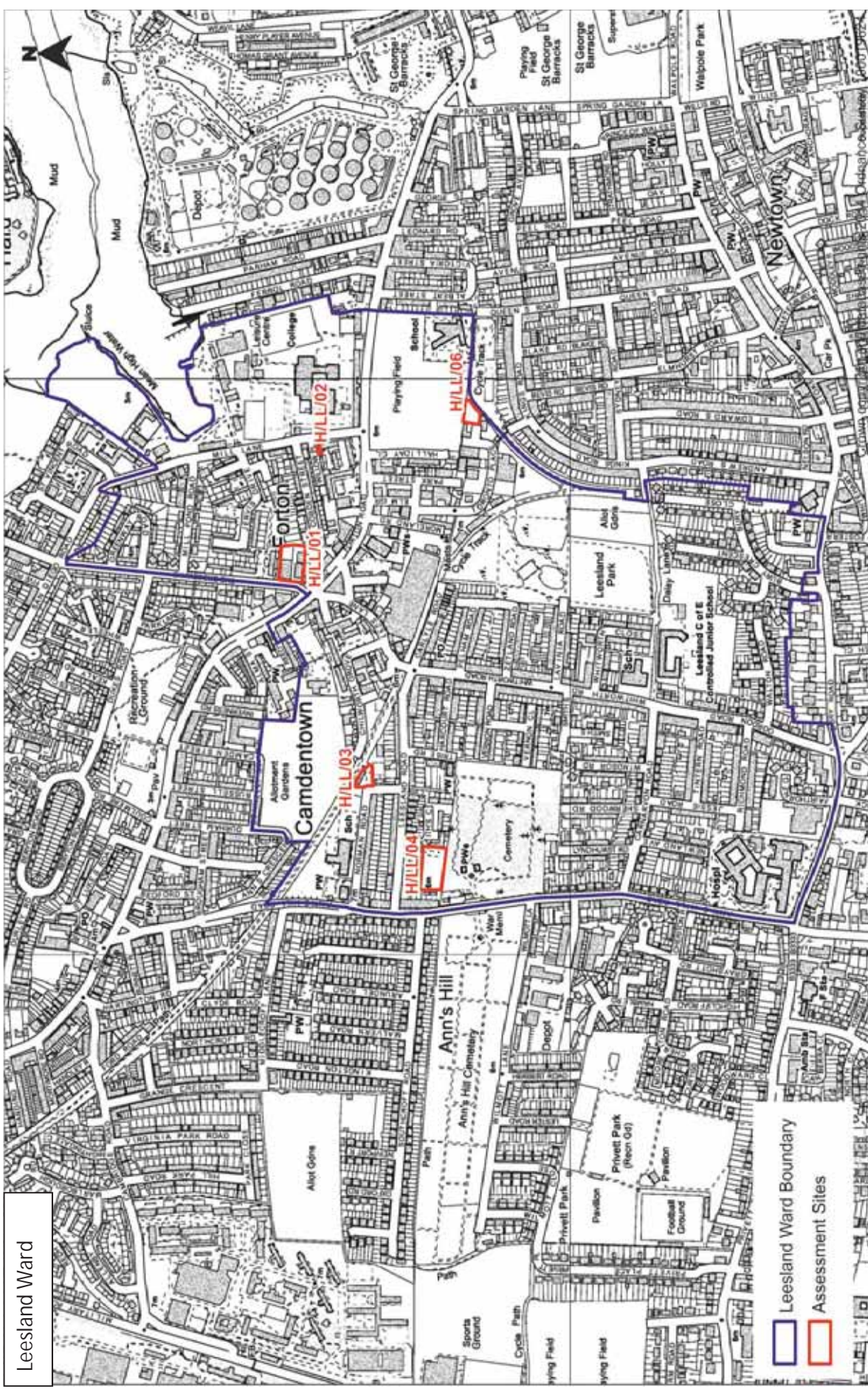




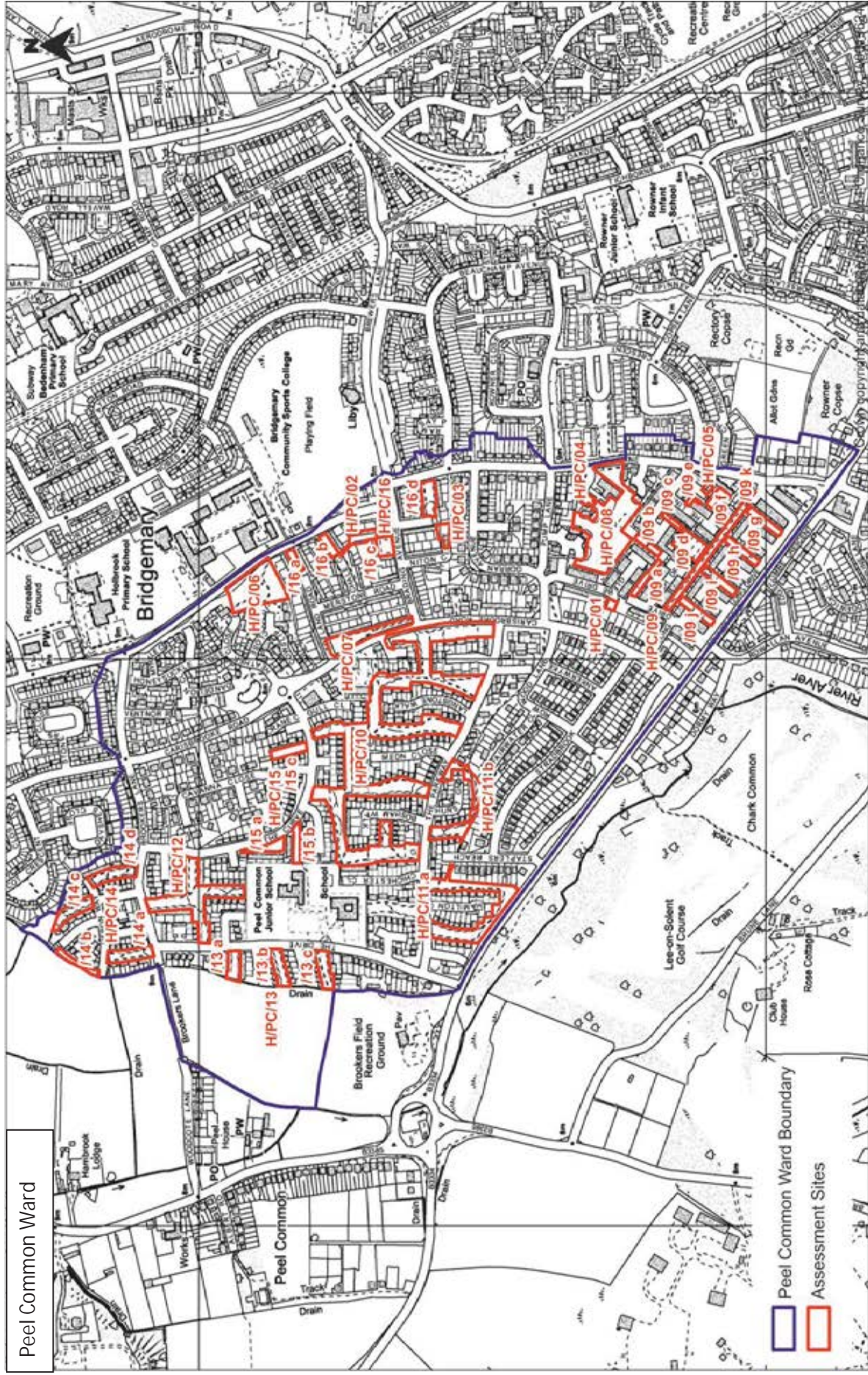


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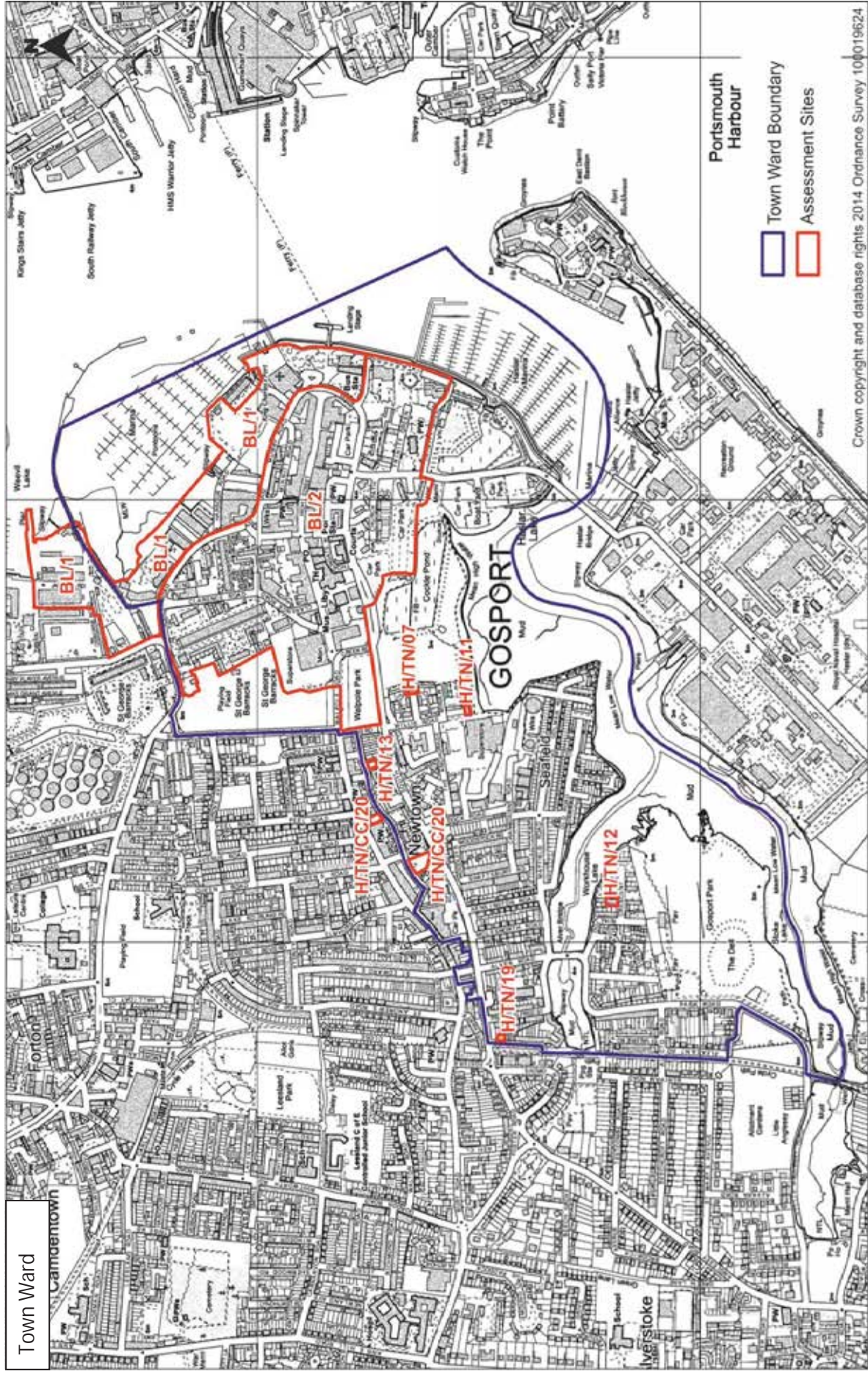




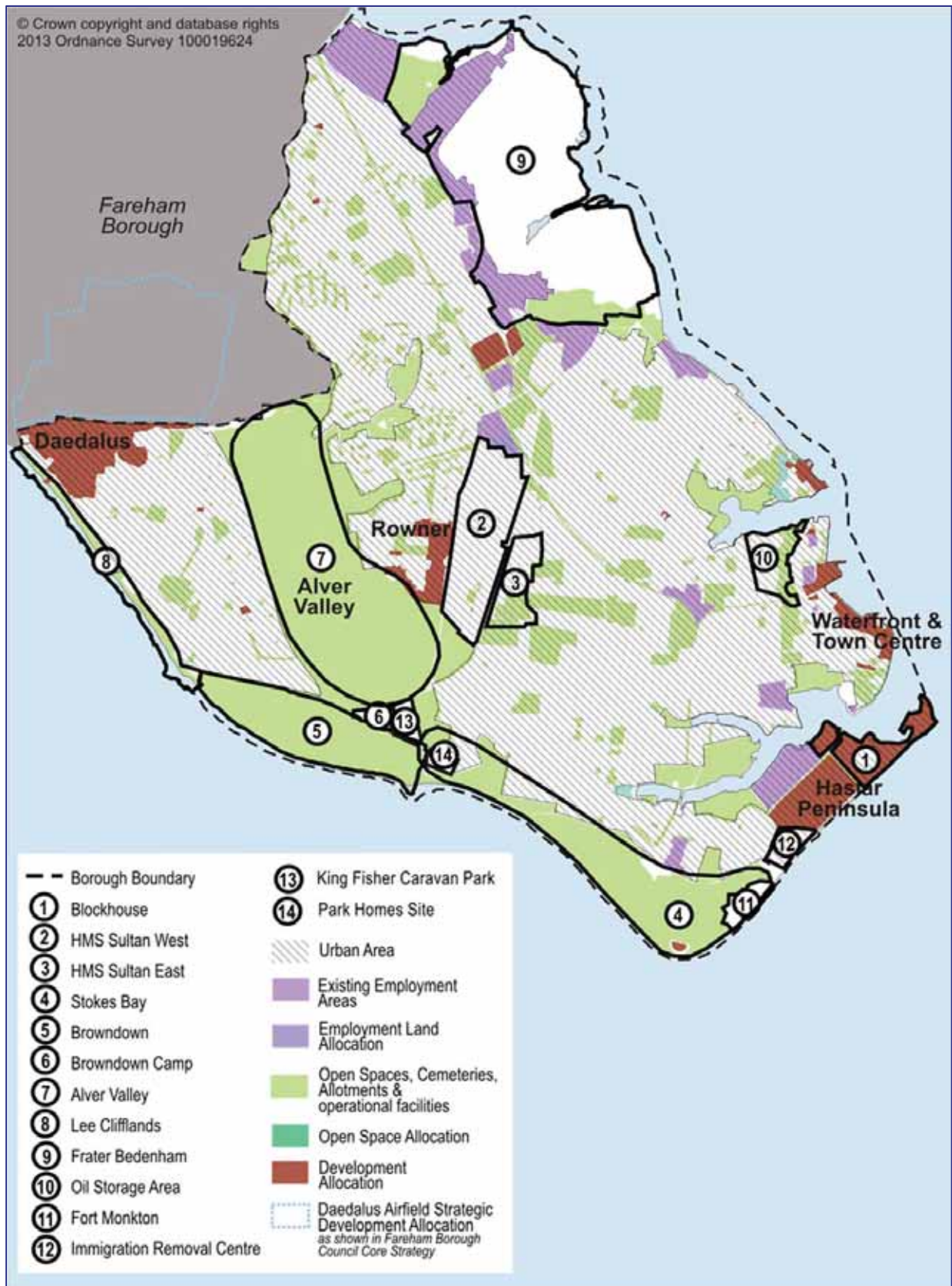
Leesland Ward







Appendix 3: Plan showing broad locations within the Borough not allocated for specified residential development.



Appendix 4: Gosport Waterfront Broad Location areas assessment

Area of Waterfront Site	Area (Ha)	GBC
Area 1 Bus Station and Falkland Gardens	1.66	70 Element of residential development as part of a mixed use scheme with retail development. Falkland Gardens to be retained.
Area 2 Camper Nicholson and land south west of Quay Lane	0.91	90 Assuming lower density than Rope quays development as some potential deep water access retained.
Area 3 Gosport Marina associated land	2.17	190 Assuming a similar density of development to the existing development at Rope Quays
Area 4 Boat Yard and associated Areas	1.07	120 Assuming a similar density of development to the existing development at rope quays.
Area 5 'Island' site	0.79	48 + retail development permitted. Additional potential units from school conversion assuming 55 Total.
Area 6 Clarence Wharf Industrial Estate and associated land	0.88	120 Assuming a similar density of development to the existing development at rope quays.
Area 7 Retained Area RCY	2.74	0-12 (60 dph on small part of site)
Area 8 St George House and Weevil House	0.29	25 Assuming a similar density to existing development, and retention of historic buildings.
Area 9 Lorry Car Park	0.25	35 Assuming a similar density to existing development.
Total	9.97	717

The table represents an estimate of the levels of development that could be accommodated within the Waterfront Broad Location, and is not Council policy.

Gosport Waterfront areas map.

