



Gosport Local Plan 2011-2029 Publication Version Response Form

Town and Country Planning (Local planning)(England) Regulations 2012 Regulation 19 Consultation

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Gosport Borough Local Plan 2011-2029 publication version document is available to view on the Gosport Borough Council's website: www.gosport.gov.uk/localplan2029

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**All comments and completed forms should
be returned by
22nd September 2014**

If you would like to make another representation on the
GBC Local Plan 2011 - 2029 Publication Version,
Please use a separate form.

Response forms are available from the Council's website,
in the libraries and at the Town Hall (3rd floor reception).

Comments will be considered by an inspector approved by the Secretary of State who will hold an examination into the local plan in terms of its legal compliance and 'Soundness'.

Further information on these terms is contained in the Council's Guidance Notes for making representations. Comments should focus on matters of soundness. These are defined in the National Planning Policy Framework and are reproduced below.

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

Justified the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

Effective - the plan should be deliverable over its period and based on effective joint working on cross boundary strategic priorities; and

Consistent with National policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

1. To which part of the Local Plan does this representation relate? SEE ACCOMPANYING STATEMENT

Chapter Paragraph Policy

Policies
Map

If you would like to make further comments on the GBC Local Plan 2011 - 2029 Publication Version, please use a separate form for each representation you wish to make.

2. Please indicate under what grounds you wish to submit your representation

2a Support
(if you have entered Support, please continue to Q8.

2b Not Legally Compliant

2c Not Sound

3. If you consider the Local Plan is not sound, please identify which tests of soundness your response relates?

3a Positively prepared

3b Justified

3c Effective

3d Consistent with National Policy

4. Please give details of why you consider the Local Plan is not legally compliant or not sound?
(please be as precise as possible)

SEE ACCOMPANYING STATEMENT.

(Continue on a separate sheet if necessary)

5. Please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound, with reference to the answer you have identified in Q3
You will need to say why this change will make the Local Plan sound.

SEE ACCOMPANYING STATEMENT.

(Continue on a separate sheet if necessary)

6. If your representation is seeking a change, can your representation be considered by written representations or do you consider it necessary to participate at the oral part of the Examination?

No I do not wish to participate in the examination hearings.

Yes I do wish to participate in the examination hearings.

7. If you wish to participate, please outline why you consider it necessary.

(please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination).

TO ALLOW FULL AND THOROUGH EXAMINATION OF THE MATTERS RAISED IN THIS REPRESENTATION.

8. If you wish to support the legal compliance or soundness of the Local Plan please use the space below to provide detailed comments.

SEE ACCOMPANYING STATEMENT.

(Continue on a separate sheet if necessary)

9. Do you wish to be notified at the address/email stated on page 1 of any of the following

- a. That the Local Plan has been submitted for independent examination
- b. The Inspector's report has been published
- c. The adoption of the Local Plan

please tick



Thank you for filling in this form.

GOSPORT BOROUGH LOCAL PLAN 2011-2029: REGULATION 19 CONSULTATION
LAND AT BROCKHURST GATE, FAREHAM ROAD, GOSPORT
REPRESENTATION ON BEHALF OF MILLN GATE GOSPORT LLP

Introduction & Background

1. We act on behalf Milln Gate Gosport LLP ("Millngate") and have been instructed to submit the following representation in relation to the Regulation 19 Consultation Draft of the Gosport Borough Local Plan.
2. The representation is primarily concerned with land known as the Former Frater House & Civil Service Sports Ground, Fareham Road ("the Site"). The location and extent of the Site is indicated on the accompanying Plan (Ref: 20300/P003 Revision A) provided as **Appendix 1**.
3. The Site extends to 11.45 acres / 4.63 hectares and is currently owned by the Defence Infrastructure Organisation (DIO). DIO has entered into a contract to sell Millngate the Site and bring it forward for development as it is surplus to their requirements.
4. The Site consists of previously-developed land (the site of the former Frater House) and land and associated buildings previously used for private recreation. The former recreation use comprised a cricket pitch and playing fields, changing rooms, social club and shooting range which were temporarily occupied by the Civil Service Sports Council (CSSC) for private use only. The CSSC lease and use expired at the end of April 2013. The site has been vacant since.
5. DIO and Millngate have not received any interest from other parties looking to take over CSSC's previous private recreational use to date. Millngate and DIO are now formulating a comprehensive mixed use development scheme for the Site which will offer a series of important benefits to the Site and immediate surroundings. These benefits will include:
 - Comprehensive development of a vacant previously developed site on a prominent location along the A32 corridor.
 - Inward investment for the Gosport area through the provision of commercial floorspace to accommodate new retail and restaurant operators to the Peninsula.
 - Creation of 300 jobs in the commercial floorspace together with wider spin-off benefits associated with the new occupiers and their businesses. The scheme will also create a significant number of temporary construction jobs.
 - Delivery of a statement economic development scheme on the key A32 corridor entering

Gosport. The scheme will complement the recently completed Gosport Leisure Centre and its wider commercial content including a hotel and public house, providing further interest and investment to the locality.

- Creation of important views to the Fort Brockhurst Scheduled Ancient Monument to enhance its setting and encourage its appreciation and use by local population and visitors.
- Off-site improvements to the open space surrounding the Fort to encourage local recreational use and remedy the existing level of disuse.

6. Millngate has made representations to previous versions of the Plan in relation to the Site and specific policies. We refer to the outcome of those representations as required.

Site Specifics

7. We note the draft Local Plan allocates the western portion of the site (formerly occupied by Frater House) under Policy LP9B 'Allocations outside the Regeneration Areas: Economic Development Use Sites'. The eastern portion of the Site is allocated as Existing Open Space (Policies LP3 and LP35). The site lies entirely within the Urban Area Boundary (UAB).

8. Millngate's representations are concerned with the following policy matters:

- Principle of Policy LP9B.
- Location within the UAB (Policies LP3 and LP10).
- Soundness of the Open Space designation (Policies LP3 and LP35).
- Principle of Residential Development (Policies L1 and L3).

9. Our representation in relation to these policies is outlined below. Our recommended changes are then outlined at paragraph 55.

Policy LP9B – Allocations outside the Regeneration Areas: Economic Development Use Sites

Basis of the Allocation

10. Millngate continues to support the identification of this part of the Site for development and its position inside the UAB.

11. Millngate also welcomes and supports the amendment of the Policy to allow the development of the Site for 'economic development' (as defined by the NPPF). This reflects the Site's potential to accommodate economically beneficial uses outside the B Class and its ability to attract new and inward investment to the Borough as a consequence of its prominent strategic location. This policy approach is entirely sound based on the requirement to then justify uses in accordance with the NPPF and Local Plan criteria.

12. Millngate is confident that the Site can be a demonstrably appropriate location for all forms of 'economic development' based on the NPPF definition. The acceptability of the locality for these forms of uses has already been accepted in the approval of the Gosport Leisure Centre redevelopment (Planning Permission Ref: 17660), which confirmed there were no alternative locations within and on the edge of Gosport Town Centre for such form of development.
13. Despite this amendment, Millngate does however wish to object to certain elements of the Policy in terms of the proposed uses and certain development control criteria. This is explained below.

Extent of the Allocation

14. At paragraphs 22 – 41 overleaf, we outline justification for the wider Site's removal from the Existing Open Space designation. This demonstrates that there is no sound basis upon which to designate this part of the Site as Existing Open Space.
15. In light of this justification and to ensure the Plan is positively prepared in accordance with the PUSH 2012 Spatial Planning Principles and Local Plan Vision, we recommend that the entire Site (as defined on the Plan at **Appendix 1**), is allocated for development under Policy LP9B. This would also represent an appropriate land use objective for the Site in the absence of any other reasonable land use requirements. There is also justification to include residential on the Site for the reasons outlined at paragraphs 43-54 overleaf.

Development Management Criteria

16. Millngate supports the use of the Development Management criteria within the policy as this provides a clear framework upon which to formulate and justify a scheme consistent with the NPPF.
17. Based on the Open Space soundness justification presented overleaf, there is no requirement for any development to require re-provision of the Sports Pavilion (criterion d) and introduce a car parking strategy for users of the sports pitches (criterion e). As the Site does not need to be retained for Open Space, this is strictly unnecessary and unjustified. These criteria should therefore be deleted. The justification for the Open Space designation outlined in explanatory paragraph 7.209 should similarly be deleted.

Policy LP3: Spatial Strategy & LP10: Design

18. Millngate notes the eastern part of the Site has been included within the UAB. This amendment to the Proposals Map boundary is supported and is considered sound based on the Landscape Appraisal evidence submitted within our Regulation 18 representation and re-submitted at **Appendix 2**.
19. The Site's inclusion within the UAB also confirms the appropriateness of the Site for sustainable development in accordance with Policies LP3, LP10 and wider Plan considerations. The overall Site's ability to contribute towards meeting identified development needs in the Plan area should

therefore be considered.

Policy LP35: Protection of Existing Open Space

20. Millngate continues to object to the designation of the eastern part of the Site as Open Space. We note from supporting paragraph 7.209 that this part of the Site is designated for the following reasons:

- (i) To ensure the Borough has a sufficient supply of good quality pitches.
- (ii) Allowance for use for other open space functions, as appropriate.
- (iii) Protect the setting of the Scheduled Ancient Monument, Fort Brockhurst.

21. This approach is unsound as there is no reasoned justification within the Plan's evidence base to support this approach for the following reasons.

Recreation and Outdoor Leisure Use

22. The Site's use for recreational purposes has now ceased as the Site was only being held over by CSSC in order to maintain security until the end of its lease in April 2013. In the absence of any interest from other sports organisations neither DIO nor Millngate intend to reinstate this use.

23. When the Site was used for recreational use, this did not serve a 'much needed' community function as it was only available privately and not on a public basis which could have offered local community benefit. Neither DIO, Millngate nor their agents LSH have received any approaches from the community or recreation providers which would suggest there is a pressing 'need'.

24. It is now therefore appropriate to remove the Site from the Open Space designation for the following reasons:

Definition

25. The use of the site does not match the definition of Open Space provided in Section 336 of the Town & Country Planning Act 1990 (as amended) and NPPF Annex 2, insofar as it is not a public garden, is not used for the purposes of public recreation, is not a disused burial ground and has no public (our emphasis) value. It is therefore inconsistent and unjustified to retain it as Open Space given the important distinction between public and private use.

Visual Amenity

26. The site serves no specific purpose in terms of protecting visual amenity for the reasons outlined in the accompanying Landscape Appraisal (see **Appendix 2**). The nearest sensitive landscape receptor is Fort Brockhurst, which has no direct physical relationship with the Site and due to the topography of the area the Site is not within its setting.

Supply

27. The most recent evidence relating to the adequacy of existing Open Space provision is contained in the Open Space Monitoring Report (GBC 2014) and the Playing Pitch and Sports Facilities Assessment 2014.
28. This evidence base is inaccurate as it fails to take into account the positive effect that redevelopment of the adjacent Gosport Leisure Centre and the replacement outdoor provision this scheme provided has had on access to sports provision in the area. Whilst the Leisure Centre is positioned immediately outside the local Elson Ward, it does make a significant contribution towards the open space and leisure needs of local residents in the Elson Ward and surrounding area due to its high level of accessibility and quality of provision.
29. The conclusion that there is a requirement for 'much needed' outdoor recreation and leisure use is inaccurate and overstated. To retain a site directly opposite the Gosport Leisure Centre for such purposes is unjustified when needs have otherwise been met and the Site is not available to the public in any event.
30. To provide supporting evidence to demonstrate this, Millngate has commissioned 4 global Consulting Ltd to prepare an Open Space Need Assessment to provide a clear and robust assessment of local needs in accordance with NPPF paragraph 74. This report has been completed and is appended at **Appendix 3**.
31. The Assessment makes the following conclusions:
 - There is an over-supply of pitches within the catchment of the Site.
 - Any anticipated increase in demand can be accommodated by existing pitches used by Clubs.
 - Greater access to School and other MoD sites will further increase local supply.
 - Poor drainage at the site does not support recreational use.
32. It should be noted that this Assessment has been prepared without access to data and information held by the Council. An updated Assessment will be submitted once this has been provided and analysed.
33. As there is no specific need for provision or demonstrable deficiency in existing provision when the existing Site is removed from the 'supply' position, there is no sound justification to maintain the Site as Open Space for sports use. The present Local Plan evidence base is therefore unsound which supports the removal of the Site from the Open Space designation.

Function

34. As an outdoor sports facility, when in use, the Site was not of public value as it was used only for private purposes by the MOD and the CSSC. Whilst the Open Space Monitoring Report 2012 suggests considering the potential for improving public access opportunities to the Site (see page 77), this will not occur as DIO and Millngate have no intention to re-use the Site as a permanent sports facility either privately or publicly during the Plan period. Its contribution to

the supply of Open Space in the area as perceived by the Borough Council has therefore ceased and cannot be relied upon for the purposes of the Plan. It therefore has no public value which is the main test and function of genuine open space as defined in the Act and the NPPF. To do so would otherwise threaten the ability to deliver one of the Plan's objectives.

35. To emphasise the Site's inappropriateness as Open Space, it is important to compare it to the Local Plan's summary list of the essential functions that Open Space are expected to have (see paragraph 11.89). The Landscape Appraisal has reviewed the Site against these functions (see Section 4.0) with the results reproduced below for ease of reference:

- **Defining and separating urban areas:** the Site is set back from the main road frontage and makes no meaningful contribution to defining and separating the urban area. This is more practically undertaken by Heritage Way to the north-east of the Site.
- **Providing linkages between settlements and the countryside:** the Site is inaccessible private land so cannot offer any linkage.
- **Enhancing the quality and visual amenity of urban areas:** the Site (identified as Open Space) is barely visible from any public vantage point and is not a high quality landscape. It does not therefore enhance quality and visual amenity.
- **Providing opportunities for formal sports, children's play and other leisure activities:** the area is no longer in sports use and the area is not deficient in children's play and other leisure activities particularly following the Gosport Leisure Centre development on the opposite side of the A32.
- **Helping improve people's physical and mental well-being:** even when used for recreation purposes, the Site was in private use and with limited physical and visual access so made no practical contribution.
- **Providing important habitats for flora and fauna:** the area is not identified for important habitats.
- **Providing a venue for community contact and events:** as private space, the Site does not serve this function and will not be made available for it in the future.
- **Providing flood water storage:** the Site is not designed to perform this function nor is it required to do so given its low Flood Risk status.
- **Reducing the impacts of pollution and noise:** there is no requirement to retain the Site for this function.
- **Providing a setting that encourages inward investment:** as the existing Site is not in open view it offers no benefit. The inclusion of the Site within the Policy LP9B allocation would offer greater potential for inward investment and to create a setting that would

encourage inward investment. Designation of the Site for Open Space is not justified to achieve this objective.

36. On this basis, the Site is considered to perform poorly against the Local Plan's essential functions and there is no justification for its retention as it is reasonable for areas designated to perform at least a range of the functions. Accordingly there is no justification or evidence to allocate the Site for the designation / inclusion of the Site for Open Space purposes.
37. The present allocation is therefore unsound. In order for the Plan to achieve soundness in accordance with NPPF paragraph 182, the Open Space designation should be removed.

Relationship with Fort Brockhurst

38. The Landscape Appraisal has considered the Site's relationship with Fort Brockhurst to identify whether there is any specific reason to retain it as Open Space in order to protect the setting of this Scheduled Ancient Monument. The conclusions of the Appraisal can be summarised as:
- The interior of the Site can be seen but only to a limited extent from inside the Fort woodland area adjacent. Views are restricted to the woodland edge close to the Site boundary.
 - From the Fort's ramparts the view is strictly limited, even in winter, as the view is from further back and higher up and thereby blocked by the tree canopies. With the bland landscape of the pitches and site of the now demolished buildings, where a view is gained, the Site does not enhance the visual amenity of the woodland.
 - The character of the wood and the interest of the dramatic ramparts mean the Site is not particularly relevant to the visual amenity of the Fort.
 - The western portion of the Site allocated for development is one of the sections of the Site that can be seen from within the woodland.
 - The protected Site boundary follows the edge of the ramparts and moat. The outer section of the woodland belt provides a physical buffer and good visual screen between the Site and the Fort.
39. From these conclusions, it is evident that the Site does not function as part of the Fort's setting and there is no specific reason to retain it as Open Space to protect this function. This is particularly significant when that part of the overall Brockhurst Gate Site that is visible from the woodland in front of the Fort is actually identified for development under Policy LP9B. Accordingly there is no justification the Site as Open Space to fulfil such a function.
40. Instead, the setting and landscape character of the Fort can be adequately protected by the ability to achieve an appropriate landscape and built development as and when a scheme proceeds for the Site in accordance with Policy LP9B (subject to our recommended amendments) which achieves compliance with criterion a) and b) in relation to design and the Fort's setting. These policy criteria provide appropriate safeguards to also override the reasons for designating the site as Open Space. This will also ensure the Fort's setting is protected in accordance with the Local Plan and NPPF tests.

Conclusions

41. On this basis, the entire Site should be removed from the 'Existing Open Space' designation as it does not serve this function and there no grounds or evidence to allocate the Site for these purposes.
42. Designation of the Site for such purposes would only be unsound and undermine the ability to deliver the emerging Local Plan's objectives in accordance with the NPPF.

Principle of Residential Development (Policy LP3)

43. In addition to the Site's economic development potential, the Plan should also recognise its potential for residential development. This is based on the Plan's overall housing needs requirements and its location within the UAB where development is acceptable in principle under the terms of emerging Policy L1. The reasons for this are outlined below.
44. The NPPF / PPG is clear that the starting point for Local Plans should be to significantly boost the supply of housing and meet objectively assessed housing needs. We note that meeting objectively assessed housing needs in the Borough is a considerable challenge for a number of reasons. These include the small size and built up nature of the Borough, limitations on the highway infrastructure associated with its peninsula location, international and national important habitats, areas of flood risk and the need to ensure sufficient land is retained for other uses needed to ensure a sustainable community, for example employment. It is therefore essential that appropriate and suitable locations are identified to deliver the housing needs as identified in the Plan.
45. Whilst the South East Plan has been revoked, the NPPF / PPG still requires neighbouring Local Planning Authorities to positively work together under the legal Duty to Co-operate to deal with strategic planning matters such as housing. The Council is part of PUSH which produced a South Hampshire Strategy (October 2012) to provide a framework for planning across the sub-region. This looks at housing needs and distribution across the sub-region and Policy 11 of the South Hampshire Strategy sets out a housing requirement of 2,500 dwellings to Gosport Borough over the 2011-26 period, i.e. an annual average of 170 dwellings per annum.
46. The 2014 SHMA was jointly commissioned by the PUSH authorities. This results of the SHMA, which set out increased housing needs across the sub-region, has triggered a commitment by the PUSH authorities to review the South Hampshire Strategy. It is anticipated that this review will be completed in 2016.
47. Emerging Policy L3 proposes a housing requirement of 3,060 net dwellings during the plan period (2011-2029), i.e. an annual average of 170 dwellings per annum.
48. The evidence base that underpins the emerging Local Plan demonstrates that the proposed housing requirement falls significantly below the level required to meet objectively assessed need. The 2014 SHMA identifies a requirement of 445 dwellings per annum. This need has been

reassessed in light of the 2012 based SNPP which reduces the need to 289 dwellings per annum over the plan period. Even this lower projection, which is below past trends, is still an additional 100 dwellings each year over the Plan period more than the proposed housing requirement. This results in a difference of over 1,800 units between the proposed housing requirement and the lowest level of objectively assessed housing need over the 18 year plan period.

49. Table 1 below sets out the proposed housing requirement for Gosport in the context of previous requirements, actual rates of delivery and objectively assessed needs:

Table 1: Gosport Housing Requirement

Source	Housing Requirement (per annum)
Gosport Local Plan Review (2006)	234
South East Plan (2009)	125
South Hampshire Strategy (October 2012)	170
Consultation Draft of the Local Plan (December 2012)	150
Publication Version of the Local Plan (July 2014)	170
SHMA (January 2014)	445
Needs based on 2012 SNPP (June 2014)	289
10 year (04/05-13/14) annual average completion rate	254

50. Table 1 demonstrates that the proposed housing requirement (170dpa) falls short of both of the requirements identified by objectively assessed housing needs, i.e. 445dpa and 289dpa. It also demonstrates that the proposed housing requirement is significantly lower than previous rates of delivery in the Borough.
51. Gosport Borough Council's SHLAA identifies where the Borough Council consider its housing supply will be delivered from. The last Call for Sites for the SHLAA was in 2012 and the fact that there has not been a more recent Call for Sites is a weakness of the Borough Council's evidence base. It is also relevant to note that an element of the western part of the Site was assessed in the 2014 SHLAA and is referenced H/EL/02 (The Former Frater House Site). The site was considered 'suitable', but not 'available' or 'achievable' with the following conclusion: "*The site is allocated for employment. As such the site was not found to be achievable.*"
52. It should be noted that the SHLAA finds at paragraph 7.3 that those sites that were found to be suitable, but not achievable or available could still potentially come forward in the future under Policy L1 (Presumption in Favour of Sustainable Development) of the emerging Local Plan. This stance is also reflected in paragraph 6.19 of the Plan.
53. The fact that the overall Site is now proposed to be included within the UAB of the Local Plan is clearly positive, as this underlines the appropriateness of the Site for residential development.

For example in terms of proposed Policy L3 which clearly distinguishes between a positive approach for housing in principle within the urban area in contrast to seeking to protect areas outside of the urban area from development. This policy support and the inability of the Plan to meet identified needs supports the principle of residential development at this location. As the eastern part of the site shares the same characteristics and there is no justification for its proposed allocation as 'Open Space', the same conclusion on suitability can be reached. The ability to achieve a suitable scheme can then be judged under the terms of Policy LP9B (subject to our recommended amendments overleaf).

54. The Council also considers that it does have a robust 5 year supply of land based on its proposed requirement of 170 dwellings per annum. However, Gosport Borough Council is not considered to have a 5 year supply of land (even without a 5% buffer) in the event that either of the levels of objectively assessed housing need (289dpa or 445dpa) are applied. Sites to meet the need should therefore be identified and / or supported when they come forward as part of a planning application. The Brockhurst Gate forms such a location.

Summary & Recommended Changes

55. In order for the Local Plan to achieve soundness we recommend the following changes to Gosport Borough Council (~~deletions~~ / **new text**):

Policy LP9B – Allocations outside the Regeneration Areas: Economic Development Use Sites: Brockhurst Gate (Former Frater House Site), Fareham Road

Development should be for economic development. Proposals will need to:

- a) *ensure that any proposed Main Town Centre Use accords with the Sequential and Impact Tests as set out in Policy LP29;*
- b) *ensure buildings are well-designed to enhance this prominent location;*
- c) *ensure that the setting of the adjacent Fort Brockhurst is not harmed;*
- ~~d) *ensure a sports pavilion or an appropriate community facility is re-provided to serve the adjacent sports ground and open space;*~~
- ~~e) *ensure a car parking strategy is in place to ensure users of the adjacent sports pitches can use parking within the economic development site;*~~
- d) *accord with the requirements of Defence Munitions Safeguarding Area (see Policy LP15); and*
- e) *protect and enhance biodiversity features in accordance with policies LP42-44.*

Paragraph 7.209 should be deleted.

Reference to the Site's appropriateness for residential development in accordance with Policy LP1 and LP3 should also be added to the explanatory text. This should be added to paragraph 7.208.

Policy LP35: Protection of Existing Open Space

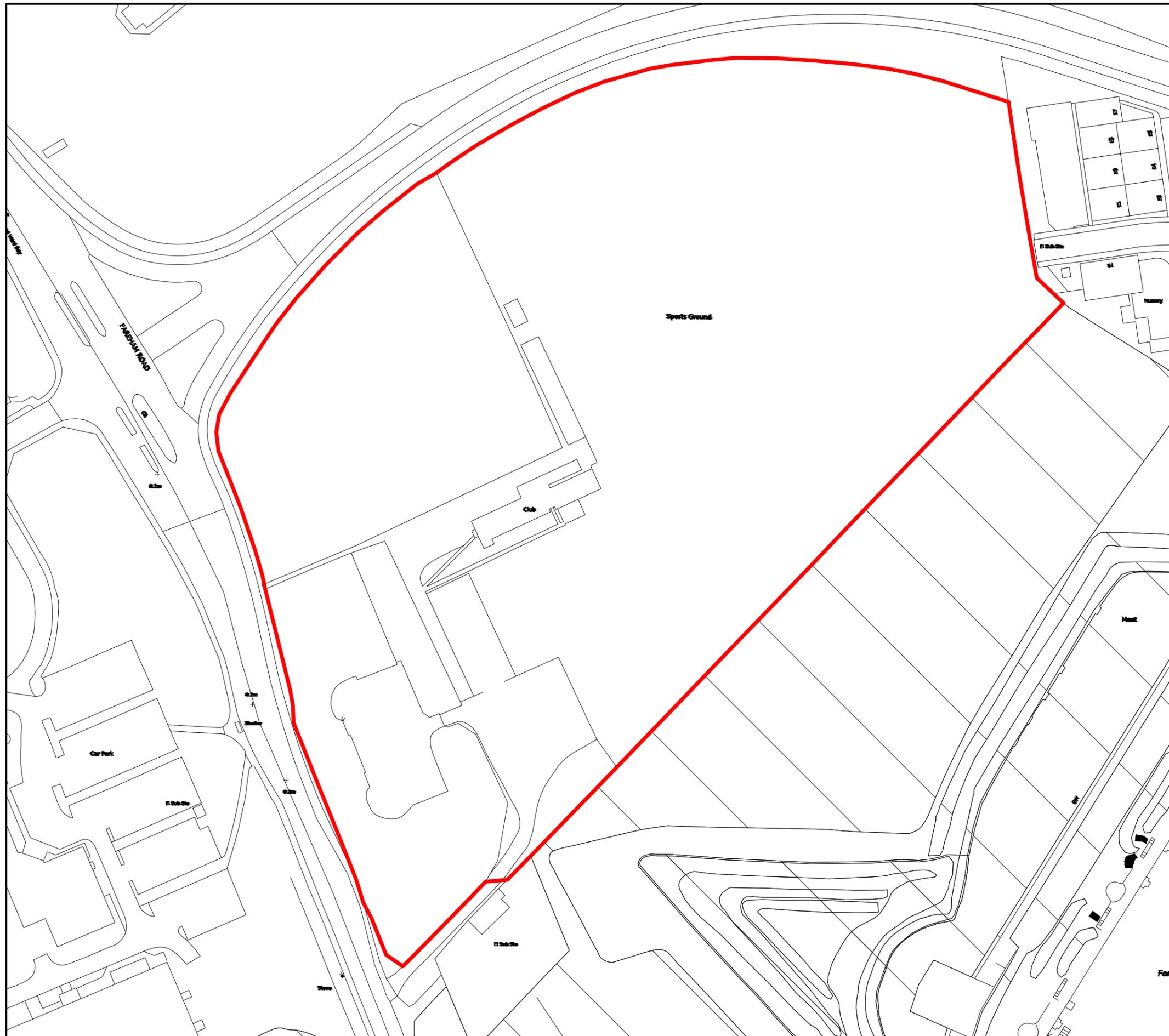
Amend the Proposal Map to remove the Existing Open Space designation from the Site and include the entire Site within the Policy LP9B allocation.

56. These changes are recommended to ensure the draft Local Plan is positively prepared, can achieve conformity, is sufficiently flexible and fully justified when assessed against the soundness tests of NPPF paragraph 182.

57. In addition, we can confirm the following:

- Support for Policies LP1 and LP3 as it is consistent with the NPPF / PPG in terms of the presumption in favour of development within the UAB.
- Support the Plan's positive approach towards residential development as expressed at supporting paragraph 6.19.
- The Plan does not meet the objectively assessed housing need and therefore proposals on suitable sites within the UAB which can contribute towards meeting this need should be supported. Subject to the wider development management criteria in Policy LP9B, the subject Site represents such an opportunity as it can deliver residential development as part of a sustainable mixed-use development.

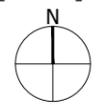
BARTON WILLMORE LLP, 22nd SEPTEMBER 2014



The scaling of this drawing cannot be assured
 Revision _____ Date _____ Drn _____ Ckd _____

LEGEND

 Site Boundary



Client: Milln Gate Gosport LLP

Project
 Land at Brockhurst Gate,
 Fareham Road, Gosport

Drawing Title
 Site Location Plan

Date	Scale	Drawn by	Check by
11.02.2013	1:1,250 @A3	ML	MH
Project No	Drawing No	Revision	
20300	P003	A	



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**LAND AT FAREHAM ROAD
GOSPORT**

LANDSCAPE APPRAISAL

**Prepared for :
Milln Gate Gosport LLP**

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1.0 INTRODUCTION

This report provides a landscape appraisal of an area of land adjacent to the Fareham Road Gosport in Hampshire (“the Site”). The work has been undertaken by Macgregor Smith Ltd Landscape Architects on behalf of Milln Gate Gosport LLP.

1.1. Brief

- 1.1.1 The assessment was requested to support for a Local Plan representation by Milln Gate Gosport LLP in respect of the position of the Site, in relation to the Settlement Boundary and its role as a designated Open Space.
- 1.1.2 The work requested was to analyse the landscape character and visual function through a visit to the Site and surrounding area. This would be followed by a visual and character analysis of the Site and surrounding area. Key areas identified for assessment are the Site’s visual and physical relationship with Fort Brockhurst (a nearby Scheduled Ancient Monument), the wider areas outside the defined settlement boundary and its relationship with the urban area within the boundary. It was also noted the assessment should also review and advise on other visual receptors as may be identified during the process.
- 1.1.3 Consideration of the Site’s position within the designations and its relationship with the wider countryside were also noted as aspects to be reviewed, given these form part of the reasons for the Site’s proposed designations.
- 1.1.4 The report is provided with supporting diagrams and photographs as set out in an Appendix A.

1.2 Methodology and Scope of Assessment

- 1.2.1 Landscape Assessment techniques have evolved over the last 30 - 40 years and have become an integral part of the planning system. Landscape character assessment has emerged as the process of understanding the complex inter-relationships between the physical characteristics of an area and the perceptions that may create a sense of place. The landscapes of England have been extensively assessed to build up comprehensive classifications of regional landscapes and the differences between local areas that make the very varied English Landscape. Landscape assessment also under-pins the well-established process of Landscape and Visual Impact Assessment, as applied to individual Sites and development proposals.
- 1.2.2 This assessment draws on the experience of both the extensive character assessment process and the more specific consideration of what aspects of a Site landscape may be sensitive to change.
- 1.2.3 Landscapes are valued for more than just the appearance of the land and while visual qualities are important, the character distinctive to a particular location may have much more influence on how an area may be perceived. Landscape character may rely on factors such as underlying geology, topography or past and present land uses. The character of a site may be an important attribute in its own right or may tie into how the wider area may be perceived.
- 1.2.4 Landscapes may be valued for a variety of reasons. There may be specific features or elements in a landscape of particular interest. Landscapes may provide the important



setting for the built environment or have inherent ecological, historical or cultural associations. Landscapes can vary in quality or condition and even areas of low quality landscape (or nondescript character) may form a valuable recreational resource or simply an area of open green space in an otherwise impoverished location.

- 1.2.5 Most landscapes have some potential for enhancement. As standard practice LVIA / EIA assessments include future changes to the existing environment (baseline) that may be expected to occur irrespective of the development change under consideration.
- 1.2.6 Some perceptions of landscape will always be subjective. A basic principle of character assessment is to separate out the physical description of features or characteristics from the more subjective judgements of aesthetic perception.
- 1.2.7 In this assessment the Site assessment is set out as a descriptive analysis of the physical Site and surrounding area, followed by a description of the how the Site fits within the framework of existing local character assessments. Within the description of the physical Site the assessment includes identification of any landscape features that may be of inherent interest. The character description of the Site includes judgements of how the landscape may be seen as part of the locality.
- 1.2.8 This assessment takes a comprehensive view of the many ways in which landscapes may be used, viewed or otherwise valued. To this end the assessment also includes the role the Site may have as an accessible area of green space, the contribution to the local visual amenity and consideration of how else the area could be seen to have a value.
- 1.2.9 The assessment concludes with an evaluation of the value of the Site as an area of green space. As part of this, the function of the Site against the list of various potential roles of open space as identified within the local plan, is used as a check list. The evaluation will also set out how the character of the Site landscape sits in relation to the settlement boundary as the dividing line between countryside and suburban / urban townscape.
- 1.2.10 The assessment is based on a combination of:
- Desktop review – including existing information such as maps and plans, as well as background information relating to landscape classification and character assessments, development constraints (public rights of way, services etc.), and landscape heritage (historic plans and maps).
 - Site appraisal fieldwork – to establish landscape features and resources, the character, quality and visibility of the Site (visual envelope and significant viewpoints into and out of the Site)
 - Assessment and evaluation – the final element in the process is to draw together an assessment of the importance and/or sensitivity of the Site and its landscape resources.

1.3 Sources of info

- Gosport Local Plan, Consultation Draft (December 2012)
- Local Authority – Interactive Landscape Character Map
- Ordnance Survey Historic and Current Mapping
- British Geological Survey (on line reference)
- Natural Environment Research Council (on line reference)



2.0 LANDSCAPE ANALYSIS

2.1 Wider Context

- 2.1.1 The Site lies within the suburban area of Gosport. The location is identified on Figure 1. The district is comprised of the town and a series of adjoining suburbs which form an extensive urban area on the western side of Portsmouth Harbour. The built up area is contiguous with the neighbouring town of Fareham and lies only a short distance from the City of Portsmouth. The two urban areas are separated only by the narrow opening of the natural harbour. As such, the district area forms part of the wider South Hampshire conurbation.
- 2.1.2 The historic centres of both Gosport and Portsmouth are dominated by the naval history of the Royal dockyards. On the Gosport side of the harbour the military presence extends across the peninsular with a series of major training camps, RN support depots and bases. On the Solent frontage areas of training grounds combine with the major historic Forts and bases to dominate the sea frontage. Inside the Harbour dockyards, marinas and ferry terminals extend around the urban water front. These elements present a dramatic historical core next to the busy section of the harbour entrance. Further into the harbour the activity and development on the water frontage becomes more recessive. Extensive areas of Defence Estates (now Defence Infrastructure Organisation) land borders the inland side of the natural harbour. This includes DM Gosport which lies on the opposite side of Heritage Way as indicated on Figure 1.
- 2.1.3 The main town area of Gosport was protected on the landward side by a series of Victorian Forts. The line of five artillery batteries were built in the 1850's - 1860's to protect the port. Four of the Forts remain as designated ancient monuments; namely, Fort Grange, Rowner, Brockhurst and Elson. Of these three (Grange, Rowner and Brockhurst) are visible but subsumed within the built up area that extends out from the main town to the edge of Fareham.
- 2.1.4 The suburban extension is comprised of the large defence establishments and residential areas that are set between the River Alver valley and the main Gosport Fareham Road (the A32). The Fareham Road is contained within a suburban setting from town centre to town centre. The main neighbourhoods of Bridgemary and Rowner are located to the west of the road. To the east of the A32 the townscape is dominated by secure and extensive naval and commercial developments, with occasional glimpsed views from the main road to more open landscape beyond.
- 2.1.5 Fort Elson lies concealed within the enclosed military land behind the fenced off area of the Site (the fifth Fort Gomar was ignominiously demolished in the 1960's to make way for a housing estate).
- 2.1.6 The Site area, which forms the subject for this report, lies to the north west of Fort Brockhurst separated from the monument by a woodland tree belt. The Fort is not openly visible from the Site and on the A32 route in and out of Gosport, but is a well-known historical feature.

2.2 Policy Context

- 2.2.1 The Local Plan designations for the Site and immediate surroundings are illustrated on Figure 2.



2.2.2 The Site is identified in the draft Local Plan as part of allocated development land and part Open Space. The open space area extending to some 2.4 ha, relates to a sports pitch area. The development allocation applies to the Site of former buildings and curtilage areas, as well as part of the car park and changing facilities associated with the former sports field.

2.2.3 The settlement boundary is identified as including the existing light industrial estate to the east of the Site and the allocated portion of the Site to the west of the sports field. The line excludes the playing field, woodland and part of the Fort, and an area of the DM Gosport site to the north of Heritage Way road.

2.3 Physical Description

2.3.1 The Site is located next to the junction of Fareham Road and Heritage Way. The main road forms the western Site boundary. Heritage Way encloses the northern side of the Site. An industrial estate borders the eastern edge of the Site with the Fort woodland on the southern side. A large sub-station compound is located next to the south west corner of the Site.

2.3.2 The Site as a whole extends to some 4.6 ha (11.45 acres). Of this 2.6 ha is currently amenity grassland (the former sports pitches and adjoining outfield areas). The other areas are hard standings (asphalt), under buildings or rough overgrown land within the curtilage of former buildings.

2.3.3 The superficial local geology is identified as river terrace deposits (sand, silts and clay) over London Clays and sands. The local soil type is identified as deep sand to loam.

2.3.4 The Site is flat, the whole area is at around 8-9m above sea level. There are no surface water features within the Site. It is assumed the playing field has underground drainage system. A shallow ditch exists outside of the Site on the side of Heritage Way. Other larger ditches and wetland areas appear to exist on the north side of Heritage Way. The moat of the nearby Fort Brockhurst is the only open water body noted in the locality.

2.3.5 There are no significant trees on the Site. Some small self-seeded scrub and some semi-mature garden conifers exist on the former development areas. The Site is bounded on the northern side by a belt of roadside native scrub planting with some young trees. On the southern side a mature woodland tree belt lies within the land associated with the Fort. There are no apparent ecological features on-site.

2.3.6 The Site is enclosed by very tall (approx. 8-10 m) ball stop fencing along the Heritage Way frontage and metal palisade fencing to the adjoining light industrial Site. The boundary to the Fort woodland is fenced with a chain link fence. In places this is breached with obvious gaps where some trespass from the woodland into the playing field has occurred. The western boundary to the Fareham Road is defined by dilapidated wooden fence. The adjoining sub-station is enclosed with tall galvanised mesh fencing topped with razor wire coils.

2.3.7 The existing buildings associated with the playing fields are a mix of purpose built changing room huts, port-a-cabins and an indoor shooting range.

2.3.8 There are no features on the Site of any inherent landscape value and/or amenity.



2.4 Landscape Character

Published Character Assessments

- 2.4.1 The landscapes of the whole of the Hampshire area have been extensively studied for the county landscape assessment [the Hampshire County Council Integrated Character Assessment (2010)]. Within this the landscape typologies have been mapped and the district areas broken down into character zones. The landscape type descriptions are generic assessments that illustrate how areas with the same underlying condition recur through the county. The Site is partially covered by the 'Coastal Plain Open' landscape type within the county assessment (the residual area is within the urban typology). Further detailed character assessments more specifically related to the locality are provided within the landscape and townscape character sections of the County assessment.
- 2.4.2 The Site along with the rest of the district area is covered by the character assessment area of Gosport and Fareham Coastal Plain (ref 9F). The character assessment description provides an explanation of how the character of the towns and intervening landscape have evolved and draws out a range of key characteristics. The relevant extract is reproduced in Appendix B and the key characteristics are reproduced in the box below.

Key Characteristics

- A low lying landscape which physically forms part of the coastal plain, but is isolated from the coastline by the development.
- Drained by shallow valleys of the River Alver and Wallington in the east and by small streams running into the Meon to the west.
- Predominantly light soils which are of high agricultural quality with healthier soils in the extreme south and shingle on the foreshore.
- In the south, grassland pasture dominates, while to the north there are large arable fields with no significant boundary vegetation.
- The area is strongly influenced by the adjoining urban areas of Gosport, Stubbington and Fareham, and by defence infrastructure.
- The Solent coast draws visitors, particularly local residents for various leisure activities including angling, sailing and walking.
- Numerous small parks and allotments.
- Varied coastal views including across Portsmouth harbour and the city skyline, which contrast with views across busy stretch of the Solent.
- A landscape rich in historic naval defences particularly forts which ring Portsmouth harbour and protect her entrance.

- 2.4.3 The general character of open landscapes within the district can be summarised from the county assessment as four broad categories:

Farm land and open grasslands:

- 2.4.4 The original rural countryside of the district was low lying open coastal plain with large fields on high quality agricultural soils. While some of this open landscape survives, much of this has been suburbanised, with the expansion of the settlements, the presence of the various bases and the mix of uses as often occurs within urban fringe and conurbation areas.



Larger extents of semi natural landscapes:

2.4.5 The Alver Valley and other areas around the fringes of the harbour remain as significant areas of the original rural landscape, with woodland and wetlands with a strong natural character that have not be subsumed within the suburban townscape. The Alver Valley contains nature reserves and accessible landscape. Other areas of semi natural landscape exist around Fort Elson, but are less or not publicly accessible.

2.4.6 Urbanised Semi Natural Landscape:

Fragments of semi natural landscape occur within the urban area some of these are areas of tree cover or woodland such as the area around Fort Brockhurst which have been subsumed into the urban area. Other areas, such as the disused railway line that runs parallel with Fareham Road, may be urban landscape that have reverted to a more natural appearance. These areas can often contribute to the particular distinctive character of an area.

Suburban Amenity Spaces and Urban Parklands:

2.4.7 As noted within the county assessment the area includes numerous sports pitches and allotments widely distributed across the area. With the flat topography and utilitarian character, such sports facilities and much of the surrounding suburban setting do not have a strong sense of place or contribution to the general landscape character. There are areas of more historic parks and gardens which do contribute to the wider character within the area, but these are more concentrated within the core of the town and around the historic defence sites.

2.4.8 These broad categories of landscape provide the matrix of green space through the area. The wider character is also influenced by the form of the settlements and development character. As noted within the county assessment;

“The area is strongly influenced by the large scale developments and defence related uses. In places the segregation of MoD lands, created by long lengths of security fencing, imparts a strong sense of separation and restriction to movement, and a sense of claustrophobia in the more developed areas.” [para 4.3]

2.4.9 These influences extend through both the urban area and the more open landscapes between the built up areas. The perceived character of the place is also influenced by the wider setting as part of a conurbation. As noted previously, the main route into the town is continuously contained from Fareham town centre by suburban development along with the larger defence and commercial buildings along the A32. The roadscape varies in places where strong sections of residential frontage give way to areas where the development is set back with more space for roadside trees and landscape. In this respect, the open land around the junctions next to Fort Brockhurst does perform a significant function.

2.4.10 The developed portion of the study Site is included within the Gosport townscape analysis section of the county assessment under the character area reference GOS07 HMS Sultan (Palmerston Fort Line). While the boundary of the area appears somewhat arbitrary, the general description provides some further insight into the history and character of the area. The boundary of this character area is illustrated on in Appendix B. The open area of the playing field and adjacent woodland of the Fort are excluded from the townscape character area, while the Fort and other areas of open land to the west of the A32 are included within the townscape.



- 2.4.11 The relevant extract is also reproduced in Appendix B. In this, the settings of the Palmerston Forts within the urban area are described along with the various naval training bases. The area as a whole is noted as effectively dividing the Gosport suburbs in two. This is, in part, to do with the limits on public access within the naval establishment as well as the line of Forts which emphasise the historic and on-going presence of the military bases within the townscape.
- 2.4.12 The open green spaces throughout the area are noted in the county assessment with particular reference to the Fort settings. At the same time, the absence of publicly accessible spaces and limited access and connectivity (except around Fort Brockhurst) is also noted. The point is made that there is a sense that the area feels cut off from adjacent parts of Gosport and the heritage importance of the character area is often not appreciated. It is assumed this is directly related to the HMS Sultan section of the character area.
- 2.4.13 Fort Brockhurst is noted as a major landmark. The industrial estate to the north and east of the Fort is included within the character area although the lack of trees and green spaces within the estate is noted. The assessment notes that areas around the Forts have often been left to turn semi-wild, with vegetation and self-seeded tree groups. Fort Brockhurst is noted 'in particular' as having an attractive backdrop of trees seen across the water filled moat.
- 2.4.14 Reference to historic mapping (as illustrated on Figure 4) suggests that the treelines next to Fort Brockhurst and Elson are more formal features than self-seeded backdrops. From the historic mapping the Brockhurst tree line can be seen as a clearly defined formal belt of trees that lines up with a similar sized belt that extends to Fort Elson. Most of the second belt of trees is within the DM Gosport base area and corresponds with an area of remaining tree cover (although not all the belt remains as some of the belt has been lost to Heritage Way and buildings within the business park). Both tree lines appear to be at least contemporaneous with the Forts. It is also important to note the open space of the study Site to the north of this tree line is not included in the character area, confirming the point that it was not assessed as forming part of the wider setting of the Fort. The area has been further separated following construction of Heritage Way.
- 2.4.15 While the Site is partially excluded from the townscape character area GOS07 this seems an arbitrary omission in landscape character terms. With the previous function as a sports field the Site itself is clearly a suburban space. The existing Site buildings and adjacent sub-station, along with the derelict and demolished part of the Site, reinforces the urbanised nature of the field. The enclosure of the Site on its eastern side by the existing industrial estate will, in time, be reflected by the development allocation on the western edge. This future development potential closes off any function the area may have had as an open space visible from the A32. The tall ball-stop fences, scrub and Heritage Way physically and visually separate the Site from the surrounding area. The area is not over-looked from anywhere and does not provide any accessible interconnection between other open areas and Fort Brockhurst.
- 2.4.16 Across the road the area of the DM Gosport base also presents a more suburban landscape and built up character. The secure fence line and amenity landscape next to the road extend in from the A32 to a point opposite the Heritage Business Estate. Further along the fence line height drops on the north side of the road but the area is still clearly MOD land. The Heritage Way road is also a modern suburban roadway providing access to the various developments. As such it also acts as a definitive edge to the more open semi natural landscape to the north.



- 2.4.17 As noted the presence of some landscape along the A32 contributes some variation to the suburban roadscape. Heritage Way has a slightly different character as an evidently modern spur road connecting the A32 to the industrial estates, residential areas and other MOD sites to the east. From the junction with the A32 to the entrance to the roadscape is funnelled between the tall fence lines of the Site and the secure fence of the DM Gosport site on the opposite side of the road. The DM Gosport buildings are visible set back from the road with some areas of managed amenity landscape in between.
- 2.4.18 East of the Site the Heritage Business Park extends up close to the road. Opposite the landscape opens up as an area of more semi natural grassland and unmanaged scrub land backed by woodland and other tree lines (including the remaining shelter belt that extends up to Fort Elson). Further along, the road becomes enclosed by woodland and a substantial planting belt associated with a residential development. Although there are some aspects of urban fringe intrusion, the landscape in view on the north side the road appears to be outside of the built up area. This impression is conflicted by the continuation of secure fencing along the roadside edge and reference to mapping and aerial photographs, which identify the presence of further military development set back from the road around Fort Elson.

2.5 Visual Function and Amenity

- 2.5.1 The Site is not extensively overlooked. At present the frontage onto the A32 is screened by low fencing and scrub on the derelict portion of the Site. The sub-station is visible, as an unsightly element, from the main road next to the access. This frontage is the section of the Site that would be seen by the most people as the A32 is a constantly busy route into the town. In its present state the Site detracts from the visual amenity of the roadscape; a point made worse by the signalised junction that makes some traffic on the road stop next to the Site.
- 2.5.2 There are currently no views into the Site from Heritage Way. The tall ball-stop fencing, again, does not contribute positively to the quality of the local visual amenities of the area.
- 2.5.3 The interior of the Site can be seen but only to a limited extent from inside the Fort woodland area adjacent. The views are restricted to the woodland edge close to the Site boundary, where there are some informal paths and views are gained under the tree canopies. From the ramparts the view is strictly limited, even in winter, as the view is from further back and higher up and thereby blocked by the tree canopies. With the bland landscape of the pitches and dilapidated condition of the sports facilities, where a view is gained, the Site does not enhance the visual amenity of the woodland. However, the character of the wood and the interest of the dramatic ramparts means the Site is not relevant to the visual amenity of the Fort.
- 2.5.4 Overall the Site contributes little to the visual amenity of the locality. Some of the adjoining development significantly detracts from the visual amenity of the general area. In particular the area of the industrial estate to the east of Fort Brockhurst has a negative effect on the setting of the Fort, Heritage Way and the nearby residential area. Changes on the main road frontage would be in view from one of the main arterial routes into Gosport. The open eastern portion of the Site is visually less significant than the currently open western section.



2.6 Access, Circulation and Recreational Function

- 2.6.1 The field is a former private sports club and is not open to public use or access. There is some low level unofficial dog walking access from the main road and through the boundary from the Fort. The Fort area does offer a circular walk from the nearby residential areas, but this involves walking up the side of the industrial estate and a short section of narrow muddy path. There is no through route or circuit across the area.
- 2.6.2 The sports field was leased to a private services sports club this arrangement has now come to an end. The general setting, condition and level of use of the field suggests there is no long term future as a sports facility. This has been confirmed by the Site owner. As noted within the landscape character assessment, with the surrounding naval bases there is a good distribution of other similar facilities in the area.
- 2.6.3 As an amenity area the Site has the attractive backdrop of the Fort woodland (albeit with no wider relationship with the Fort itself) but on the other frontages the empty sites and Heritage business park detract. The rundown condition of the facilities are also a detraction and would require replacement to bring up to modern club and presentable standards.

2.7 Other Aspects of Potential Interest or Value

- 2.7.1 As noted in the introduction, areas of open space within an urban area can have interest or value where they may provide a setting to special interests or simply act as a green space in an otherwise impoverished location.
- 2.7.2 The derelict parcels of land and the sports field do not offer or contain any intrinsic interest or features of value. The close mown amenity grassland offers little interest for wildlife.
- 2.7.3 The proximity to the Fort clearly raises a potential heritage interest. Reference to Figure 4 illustrates the presence of the woodland from around the time of the Fort construction. (It should be noted the historic map from 1898 clearly indicates the woodland belt, but not the Fort). This cannot be taken as evidence that the woodland pre-dates the Fort. As the building was a military installation it was not included on the early ordnance survey maps, only appearing on the 1932 public map as is often the case for military Sites.
- 2.7.4 The Site is identified as open land with only a pair of detached cottages in 1932. The open land to the east has been in-filled with the industrial estate. This development and the more recent Heritage Way road has extended around and through the second shelter belt into the gap between tree belts and into the same original field that lay to the north of the woodland. The extensive area of suburban development and naval bases that starts again on the western side of the A32 junction has continued the conversion of the original farmland into urban area right around the other two remaining Palmerston Forts to the south.
- 2.7.5 The Site is therefore a minor remnant of the farmland that existed outside of the line of Forts and offers no function as a setting to the heritage value of the Fort. The protected Site boundary follows the edge of the ramparts and moat. The outer section of the woodland belt provides a physical buffer and good visual screen between the Site and the designated ancient monument.



- 2.7.6 The Site is not therefore part of the Fort's setting. As there are very limited glimpsed views from the woodland area out into the Site, changes should be managed through appropriate building and landscape design to respect the character and value of the woodland as a part of the historic landscape resource.



3.0 Evaluation

- 3.1 The Site sits within an area of the expanded suburban settlement of Gosport. As a naval town the general context of coast, harbour, historic military bases and corridors of secured landscape create an unusual townscape. The wider setting of the conurbation alongside the harbour also makes for a fragmented rural hinterland around the settlements. Within this context the district area is not generally deficient in open green spaces. There are also some areas of interesting semi natural landscape around the periphery of the built up area.
- 3.2 The Site offers no inherent interest as an area of landscape and has no features of interest, such as TPO trees or indeed any established trees within the main Site area.
- 3.3 The site area is partly mapped as part of the coastal plain ('Coastal Plain Open' Typology) but does not retain any real features (other than being flat and low lying) or character of this wider landscape type.
- 3.4 The Site is also mapped in part as within a local townscape character area (GOS07). This would be more appropriately applied to the whole of the Site area (and the adjacent Fort woodland). In landscape terms the area has the character of a plain or ubiquitous suburban amenity space, with no relationship and minimal influence on the character or quality of the surrounding rural area to the north-east of Heritage Way. As such the Site is not countryside. Likewise the area to the immediate north of the site within DM Gosport is a similar area of suburban landscape. The more semi natural landscape to the north and east, which is not managed agricultural landscape, could be seen as non-urban.
- 3.5 The area around the Site is not extensively overlooked. In its current condition the Site does not enhance the local visual amenities. There are other development areas nearby which degrade the visual amenities, so the general level of sensitivity to further change may be described as relatively low. However, the position of the Site fronting on to a main arterial road into Gosport should be recognised as an important sensitivity. The Site also has a frontage on to Heritage Way which, while not highly sensitive, is a locally busy public through route.
- 3.6 Although an established playing field the Site is of negligible recreational value; the current use has ceased. Any continuation of this use would require investment to bring the quality of both playing surface and associated facilities up to a normal club standard. As private land it offers no wider public access or official recreational function. The intention of the owner not to continue private use of the Site is also relevant.
- 3.7 The Site offers no other tangible interest as a natural or cultural heritage resource. The proximity to Brockhurst Fort (ancient monument) is noted as a 'sensitivity' in that the adjoining woodland belt is noted as part of the setting to the Monument, but this does not form part of the Site. The Site does not form or function as part of the Fort's setting.
- 3.8 Overall the Site is a suburban space with no intrinsic landscape value. The identified sensitivities of visible public road frontages and nearby monument would not preclude development or other considered changes.



4.0 Conclusion and Recommendations

- 4.1 As set out within this report the Site would be more correctly identified as being a part of the urban area/townscape rather than as falling within a rural landscape typology. As such the full Site area ought to be included within the urban area Boundary under the terms of Policy LP3.
- 4.2 On this basis the Fort woodland would also be included as within the settlement. At present the boundary extending as an ‘intrusion’ into the settlement, through part of the Fort Site including part but not all of the ramparts, appears illogical. If the whole of the woodland were to be recognised as ‘within the settlement’ this would not diminish its importance as an accessible area of semi natural green space, a piece of urban woodland and as an historic Site.
- 4.3 Following this approach the boundary of the settlement within the DM Gosport site on the opposite side of Heritage Way could also be reviewed to rationalise the definition of the settlement edge in this area. Providing a more coherent settlement boundary offers better scope for future redevelopment planning of the extensive base. Within this the importance of the second shelter belt as a connection between Brockhurst and Elson Forts should be emphasised. Figure 6 illustrates the suggested amendment to the urban area Boundary line.
- 4.4 Adjustment of the urban area Boundary would not alter the current land use as an area of open green space albeit the area would be within the urban area. The value of this as an open space should also be reconsidered, as its re-use for private recreational purposes will not occur as there is no intention to seek re-use by the owner. The draft Local Plan (see paragraph 11.89) contains a list of the essential functions of green space within the district. It is relevant to review the function of the Site against this list as follows;

Essential function as listed in the Draft Local Plan	Commentary relating the study Site to the Essential Functions
Defining and separating urban areas	As noted within the local townscape analysis as the Palmerston Fort Line effectively divides the Gosport suburbs in two. This is, in effect, achieved by Fort Grange and Fort Rowner to the west of the A32. The landscaped frontage of Fort Brockhurst is an event on the main road. Heritage Way also provides a practical boundary. However, the open space area of the Site is set well back from the road frontage, such that it makes no visible contribution to this event.
Providing linkages between settlements and the countryside	The open section of the Site is currently private land enclosed on the side closest to the semi natural landscape. The semi natural landscape outside the settlement area is also currently inaccessible.
Enhancing the quality and visual amenity of urban areas	The open section of the Site is barely visible from any other public vantage point. Internally the area is not a high quality landscape whereas the adjoining Fort woodland is a positive asset.
Providing opportunities for formal sports, children’s play and other leisure activities	The area is no longer in use as a playing field. The local area does not appear deficient in sports facilities and the area is remote from the residential areas and therefore of limited potential value for children’s play and recreational purposes with any demand and interest having been taken by the redevelopment of the Holbrook Leisure Centre.



Helping to improve people’s physical and mental well-being	As a private space with limited physical or visual access the Site does not offer any well-being benefit.
Providing important habitats for flora and fauna	The area is not identified as an important habitat.
Providing a venue for community contact and events	As a private space the Site has not provided this function. As an area of limited future function there seems only limited potential for this.
Providing flood water storage	The Site is not designed to provide this function.
Reducing the impacts of pollution and noise	There is no apparent requirement for these benefits in the area of the Site.
Providing a setting that encourages inward investment	As the open section of the Site is not in open view, the area offers no such benefit.

4.5 Overall the Site performs poorly against this list of essential functions. It would also be the case that most good quality open space areas would be created to deliver at least a range if not most of the functions listed. Given its discrete setting and location remote from the main residential areas it is difficult to identify how else the area would be used efficiently as an open space.

4.6 On the basis of this study it is recommended that the urban area Boundary should be amended to encompass the Site within the defined settlement area as per Figure 6.0. It is also recommended that the Open Space function and designation be reviewed and removed based on the Site’s performance against the Local Plan’s essential functions criteria.

Appendices

Appendix A :

Figures:

- Figure 1.0 Study Site Location
- Figure 2.0 Draft Local Plan Annotated Extract
- Figure 3.0 Existing Site Layout
- Figure 4.0 Historic Map Extracts
- Figure 5.0 1932 Historic Map Overlaid on Modern Aerial Photograph
- Figure 6.0 Suggested Amendments to Draft Local Plan proposals map
- Figure 7.0 Photographic locations
Photographs

Appendix B:

County landscape assessment extracts

http://www3.hants.gov.uk/9f_gosport_and_fareham_coastal_plain.pdf

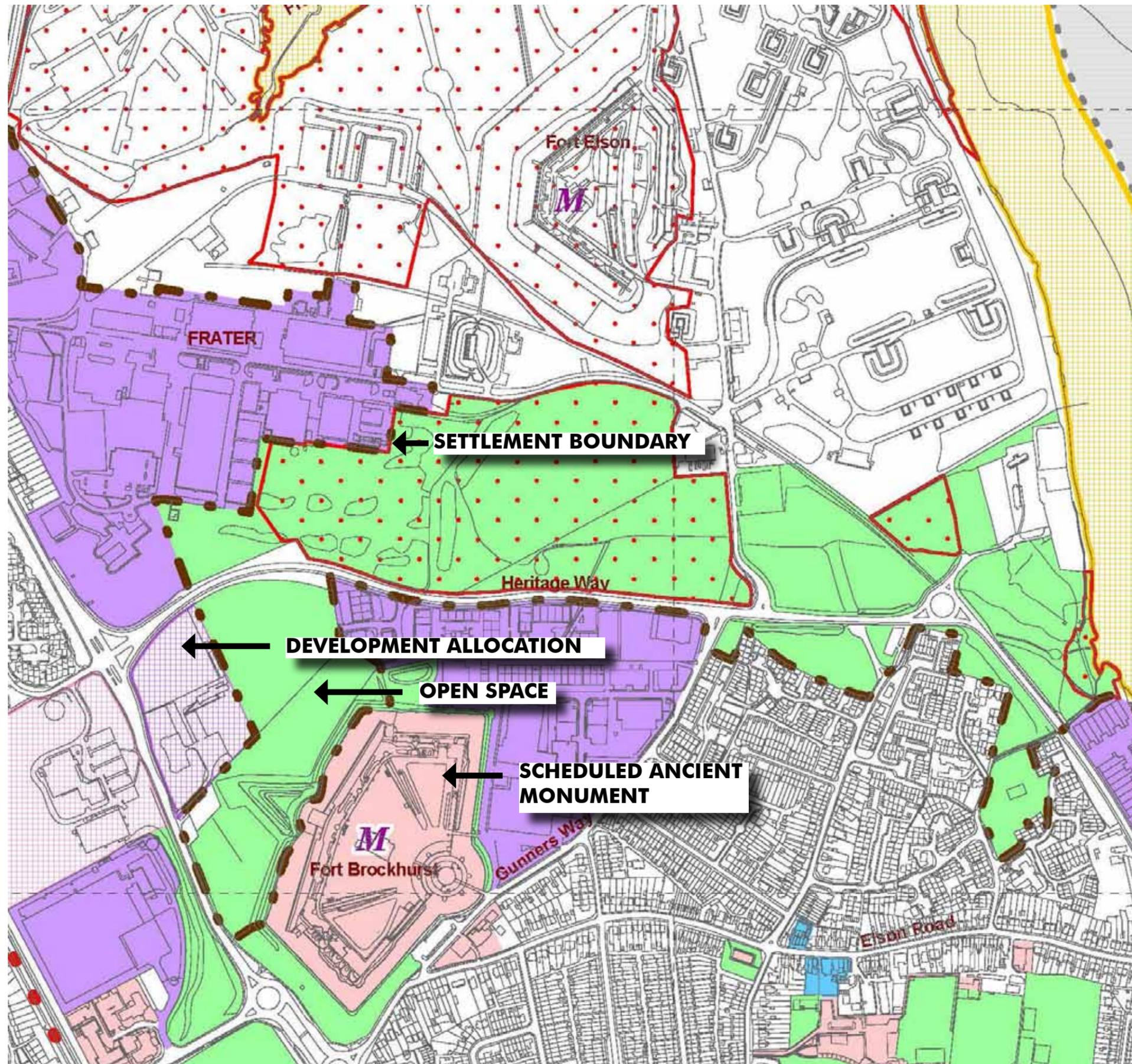


LANDSCAPE APPRAISAL
LAND AT FAREHAM ROAD, GOSPORT
Appendix A : Figures

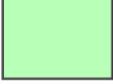
Prepared for: Milln Gate Gosport LLP
February 2013



Figure 1.0
STUDY SITE LOCATION



KEY

-  Urban Area Boundary (Policy LP3, LP10)
-  Existing Employment Area (Policy LP3, LP6, LP16)
-  Employment Land Allocation (Policy LP3, LP9B, LP16)
-  Site of Importance for Nature Conservation (Policy LP44)
-  Scheduled Ancient Monument (Policy LP11)
-  Existing Open Space (Policy LP3, LP35, LP42)

Note:
 Extent of Scheduled Ancient Monument
 incorrectly shown on Local Plan Base Map
 Refer to Figure 6.0

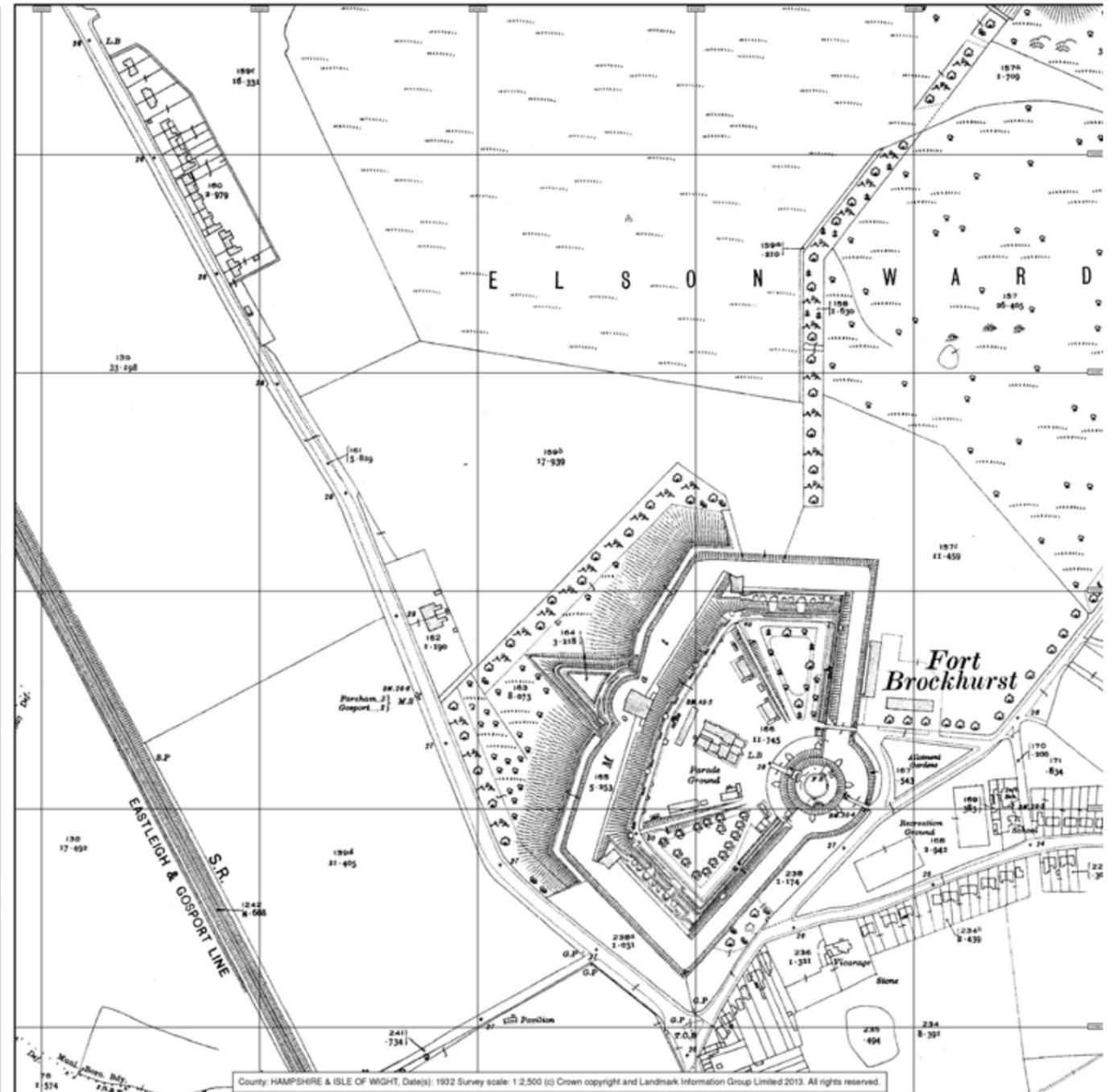
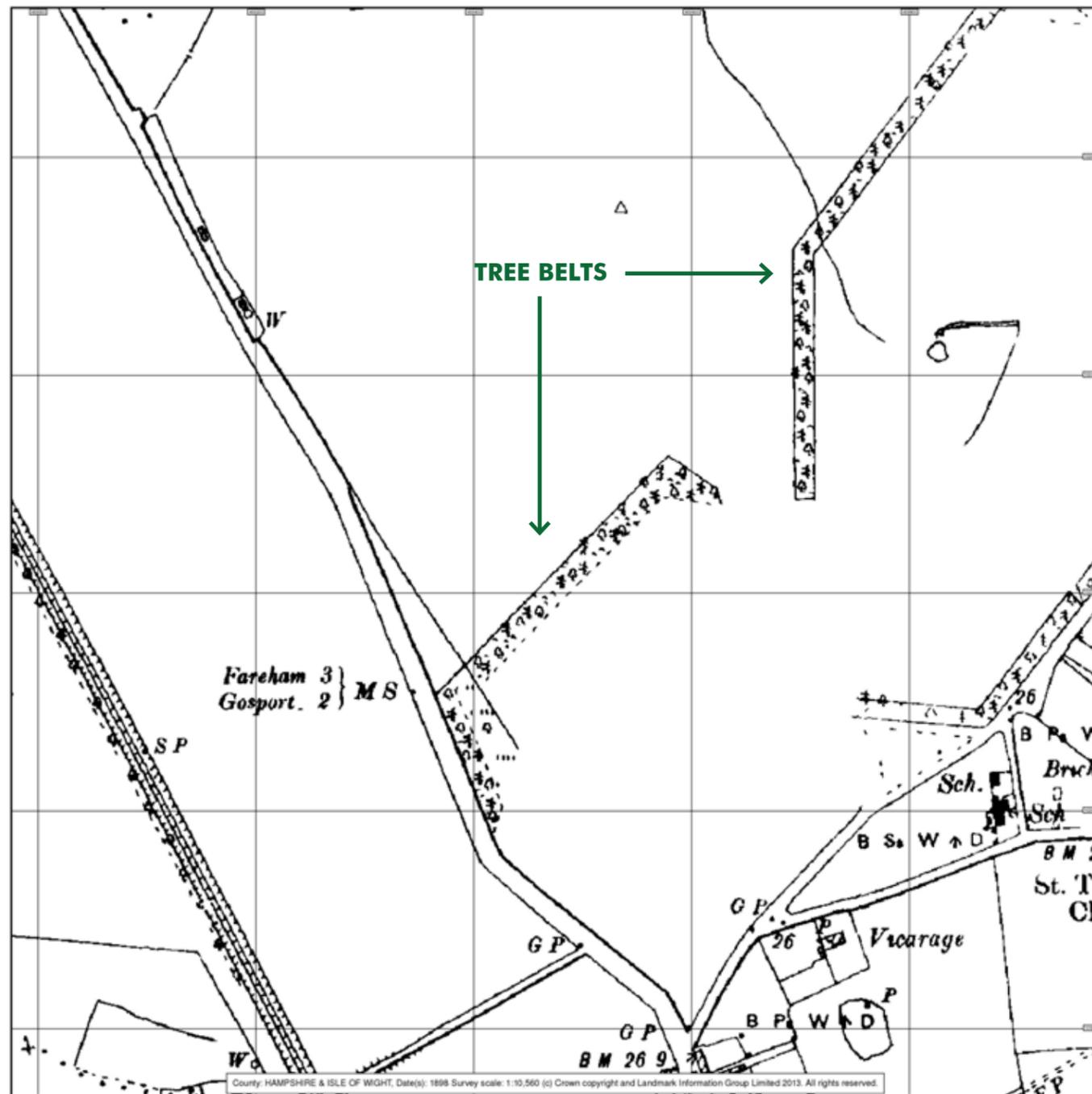
Figure 2.0
DRAFT LOCAL PLAN
ANNOTATED EXTRACT





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Figure 3.0
EXISTING SITE LAYOUT



Landmark
 Information Group

Landmark Historical Map
 County: HAMPSHIRE & ISLE OF WIGHT
 Published Date(s): 1898

Landmark
 Information Group

Landmark Historical Map
 County: HAMPSHIRE & ISLE OF WIGHT
 Published Date(s): 1932

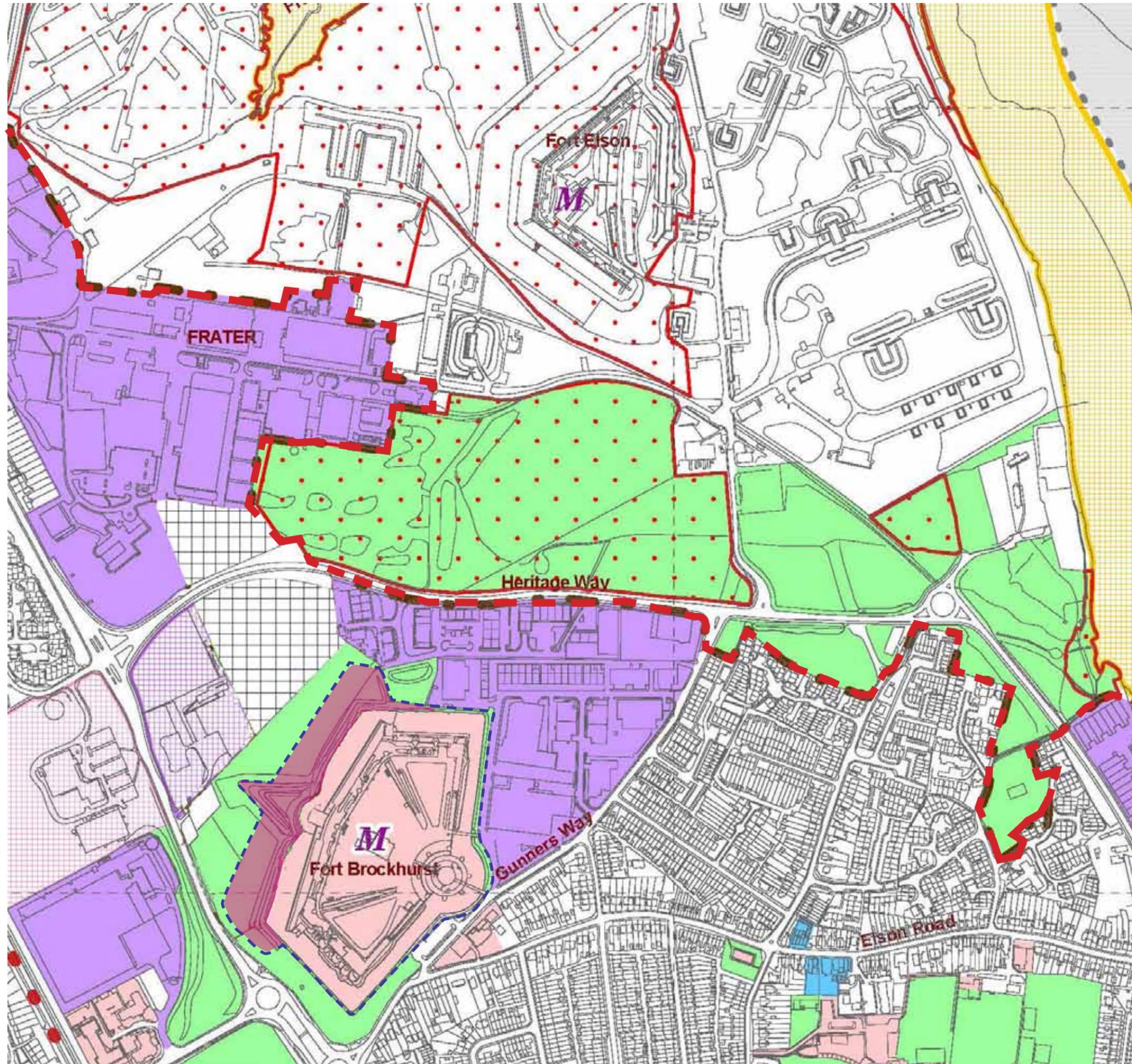
Note:
 Although the fort was constructed between 1858-1862, it does not appear on published Ordnance survey maps until 1932. As was often the case with military installations, they were not shown on public maps

Figure 4.0
HISTORIC MAPS EXTRACTS

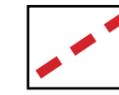


Figure 5.0
1932 HISTORIC MAP
Overlaid with Modern
Aerial Photograph

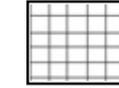




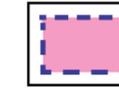
KEY



Suggested adjusted settlement boundary line



Area of study site removed from open space designation



Adjusted Boundary to Scheduled Ancient Monument (source the National Heritage List for England - map search)

Figure 6.0
SUGGESTED AMENDMENTS TO
DRAFT LOCAL PLAN
PROPOSALS MAP



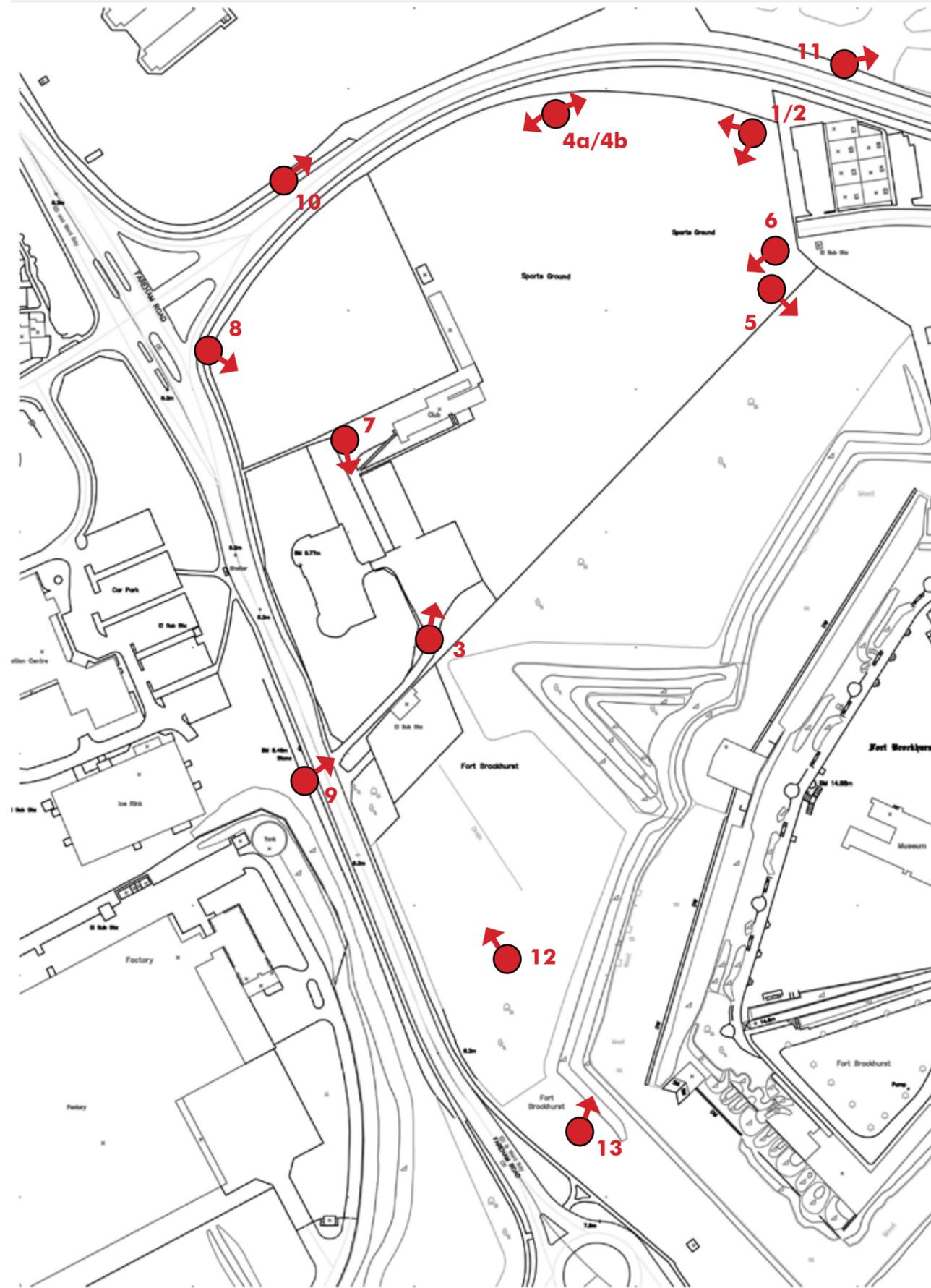


Figure 7.0
PHOTOGRAPHIC
LOCATION POINTS

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Photograph View 1 - Internal view of Site



Photograph View 2 - Internal view of Site



Photograph View 3 - Internal view of Site





Photograph View 4a - Internal view of Site



Photograph View 4b - Internal view of Site



Photograph View 5 - View into woodland area



Photograph View 6 - Boundary to Fort Woodland



Photograph View 7 - Vacant Plot area on western site of the Site



Photograph View 8



Photograph View 9 - Existing Access off Fareham Road and Sub-station





Photograph View 10 - View of Heritage Way Frontage



Photograph View 11 - View along Heritage Way - illustrating more semi natural character landscape





Photograph View 12 - View from Fort Brockhurst Ramparts into woodland area looking towards the Site



Photograph View 13 - Fort Brockhurst Moat and Woodland

**LAND AT FAREHAM ROAD
GOSPORT**

LANDSCAPE APPRAISAL

**Prepared for :
Milln Gate Gosport LLP**

APPENDIX B

Extract from the Hampshire Integrated Character Assessment
9F Gosport and Fareham Coastal Plain

Gosport Townscape Character Assessment
Extract 1 : Page 6 – Character Areas Map
Extract 2 : Pages 29-32 Character Area GOS07

Prepared by:



9F: GOSPORT AND FAREHAM COASTAL PLAIN



Lee on Solent promenade with a wide variety of architectural styles with Victorian origins. Shelving shingle beach – on the more exposed south western shore..



Bedenham and Frater MoD land – a mix of defence related uses/landforms and semi natural vegetation



Flat fertile fields of market gardening, glass houses, tree windbreaks, north of Stubbington.



Alver valley has a semi natural and more managed feel.



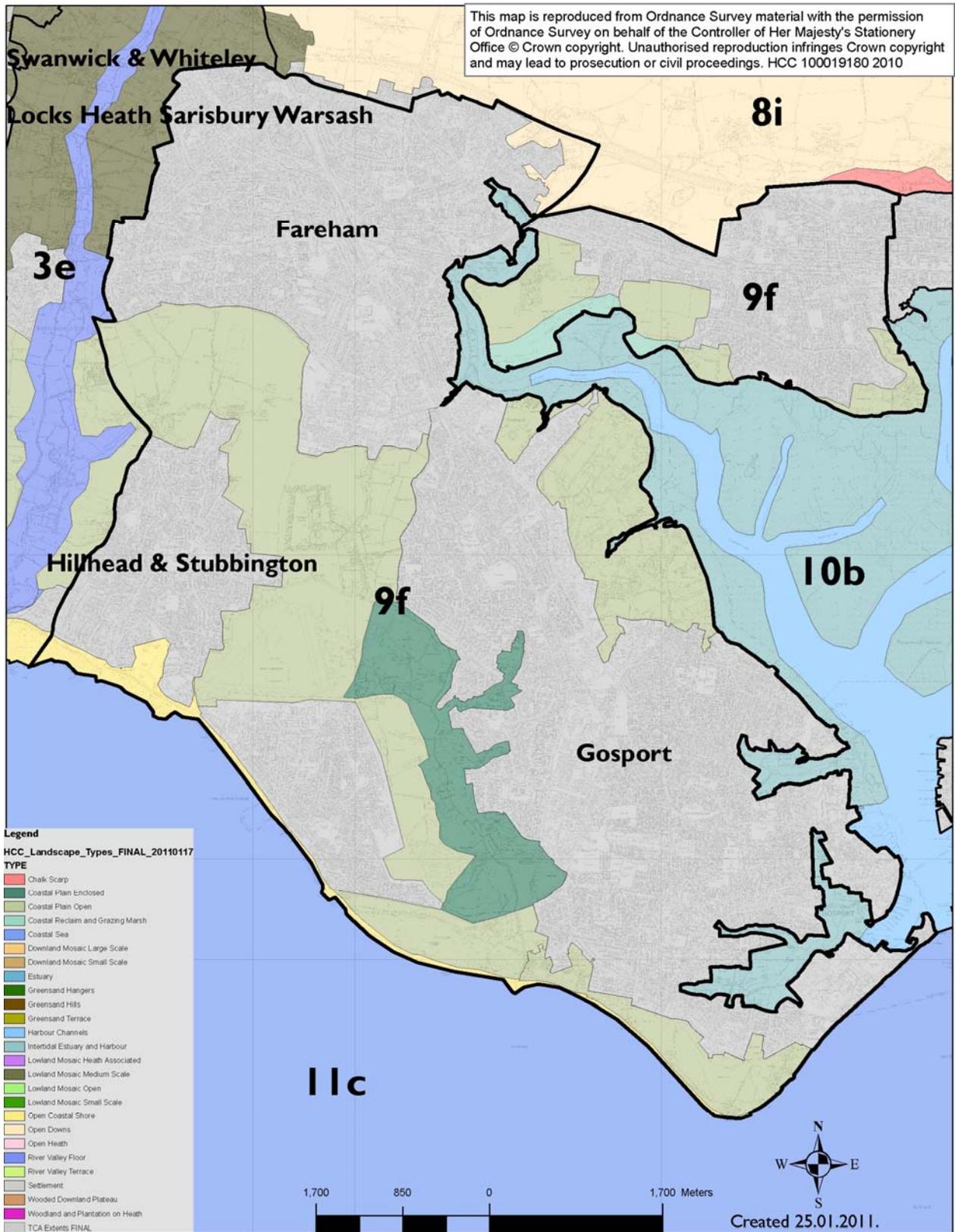
Browndown military site and SSSI - heathier soils in the extreme south and shingle on the foreshore.



Fort Brockhurst (background) in a modern industrial estate setting.



Fort Gillkicker –© James Pierce still retains its dominance in the landscape and from the sea.



GOSPORT AND FAREHAM COASTAL PLAIN



1.0 Location and Boundaries

1.1 This character area is located north of the Solent and west of Portsmouth Harbour. Its boundaries to the south and east are defined by the coastal landscape and its northern and western boundaries by Portsdown chalk escarpment and the Meon river valley respectively.



1.2 Component County Landscape Types

Coastal Plain Enclosed, Coastal Plain Open, Open Coastal Shore, Settlement.

1.3 Composition of Borough/District LCAs:

Fareham

Woodcot/Alver Valley
Fareham / Stubbington Gap

Gosport

All the Borough character areas
fall within this character area

The Gosport and Fareham character areas are at a much smaller scale. The Fareham assessment extends to mean high water whereas the Gosport assessment includes down to mean low water and in the east to the Portsmouth unitary boundary which extends into the intertidal zone.

1.4 Associations with NCAs and Natural Areas:

NCA 126: South Coast Plain
NA 75: Southcoast Plain and Hampshire Lowlands

1.5 Townscape assessment areas:

Gosport, Fareham, Stubbington, Hill Head and Lee on Solent

2.0 Key Characteristics

- A low lying landscape which physically forms part of the coastal plain but is isolated from the coastline by the development.
- Drained by shallow valleys of the River Alver and Wallington in the east and by small streams running into the Meon to the west.
- Predominantly light soils which are of high agricultural quality with heathier soils in the extreme south and shingle on the foreshore.
- In the south, grassland pasture dominates while to the north there are large arable fields with no significant boundary vegetation.
- The area is strongly influenced by the adjoining urban areas of Gosport, Stubbington and Fareham, and by defence infrastructure.
- The Solent coast draws visitors, particularly local residents for various leisure activities including angling, sailing and walking.
- Numerous small parks and allotments.
- Varied coastal views including across Portsmouth harbour and the city skyline which contrast with views across busy stretch of the Solent.

- A landscape rich in historic naval defences particularly forts which ring Portsmouth harbour and protect her entrance.

3.0 Physical Characteristics and Land Use

3.1 A low lying landscape gently sloping north to south with northeast to southwest geology banding. In the south the geology becomes increasingly sandy and silty and includes the Selsey and Earnley formations. There has been a history of mineral extraction particularly south of HMS Daedalus and there are mineral safeguarding areas in the Alver valley. The majority of the character area is below 15m but rises to 45m AOD at Porchester. Development is generally above 5m, leaving much of the non built landscape in the lowest lying areas. The shoreline west of Gilkicker becomes increasingly shelving and shingley, whilst the natural shore to the east is characterised by a more gradual profile leading to mudflats.

3.2 There are several tidal creeks on the east coast, including Frater, Haslar and Forton lakes which puncture the urban fabric and MoD related development. They are important natural habitats where the intertidal areas have been particularly squeezed by 20th century built environment. The Alver and Wallington rivers are set predominantly in urban settings. There are still some sections of the floodplain which retain a semi natural character such as the southern section of the Alver. However the water quality is particularly low chemically and biologically. Some fields and lower lying areas have drainage ditches particularly at Bedenham and around Woodcot

3.3 Land use is very mixed in the non built up areas and there are few rural characteristics. The field patterns are broken and a large proportion of the remaining boundaries have no hedges or hedges which are gappy and non woody, while many of the fields have been amalgamated and enlarged. The non-built coastal plain landscape has suburban and military related uses such as amenity grasslands, playing fields, airfield, golf courses and horse grazing. There is also occasional horticulture and crops under glass.

3.4 Along the coast the net littoral drift direction is from east to west and parallel to the shore which prevents any significant onshore deposition of beach material and hence the beaches are not particularly wide. At Lee on Solent and Hill Head sections have timber groynes which protect against erosion and help to retain areas of shingle beach. There is a beach replenishment site on the northern part of Lee on Solent shore while Southern Lee on Solent, Browdown and Stokes bay are depositional areas creating wider beaches. The 'headland' at Gilkicker point is an example of a cusped foreland, a feature caused by the effect of opposing directions of sediment transfer (long shore drift easterly direction meeting back eddy of Portsmouth harbour westerly direction).

4.0 Experiential/Perceptual Characteristics

4.1 Views out from the character area across Portsmouth Harbour and across the Solent are frequently restricted by MoD land. Northwards views often have developed skylines e.g. of Fareham and Porchester which adds to the impression of a suburban/developed landscape. This is alleviated by views beyond to Portsdown hill which provide a sense of a semi- rural hinterland. The most impressive views are of the Portsmouth skyline and naval dockyards, from places along the southern half of

the eastern shore, as well as views across the busy and narrow stretch of the Solent to the hilly backdrop of the Isle of Wight.

- 4.2 There is limited access to the Portsmouth harbour edge and the MoD firing range at Browndown. Nevertheless, the Solent Way provides a linear route along the coastline of Stokes Bay and there are strips of coastal common at Gilkicker and Lee on Solent, which are popular for recreation. There are five sailing clubs along this stretch of coast although continually shifting shingle constantly changes the beach profile and sometimes makes launching difficult. The south coast shore scene can be a blaze with colourful windsurfing and kitesurfing sails. Away from the coast there are numerous formal recreation sites, but the Alver Valley provides the only significant semi-natural experience. There are numerous sports pitches and allotments widely distributed across the area many under 5 hectares.
- 4.3 The area is strongly influenced by the large scale development and defence related uses. In places the segregation of MoD land created by long lengths of security fencing imparts a strong sense of separation and restriction of movement, and a sense of claustrophobia in the more developed areas. This contrasts with the openness of the coastline along Stokes Bay.

5.0 Biodiversity Character

- 5.1 Small and discreet areas of this landscape character area comprise part of the Solent and Southampton Water RAMSAR and SPA, and the Portsmouth Harbour RAMSAR site and SSSI site. These sites are designated for the marine habitats which they support, including tidal creeks, marshes and mudflats which can support large beds of narrow leaved and dwarf eelgrass, extensive green alga and sea lettuce. The sites also support internationally important numbers of wintering dark-bellied brent geese and nationally important numbers of grey plover, dunlin and black-tailed godwit.
- 5.2 Gilkicker Lagoon is designated as part of the Solent and Isle of White Lagoons SAC and is a sluiced lagoon with marked seasonal salinity fluctuation and supports high species diversity. Gilkicker Lagoon is also designated as a SSSI. It is a relict of a former defensive moat which in turn is thought to have been partially derived from an ancient fleet extending parallel and to the rear of the apposition beach of Gilkicker Point. The flora of Gilkicker lagoon comprises three species of charophytes, green alga species, and tassel pondweed. The invertebrate fauna includes at least 10 species of molluscs and 3 species of Coelenterata (anemones and allied groups). This assemblage is relatively rich and includes 5 national rarities.
- 5.3 In addition to the above designations there are two further SSSIs. Firstly Browndown SSSI which lies on the coast and is an extensive shingle beach comprising a disturbed sequence of apposition ridges supporting three main plant communities. Secondly The Wild Grounds SSSI which comprises an acid oakwood dominated by uneven-aged pedunculate oak with scattered yew, field maple and ash. Its natural origins and age structure, dominated by old trees are of great ecological and historical interest.
- 5.4 Beyond the designated sites this landscape character area is mainly urban in character with a large patch of arable land and associated habitats. The urban area

provides habitat variation through gardens, street trees and amenity planting, cemeteries, sports pitches and amenity grassland.

- 5.5 Running from the northwest to the south of the area there is a large matrix of habitats. Arable land dominates, with a small amount of improved grassland to the west. Unimproved and semi-improved neutral grasslands exist within the centre while further south there are active and restored quarries. To the southwest are areas of broadleaved woodland, swamp vegetation and dense scrub associated within the River Alver corridor and in the far south a small area of dry heath and acid grassland mosaic.
- 5.6 Coastal habitats also exist in this landscape character area, with marshy grassland, scattered scrub, ponds, shingle above high water and intertidal shingle.
- 5.7 The Portsmouth Harbour BOA fringes the east of this landscape character area. The biological richness and productivity of Portsmouth Harbour is reflected in the nationally important numbers of several wetland birds which overwinter there. There are over 40 SINC's in this landscape character area, with unimproved grasslands, coastal habitats and some ancient woodland designations. Local nature reserves include the West of the River Alver LNR and The Wild Grounds LNR.

6.0 Historic Character

6.1 Archaeology

- 6.1.1 Mesolithic artefacts (including a cluster of finds and a site on the plain below Portsdown Hill) found in the area, and taken with wider distributions, indicate that the coastal plain was utilised. In the early part of this period it would have been an inland rather than a coastal zone (due to lower sea levels).
- 6.1.2 Although there is no immediate evidence of Neolithic settlement, the long barrows on Portsdown Hill suggest that the plain was in some way settled or farmed. There is evidence of Neolithic pottery on the plain below Portsdown hill, which whilst not definitely settlement, implies settled existence. There are also some Neolithic artefacts found on the peninsula.
- 6.1.3 Similarly the peninsular also has evidence of some Bronze Age settlement, but it is limited and there is no evidence of field systems and burial mounds tend to be located on the higher ground behind the coastal plain. The number of Bronze Age hoards in this landscape may indicate a less intensively settled area and reflect evidence of cross channel trade.
- 6.1.4 There is limited evidence of Iron Age settlement on the coastal plain and sites below Portsdown Hill, but not along the peninsula. It seems up to this point that the coastal plain below Portsdown Hill is settled and farmed, but that it has not greatly extended down the Gosport Peninsula.
- 6.1.5 The Portchester Roman fort and the Roman road to it is a particular feature of the coast and the area's importance for defence and as a port, but the evidence does not suggest that the peninsula in general was intensively settled and farmed, although there is Roman evidence along the coastal plain under Portsdown Hill, presumably reflecting the important transport corridor along the coast.

6.1.6 In the medieval period the presence of Grange Farm Abbey suggests that this area was still underused and suitable as a gift of land for the establishment of a religious order. However there are clear areas, such as around Gosport and Stubbington, where the landscape was farmed by open field systems of some size in the medieval period. It is likely that in the medieval and late medieval period the coastal activity of ports and military activity gave an impetus to more intensive farming in this area.

6.2 **Historic Landscape**

6.2.1 Much of the historic landscape has been periodically altered and built over. This makes it difficult to see the different periods of exploitation and enclosure in the landscape today.

6.2.2 The Ordnance Surveyors Drawings of the area of 1803 mapping shows an intensively farmed landscape of small enclosures and common fields where it is possible to discern, around Stubbington and Alverstoke, small scale open field and common field system with origins from the late to post medieval period which had been subject to informal enclosure. Further to the north the field systems are slightly larger scale and the pattern is of the open field systems with late medieval origins. Virtually none of these field systems can be discerned in the modern farmed landscape. The winding nature of some of the rights of way and tracks are probably the only indications of where these boundaries might have lain. The 1800 landscape around Gosport and Rowner was of very small scale open and common fields, intensively farmed, serving the developing settlement of Gosport. Rowner became a completely open landscape by 1850 while to the south the landscape had been subject to formal enclosure by 1800, now completely lost to development of the MoD airfield and Lee on Solent. There were very few areas of common by 1800 Browndown remains as a MoD training area and Chark common is part of the Alver valley nature reserve and golf course.

6.2.5 This area does not appear to have been favoured for salt production. By 1800 the only major salt producing area was at the entrance to Fareham creek and records also show a small area by current day Hill Head.

6.2.6 In terms of parkland landscapes the spacious designed grounds of Haslar Hospital (EH Grade II), with its strong axial design including enclosed airing court gardens overlooks the Solent. Another significant park is Cams Hall where, although some of the park is now a golf course, other features have survived and an avenue of trees has been replanted lining the approach drive. There is another avenue at Blackbrook House, a fine example of a cottage orne with a Picturesque garden. There are a number of public parks and cemeteries in this area, some with their origins from the nineteenth century such as Anns Hill Cemetery in Gosport, Crescent gardens in Alverstoke, Walpole Park and part of the grounds to Bay House now form Stanley Park. Others such as Foster gardens and Falkland gardens were created in the first half twentieth century. Cams Hall/Home Farm at Fareham Creek now a office/golf course but quite an important former country house/estate farm/parkland setting.

6.3 **Built Environment**

6.3.1 Many of the roads and lanes have their origins in the tracks associated with accessing numerous small enclosure field systems and would have been winding in character.

Their alignments in the modern highway network are still discernible but often widened and straightened. Along the minor road network the alignments are better retained. The M27 and associated land run across part of the northern boundary of the character area and although there are bridges and underpasses, the landscape to the north is severed, with the busy parallel A27 reinforcing this separation. The north south roads such as the A32 and B3334 have a constant flow of slow moving traffic.

- 6.3.2 The settlement pattern by the mid 19th century contrasts east and west in the character area. To the west it is dispersed around what is now Stubbington. To the east it is nucleated with Fareham and Gosport as important market and defence-related towns. Alverstoke and Brockhurst are examples of much smaller nucleated settlements at this time. These have all been subsumed into Gosport and Fareham. Most development was post 1945.
- 6.3.3 There was a moderate density of 19th century farmsteads particularly either side of the Alver. Older steadings were located to the west and of 17th and 18th origin while in the far south on the sandier gravelly soils there were few. Now nearly all have been lost to development and MoD land take and those that remain are hemmed in on all sides by development including glass houses and market garden crops.
- 6.3.4 The defence of Portsmouth harbour and the British navy has been of key influence on this character area. Porchester castle is a fine example of a Saxon castle with Roman origins at the head of the harbour. From the time Henry VIII declared Portsmouth harbour as the home of the British navy defence of the harbour entrance and its approaches were the focus for development, including castles at Hasilworth known as the Gill-Kicker and at Alverstoke. Over the centuries since there has been rebuilding at these sites such as the north to south, Gomer to Elson line of forts and Stokes Bay moat and batteries connecting the line of forts to the west with Fort Monckton and Gillkicker. Unfortunately modern development has often paid little respect to the setting and location of these defences and their presence over the wider landscape and townscape is much diminished. The defences which are close to the coast such as Porchester castle, Gillkicker, Monckton and the batteries on the Stokes bay moat retain a dramatic presence from the water. There are a number of other military establishments that have interesting gardens and grounds and in some cases the trees and shrubs may have been brought back by ships from overseas.
- 6.3.5 HMS Daedalus is quite a prominent feature of this area, not just the airfield which forms a visual gap between areas of development, but also the group of buildings at the heart of the Daedalus Conservation Area, former flying boat sheds and aviation associated buildings which are fundamental to its listing on the EH register.

EVALUATION

7.0

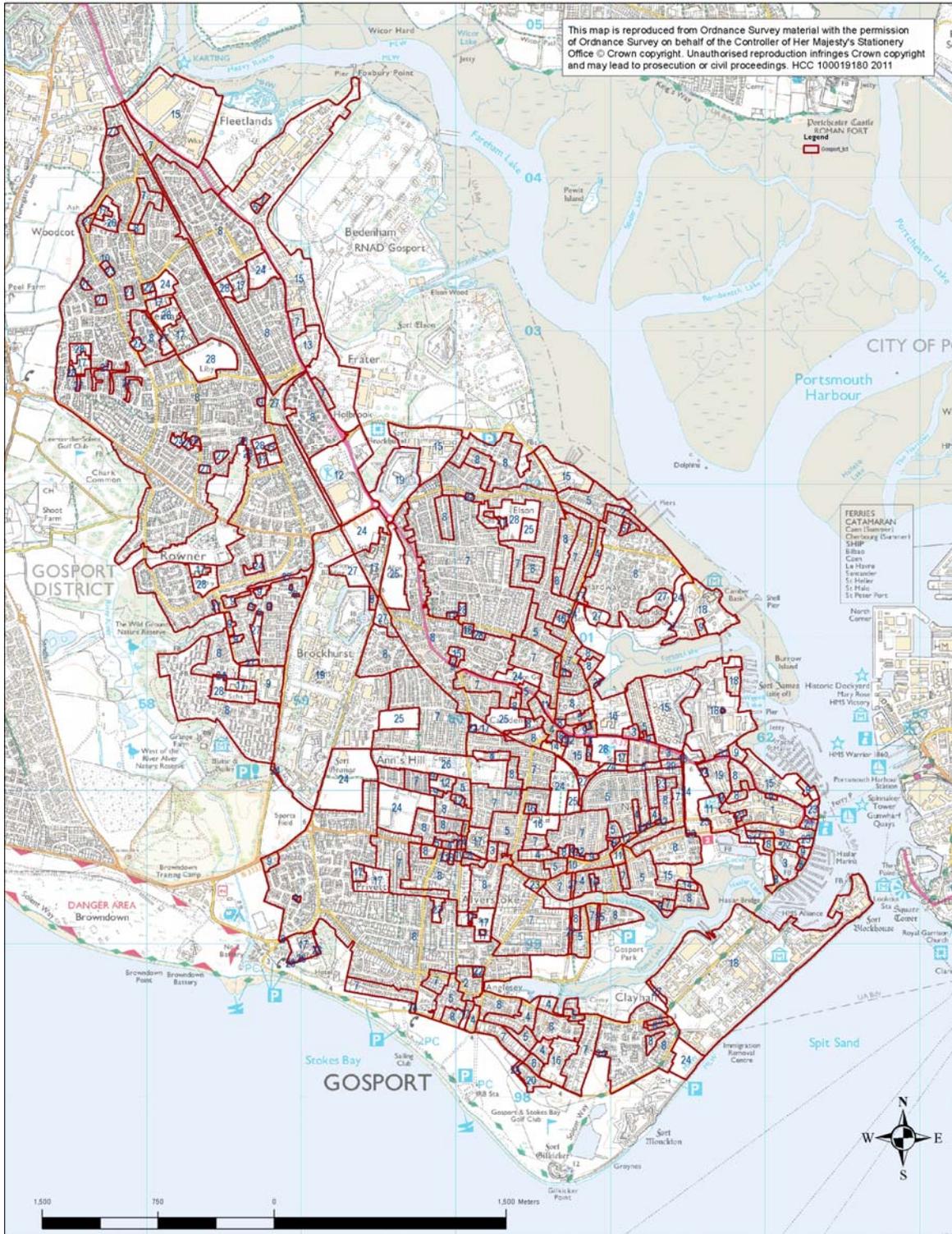
Forces for Change

1. New development.
2. MOD Land Release.
3. Pressure from urban fringe use related activities.
4. Recreation pressures.
5. Climate change and coastal processes in particular sea level rise and increase in frequency of storms.

KEY QUALITIES AND EFFECTS OF FORCES

7.1 <i>Rich naval history with forts and associated buildings often in particularly prominent locations.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
1.2.5	Threats: Unsympathetic conversions and treatment of the setting to forts and building released from MoD ownership. Predicted sea level rise affecting under and above ground construction particularly those close to the coast.
	Opportunities: Balancing tourism needs and conversion for development demands whilst retaining and improving the setting to these historic features could be addressed by sympathetic design briefs. Including space for the setting to these forts could be included in coastline defence strategies.
7.2 <i>Particular biodiversity interest tends to be on the peripheries and small scale - including shingle habitat, remnant acid oak woodland and a saline lagoon. The area adjoins internationally designated marine sites.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
1.2.3.4	Threats: Interruptions to natural and man managed shingle beech replenishment and sources of shingle which affect the amount of material for key areas of this habitat, such as erosion at north west end of Browndown ranges. Breaching of sea defences and flood storm damage over sea wall and embankment at the Gillickicker would result in loss of habitat including saline lagoon behind. Some areas on the hill head section have no protection. Beach tourism and recreation pressure on shingle and dune communities. Coastal squeeze along Portsmouth harbour side.
	Opportunities: The planning of the balance between recreational pressures and wildlife objectives Fort Gillickicker to Browndown management unit in the face of sea level rise and increase storm frequency Design and materials could be influenced if opportunity arises on the Portsmouth harbour side of the character area for compensatory habitat creation through coastal realignment.

7.3 <i>A suburban influenced landscape with predominantly amenity recreation public open space within settlements and arable fields separating Stubbington and Hill Head from Gosport and Fareham.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
1.2.3.4	<p>Threats: Loss of remaining urban and fringe open space to development and perception of quantity and quality of green space is not sufficient in Hill Head and South West Fareham. Most housing development is likely to be of a small scale nature but the Southern part of the gap between Stubbington Gosport and possible redevelopment of HMS Daedulus could result in perception that these settlements have merged.</p> <p>Opportunities: A more co-ordinated approach to stewardship within the Strategic Gap and exploring opportunities for accessible green space provision could be promoted as part of improving the variety and quantity of accessible green space and green infrastructure. The design and character for MoD land release for development could be influenced by the townscape assessment for Gosport, Fareham and Stubbington and Hill Head to ensure good integration with these settlements.</p>
7.4 <i>Contrasting and varied coastal and harbour views over a busy stretch of the Solent and over Portsmouth Harbour to the city skyline and an inward-looking landscape within the character area due to flat topography and its built up nature.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
1.5	<p>Threats: Sea defence work / adaptation and increasing height of structures where there is public access or from landward public open space which may limit or restrict views. Harbour side redevelopment schemes which restrict access / insensitive to the views over the harbour.</p> <p>Opportunities: Modifications to design of sea defences could ensure views from the landward side are retained over the coastline. Retaining and improving harbour and coastal views could be emphasised as a key factor in design briefs for development, public realms and open space strategies.</p>



GOSPORT TOWNSCAPE TYPES



2.7 GOS07 HMS Sultan (Palmerston Fort Line)

2.7.1 Character Summary

This large character area effectively divides Gosport suburbs into two, running north–south. It largely comprises the Royal Naval Training Establishment, HMS Sultan. The area was originally one of the earliest Royal Flying Corps and Royal Naval Air Service airfields in the country. The present HMS Sultan, established in 1956, is the headquarters of the Defence College of Electro mechanical Engineering (DCEME). It is home to the Royal Naval School of Marine Engineering (RNSME) and the Royal Naval Air Engineering and Survival School (RNAESS). The area's military connections go back to circa 1850–1860 when Forts Grange, Rowner and Brockhurst were built as a series of polygonal fortresses; each a heavily ramparted symmetrical six-sided polygon with a moat (partially filled in places). The forts, known collectively as the Palmerston Forts, formed a formidable defensive ring around Portsmouth and the harbour. Two of the forts (Rowner and Grange) are within the perimeter of the naval establishment. Fort Brockhurst is north of Fareham Road with an industrial estate to the far north. Fort Brockhurst is a major landmark on entering and leaving Gosport, but Grange and Rowner are lost within the naval base, which is largely characterised by industrial-type sheds, workshops, hangars and classrooms set within generous open areas of grass, parking and sports pitches.

2.7.2 Key characteristics

- Royal Naval training establishment including two forts from the Palmerston Fort Line and a further fort and industrial estate to the north
- The area is flat and low lying apart from the ramparted sections of the forts (particularly Fort Brockhurst seen from Fareham Road)
- Medium-sized to large, regular plots (interspersed with the polygonal forts)
- Modern buildings set on a grid, with consistent building lines to groups interrupted by the forts
- Profile metal (mostly grey coloured), brick (various colours), asbestos-cement sheeting or profile metal for roofs, either flat or at very low pitches. Red brick and granite to the forts
- Two-storey or equivalent to two-storey domestic buildings (height to eaves)
- Good open green spaces throughout and good tree groups, particularly to fort settings (within the former moats)
- Absence of publicly accessible space except the green space around Fort Brockhurst (owned by English Heritage). Roads are generally well defined with grass verges and occasionally tree lined
- Access and connectivity (apart from Brockhurst Industrial Estate) is very limited due to the sensitivities of the uses on the site

2.7.3 *Boundaries and setting*

The character area forms an area of land orientated north–south dividing the northern residential suburbs (GOS09f, GOS09gm, GOS09h and GOS09i) from the outer residential suburbs (GOS09l and GOS09k). It is bounded to the east for the most part by Military Road, with the residential suburbs of Gomer, Ann’s Hill and Privett (GOS09f), Hermitage (GOS09g), Brockhurst Road environs (GOS09h) and Elson and Hardway (GOS09i), and to the west by the Bridgemary and Woodcot suburbs (GOS10l) and Rowner suburbs (GOS09k).

Divided by the railway line, the character area’s setting is dominated by the often high-density urban grain of the surrounding residential suburbs. However, due to the use, patterns and building types, this area feels cut off from adjacent parts of Gosport and its heritage importance is often not appreciated.

2.7.4 *Designations*

There are five statutory listed buildings. These are the Grade II listed Fort Rowner, two boundary markers on Military Road and Fort Grange and Fort Brockhurst, both the latter are also Scheduled Ancient Monuments.

There are no designated conservation areas within the character area.

2.7.5 *Townscape types present*

TCT12, 15 and 19.

2.7.6 *Topography*

The area is flat and low lying throughout. The forts have significant earthworks associated with their construction and sit higher than ground level. Often these level changes are masked by heavy vegetation and/or tree groups. The level changes are most notable to Fort Brockhurst which sits adjacent to the busy A32; one of the principal routes to and from the town.

2.7.7 *Layout and Pattern*

The character area can be divided into two sections, to the east and west of the A32, but they share very similar characteristics in terms of layout. To the east of the A32 and to the north of Fort Brockhurst is Brockhurst Industrial Estate. This area shares a common layout to buildings set within the Royal Naval Training Establishment to the west of the A32 (Fareham Road); namely a single access road leading to feeder roads with buildings distributed along their length in a grid with consistent building lines to the roadside. They are set on a mix of small, medium-sized and large rectangular plots. Buildings are often set within hardstandings (to the far north), or large areas of tarmac for storage, or grassed areas. To the west side of the A32 buildings are built around the fortifications (Forts Rowner and Grange) which comprise low profile structures disguised by earth and grass banks on a polygonal plan and often surrounded on two sides or more by moats (some have been filled). In the case of Fort Brockhurst (to the east of the A32), the southern edge of the moated area defines the edge of the A32, giving this particular feature much prominence when travelling to and from Gosport.

2.7.8 *Buildings and materials*

The industrial-type buildings found throughout the character area are of a simple form and a range of small, medium-sized and large, rectangular-plan industrial sheds, hangars, workshops, some offices and classrooms (the latter have slightly more architectural detailing and higher quality materials). Roofs are generally very low pitched or flat. There are many different colours and types of brick and some buildings are entirely clad in profile metal with the same used for the roofs.

The forts were built between 1858 and 1863 as part of an outer defence line for the protection of Gosport and Portsmouth dockyards. The three are almost identical in their form; six-sided, symmetrical polygonal plan surrounded by a moat. The two outer lines often make a very obtuse angle, at which point caponieres project; these generally have a series of rifle loops above gun casemates, facing the line of the former moats. To the centre, the keep is a circular courtyard with a two-storey barrack elevation. A roadway passes along the axis, crossing the moats (some of which are partly filled) via drawbridges. The earthworks above the keep provided gun emplacements capable of firing across the parade. Inner barracks are brick-lined, and exposed brick is seen in places to the outer defences (caponieres). Detailing is usually brought out in stone.

2.7.9 *Predominant land use*

Fort Brockhurst is owned by English Heritage, which allows occasional public access. To the north is a small industrial estate with largely storage and warehouse distribution uses.

HMS Sultan occupies the majority of the character area to the south of Fareham Road (approximately 179 acres). It is the largest of the Royal Navy's training establishments, with around 3000 service and civilian personnel. The establishment comprises two sites divided by Military Road. The larger site (to the west) contains administration, training and officers' facilities. The eastern site comprises mainly living accommodation and recreational facilities. Facilities within the larger site include a bank, post office, shop, bars, clubs and service community facilities such as medical and dental surgeries.

There is a large sports and recreation centre, an astro-turf all-weather pitch and extensive playing fields, and indoor and outdoor tennis and squash courts.

2.7.10 *Public realm*

The public realm is well defined throughout and for much of the naval base comprises shared spaces, wide grass verges and often tree-lined roads. There are less trees and green spaces to Brockhurst Industrial Estate to the north.

2.7.11 *Open space*

There is a very generous provision of open space to HMS Sultan but this is largely restricted to authorised personnel only. Sports fields, recreation grounds, tennis courts, artificial sports pitches and general areas of open green space are found throughout HMS Sultan. There are also large areas of surface-level parking throughout the character area. The forts are characterised by large areas of open space which form the considerable earthworks to their outer defences. These outer

defences have often been left to turn semi-wild, with vegetation and self-seeded tree groups. Fort Brockhurst, in particular, has an attractive backdrop of trees seen across the water-filled moat.

2.7.12 *Biodiversity*

Alder Lane sports pitch, at the southern end of the character area, is a SINC and connects up with larger coastal green spaces in GOS05b, and Browndown Common. Although much of the open space is hardstanding there are large patches of semi-natural scrub and tree cover around the two forts, which both have moated settings. There is a good tree belt along Military Road. Together with the open spaces these provide various wildlife habitats and links. Fareham Road is a barrier to linkage across the site but the former railway line (route for the Bus Rapid Transit (BRT) scheme) is a good wildlife corridor linking green sites and small areas of woodland within and beyond the character area.

2.7.13 *Access and connectivity*

Access to HMS Sultan is restricted to authorised personnel only because of the sensitivities of the site's use. Elsewhere, access is adequate but reflective of the industrial uses. Once within the restricted site access and connectivity is excellent, with tree-lined footpaths and open spaces linked to provide good pedestrian access to all areas. Car users are similarly well connected once inside the site.



GOSPORT BROCKHURST GATE SITE DEVELOPMENT

A REPORT BY 4 GLOBAL LTD ON BEHALF OF MILLN GATE GOSPORT LLP

SEPTEMBER 2014

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1 Introduction and context

1.1 Introduction

- 1.1.1 4 global Consulting Ltd were appointed by Milln Gate Gosport LLP in September 2014 to undertake a local need assessment for playing pitch provision in relation to a mixed use development located at Fareham Road in Gosport, hereinafter referred to as 'the Site'.
- 1.1.2 'The Site' has previously had limited use and has recently not been used at all as a sports venue. The last recognised use of the site is as follows:
- Football
 - Spartan Colts Youth football team played up until April 2013 (under a private arrangement with CSSG)
 - AFC Dynamo (under a private arrangement - now playing on an alternative Council site)
 - Occasional Civil Service matches
 - Cricket
 - Ashford Cricket Club (now playing on an alternative Council site)
 - Occasional Civil Service Games
- 1.1.3 Consultation with the previous site management team suggests that the decline in interest for sport participation on the site was driven by poor drainage, caused by the construction of Heritage Way and Heritage Way Business Park (2000) and by the end of the previous Civil Service lease. Approaches were made to small side league operators in order to make the site commercially viable as a sport facility although Gosport Leisure Centre, adjacent to 'the Site' has subsequently absorbed this demand. Accordingly there is no demand for 'the Site'.
- 1.1.4 This has implications in terms of sustainability and best use of land to meet wider social and economic wider benefits of the local community, including maximising the value of open space.
- 1.1.5 The open space subject to this study covers 0.6 hectares adjacent to 3.9 hectares of commercial-residential land. According to the National Planning Policy Framework – paragraph 74:
- 1.1.6 "Existing open space, sports and recreation buildings and land, including playing fields, should not be built on unless:
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss."
- 1.1.7 'The Site' previously contained an adult and youth grass football pitch and a cricket pitch (as identified in the latest Gosport Playing Pitch Strategy).
- 1.1.8 This open space need assessment sets out the updated quantitative and qualitative need for playing pitch provision on the site. The recommendations are based on an objective local need evidence base considering the future changes within the local community and the level of existing playing pitch provision within the local catchment.

2 METHODOLOGY

2.1 Introduction

2.1.1 The methodology undertaken is in line with the latest methodology recommended by Sport England. It must be noted that the latest Playing Pitch and Sport Facility Assessment launched in 2014 (2014 PPS) was undertaken according to the previous methodology. However, the relevant findings of the 2014 PPS that do not vary depending on the methodology, i.e. demographics, status of pitches, are also referred to throughout the study.

2.1.2 The methodology includes:

- Strategic review – overview of key documentation that impacts the quantity, quality and accessibility of both outdoor sport facility provision and playing pitch provision on the site.
- Background information – review of demographics, growth trends in population and market segmentation based on the data from Sport England.
- Local supply and demand summary – overview of the provision of alternative playing pitches within the catchment area, their current quality and subsequent carrying capacity and the level of secured community use. This also considers the need of local clubs, unmet and projected future demand and how this can be adequately accommodated in the local area.
- Stakeholder consultation – overview of projected suitability of facilities, current and projected demand from the perspective of key local clubs, and the national governing bodies
- Open space appraisal – a review of the value of open space for the area, and the impact of opening the site with a proposed public footpath, allowing greater accessibility to Fort Brockhurst.
- Commercial implications – projected capital and on-going maintenance costs of proposed provision, and the implications of potential off site contributions.

3 Strategic review

3.1.1 The following table sets out the key documentation related to this study and how it impacts the development at the site. These documents have been reviewed to provide context to the remainder of the study.

Table 1: Strategic review

DETAILS	IMPLICATIONS FOR THE DEVELOPMENT
FA National Facilities Strategy (Feb 2013)	
<p>➤ The FA National Facilities Strategy identifies the following roles and goals for local authorities in relation to football provision and development:</p> <ul style="list-style-type: none"> • Local Authorities will seek to improve the efficiency of their footballing facilities and look increasingly (especially in urban areas) towards central venues and central footballing hubs with concentrated and sustainable activity. • The FA recognizes the important role played by local authorities and will further commit to working with targeted local authorities in developing sustainable, long term plans for the development and protection of football facilities. <p>➤ The FA also sets out plans to:</p> <ul style="list-style-type: none"> • Develop closer working relationships with target local authority partners to ensure that provision meets local demand. • Support local authority playing pitch strategies and other facilities planning impacting on football facilities. • Make available accurate and reliable data regarding local football facilities and participation to those involved in facilities planning on an annual basis. • Working pro-actively with public and private partners in planning – for example working with developers to ensure that football’s needs are considered in areas of projected population growth and also working with small-sided football providers to open participation opportunities for as many people as possible. • Fully support Sport England in their statutory planning role in protecting playing fields from the threat of development. 	<p>➤ The FA’s priority is to improve the quality and concentrate on increasing the efficiency and therefore the carrying capacity of existing facilities.</p> <p>➤ The FA may be favourable toward an investment that will begin to create a footballing ‘hub’ in the area.</p> <p>➤ Both points satisfy the exception E4 indicated in paragraph 74 of Sport England’s Playing Fields Policy.</p>
Sport England Planning for Sport ‘Aims and Objectives’ (June 2013)	
<p>➤ Sport England suggests that in order to make development decision, there must be a robust and up-to-date needs assessment and related strategy for sport and states that it will:</p> <ul style="list-style-type: none"> • Seek to protect all existing sites and facilities that are important 	<p>➤ The loss of a playing pitch needs to be justified by a robust supply and demand</p>

<p>for sport and recreation.</p> <ul style="list-style-type: none"> • Object to the loss of playing fields except where one of the specific exceptions set out in the Playing Fields Policy applies. <p>➤ Sport England emphasized the following remarks of The National Planning Policy Framework that apply to the leisure and sport sector:</p> <ul style="list-style-type: none"> • There should be no unjustified facility loss, and where it does occur, provision must be made for a suitable alternative. • Existing playing fields should not be built on unless they are deemed surplus to requirements by an assessment, or the loss from development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location. 	<p>modelling process that should prove that either the site subject to the study is deemed surplus or would be replaced by a suitable provision.</p>
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Gosport Local Borough Plan (2011-2029)

<p>➤ The Gosport Local Borough Plan provides a summary of the key issues in relation to open space in the area:</p> <ul style="list-style-type: none"> • Overall the borough has a large number of open space areas, which are highly valued by the residents. • There is a large number of medium quality open spaces that have the potential of becoming high quality with a limited amount of improvement. • The priority for the Borough should be the improvement of low quality open spaces in areas where is absent the presence of high quality open spaces. • Greater access to the Ministry of Defence sites (there are three within our catchment, e.g. HMS Sultan) in order to serve the demand of the general public as well as local clubs. <p>➤ The plan also details that development proposals will not be granted planning permission on existing open space except where:</p> <ul style="list-style-type: none"> • The redevelopment of a part of the site for recreation and/or community facilities would retain and enhance the existing facilities. • Alternative provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility and that the proposed site cannot be used for an alternate form of open space for which there is an identified need. • In exceptional circumstances, planning permission may be granted for development at a recreational site, provided that alternative provision of equal or better value can be created to serve the community. • The arrangements of any alternative provision will need to consider the existing site’s amenity and recreational value, quality of facilities, ecological characteristics, size and its accessibility to the community it currently serves. 	<p>➤ Taking the opportunity to improve outdoor sports facilities that have quality deficiencies identified may aid the permission of residential development.</p> <p>➤ Any residential and commercial development will have to involve some sort of replacement/investment into other facilities that will provide equivalent or better pitches.</p> <p>➤ Assessment of the current value of the site will inform the type and extent of any alternative provision.</p>
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Gosport Open Space Monitoring Report (2012)

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| <ul style="list-style-type: none"> ➤ The Gosport Open Space Monitoring Report has identified the following needs in relation to open space, sports pitches and facilities in the area: <ul style="list-style-type: none"> • The need to protect and enhance existing open spaces as well as create new open space in order to achieve a number of benefits. • Serve the recreational needs of the local population. • Retention and enhancement of existing provision. • To provide new sports facilities in association with new development. • Prepare and implement the recommendations of the Playing Pitch Strategy. | <ul style="list-style-type: none"> ➤ Retention and protection of sports pitches is advised and encouraged in the report. In addition, the implementation of playing pitch strategy recommendations places further emphasis on meeting the requirements set out by the Playing Pitch Strategy. |
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Gosport Playing Pitch Strategy Report (2014)

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|--|---|
| <ul style="list-style-type: none"> ➤ The Playing Pitch Strategy Report sets out current and future demands for football and cricket pitches in Gosport: <ul style="list-style-type: none"> • 1.5 pitch surplus for Junior/Youth football currently, with no surplus projected in 2021. There is no scope for resting pitches in 2021. • 4.1 pitch surplus for Senior football currently, with 3.5 surplus in 2021. If 10% of Sunday pitches were rested, this would decrease the surplus by 2. • Stokes Bay football pitches are assessed to be of poor quality. • Current cricket pitch supply is met and future supply is also met with a surplus of 2.4 pitches. • <i>Recommendation for the reopening of the Civil Service Sports Ground, due to its quality.</i> • <i>Civil Service Sports Ground had some of the best facilities in the Borough according to the 2008 Leisure Facilities report (81% football; 78% cricket).</i> • The growth of the Gosport, Fareham and Solent District League will have an effect on the number of senior football pitches required. • For every 2 additional teams, 1 senior pitch is required. If there were 6 new teams, there would need to be 3 new pitches. This information is used to emphasize the need for protection of the Civil Service Sports Ground. • Priority is to maintain use of all football pitches and facilities at the Civil Service Sports Ground. | <ul style="list-style-type: none"> ➤ The Civil Service Sports Ground quality ratings from 2008 inform the quality that any alternative provision should provide. ➤ The growth of the local Gosport, Fareham and Solent District League has not been formally assessed and consultation with the Fixture Secretary of the league suggest that the number of teams participating in the league are decreasing, not growing. ➤ HMS Sultan only occasionally provides for the needs of the community clubs. An assessment into the ability to increase community use at HMS Sultan may provide an increase in the carrying capacity of the area. ➤ Stokes Bay has been identified as a poor pitch provider (in terms of quality) and may be |
|--|---|

<ul style="list-style-type: none"> • Any future loss should be resisted, unless it can be demonstrated that there is no long-term demand. <p>➤ MOD sites included in the report are only the ones with formal community use. All others have been left out.</p> <p>➤ Arden Park and Fort Monkton provide a number of community use pitches while HMS Sultan occasionally provides for the needs of community clubs (if they can afford it).</p> <p>➤ HMS Sultan (Site 1) has 4 senior football pitches and 1 artificial cricket pitch.</p>	<p>a site that can be improved to mitigate the loss of 'the Site'(in terms of supply of match equivalent carrying capacity).</p>
Sport England Protecting Playing Fields with Fields in Trust	
<p>➤ Sport England is a statutory consultee on planning applications that affect playing pitches. They will resist any development that leads to a loss of sports facilities or playing pitches unless the development can satisfy one of the five exceptions. In the case of 'the Site' the following exceptions are relevant:</p> <ul style="list-style-type: none"> • E1 – There has been an assessment that has deemed the pitches surplus to requirements. • E4 – Existing playing fields should not be built on unless the loss from development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable locationSport England's statutory role. <p>➤ In order for land to be protected under the Fields in Trust banner, it must meet the following criterias:</p> <ul style="list-style-type: none"> • The principal use should be outdoor sport, play or recreation. • Sites must have public access, be accessible in terms of location and affordability for the local community. 	<p>➤ The land doesn't meet Fields in Trust protection requirements, as it doesn't have public access.</p> <p>➤ However there are still relevant exceptions that need to be met for Sport England.</p>
The Hampshire Playing Fields Association	
<p>➤ One of the main objectives of the HPFA is to protect threatened playing fields in the county.</p>	
English Heritage	
<p>➤ English Heritage has had previous consultation with the developers of the site, which has led to the development of suggestions to coincide with the residential development of the site. These include:</p> <ul style="list-style-type: none"> • The removal of less mature trees at a specific part of the site to keep open an area of land with a long view toward the fort. • Responsibility to be placed upon the developer for the regular maintenance of a scrub area (ensure that it is kept low) • Removal of tree growth from external bank of moat on the south side of the Fort, external bank behind redan and internal bank at the southeast corner. • Creation and maintenance of soft surfaced paths through woodland on the west side of Fort. 	<p>➤ There are significant benefits for English Heritage and the adjacent Fort Brockhurst site. This includes increased public access (which will make maintenance of the site significantly more sustainable).</p>

4 Background analysis

4.1 Demographics

- 4.1.1 The following data, captured from the Gosport Playing Pitch Strategy (2014), outlines the prominent characteristics of the area in terms of demographics and projected trend in the period up to 2029.
- 4.1.2 The Borough is one of the most densely populated areas in the South East Region with a population of 83,740 persons (ONS Population interim, September 2012).
- 4.1.3 3.4% of the population in Gosport come from Ethnic Minority communities compared to a national figure of 8.70% (Census, 2001).
- 4.1.4 According to the long-term projections issued in October 2013, the Borough's population will increase by about 2.2% over the Local Plan period to 2029 with the number of households projected to increase by 8.5%.
- 4.1.5 The Borough's population is ageing in line with the national trend. The proportion of persons aged 65+ will increase from 17.2% in 2011 to 24% in 2029. As part of this trend there is a marked increase in those living beyond 85 with an 82% increase over the Local Plan period.
- 4.1.6 At the same time the number of persons aged under-16 is falling in both proportion and quantity. In 2011 18.7% of the population was under 16; by 2029 this is projected to fall to 17.9%. It is also projected that there will be a 2.2% fall in the number of persons aged under-16.
- 4.1.7 The traditional working age population (16-64) on the other hand is projected to decrease by 7.4% over the Local Plan period with the proportion falling from 64% in 2011 to 58% in 2029.
- 4.1.8 Considering the projections for under-65 age group, it is clear that team generation rates (the number of residents required to produce a sport team) are unlikely to increase significantly over the next 15 years. Furthermore, 2.2% increase in total population tells us that no major increase in need and demand for playing provision is expected given that the current trends and habits of use will not change much.

4.2 Sport England's Market Segmentation

- 4.2.1 Sport England provide a best practice market segmentation tool, which uses baseline participation rates for sports and aligns these with demographic profiles of catchment areas to project the number of residents participating (and wanting to participate more) in activities. The figures show that within a 2km catchment of the site there are 1,917 residents playing football, and 395 residents that would like to play football. Similarly there are 266 residents playing cricket and only 164 that would like to play.

Figure 1: Market segmentation (football – current demand)

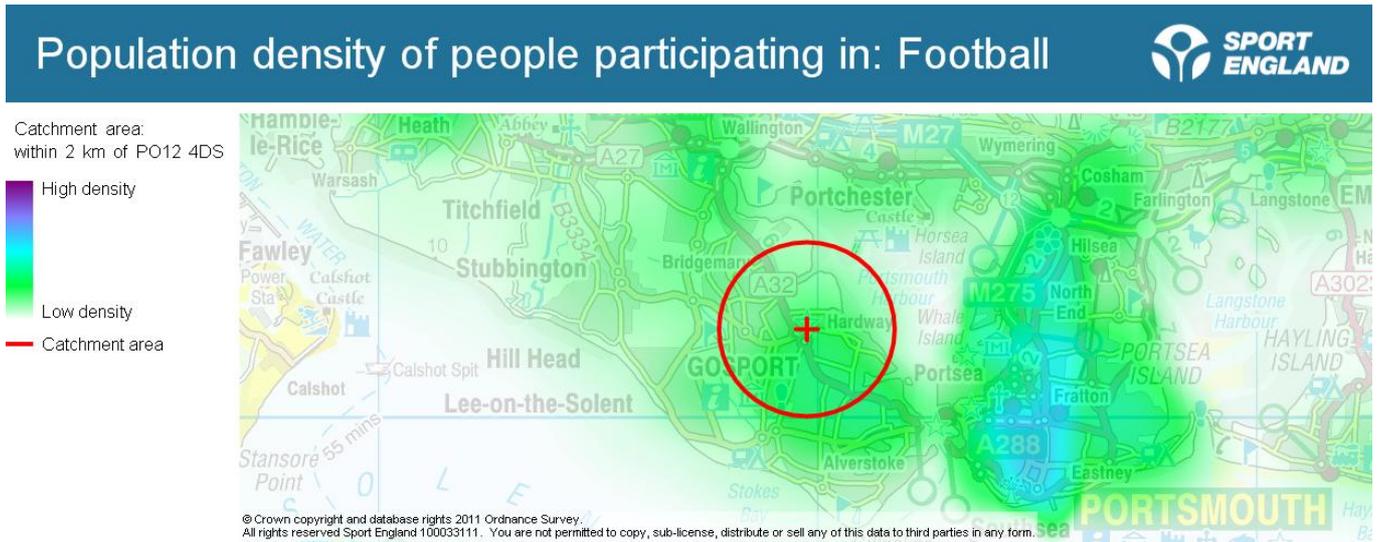


Figure 2: Market segmentation (football – unmet/latent demand)



Figure 3: Market segmentation (cricket – current demand)

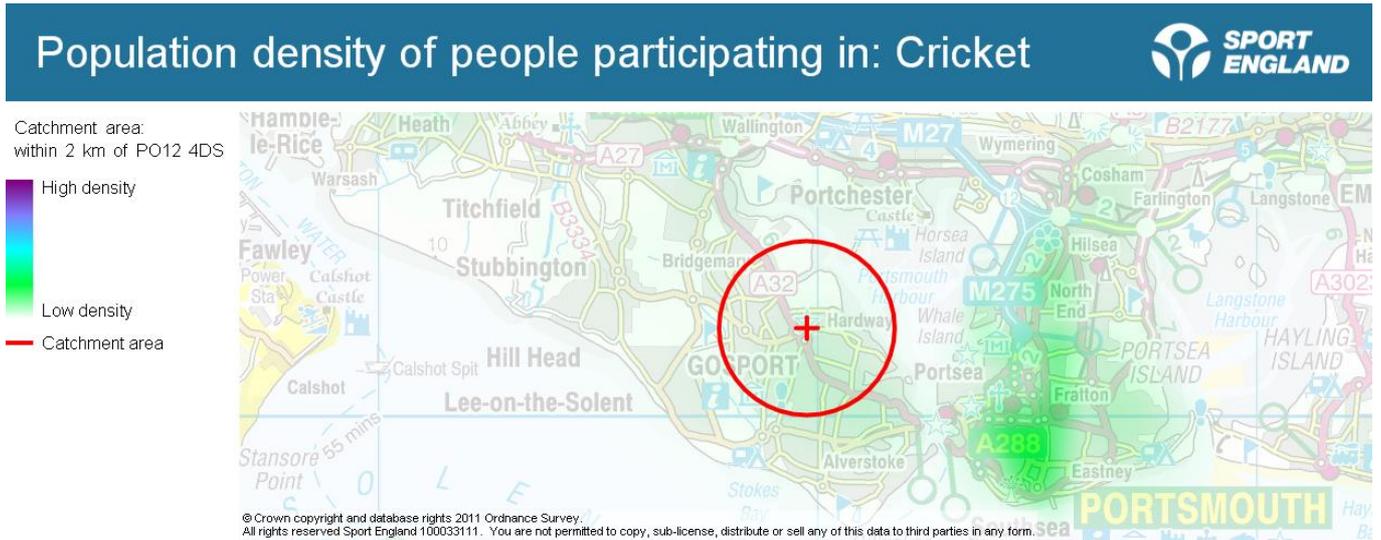


Figure 4: Market segmentation (cricket – unmet/latent demand)



5 Stakeholder consultation

5.1 Introduction

5.1.1 The following table presents the major stakeholders involved with 'the Site' and playing pitch provision in the area. These consultations have been undertaken to understand the following:

- Perceived availability of pitches at 'the Site' and why they have not been used
- Future playing pitch (supply) developments across the area (and implications for the need for pitch provision at 'the Site')
- Key club development plans (demand) and the subsequent need for pitch provision at 'the Site'

Table 2: Stakeholder Consultation

Sacha Nicholas (Hampshire County FA Development Manager)	
Views on 'the Site'	<ul style="list-style-type: none"> • 'The Site' was used a few years ago by football teams but not recently and is currently slightly grown over.
Main clubs	<ul style="list-style-type: none"> • Main football clubs are Gosport Borough Youth and Gosport FC Youth who play at Privett Park (local authority owned) and Arden Park (MOD owned). Both these clubs have identified that they require improved playing provision. <ul style="list-style-type: none"> ○ Key issue sites in the area are:
Key issue sites	<ul style="list-style-type: none"> ○ Brookfield Park (local authority owned) - adult pitches and a hub site but needs improvement to pitch quality and drainage ○ Privett Park - key site and recommended for pitch improvements ○ Topshat Playing Fields - pitch improvements needed
Views on pitches across Gosport	<ul style="list-style-type: none"> • Key issues with the pitches across Gosport are: <ul style="list-style-type: none"> ○ Drainage ○ Quality of grass pitches ○ Access to military site pitches but this is improving. They generally have higher quality pitches and charge more. The FA suggests to have a balance of quality and pricing ○ School sites still need to open their pitches to the community more ○ No new space for additional pitches to be built in the Gosport area ○ Lack of 9v9 pitches in the area (supported by the Council)
Other	<ul style="list-style-type: none"> • Bridgeway School has just opened a new 3G AGP (artificial grass pitch) with floodlighting and is likely to have significant training and competitive use and therefore elevate pressure from other grass pitches. • Gosport Borough Cricket Club also play at Privett Park therefore this could provide a good like for like location for investment if pitches at 'the Site' were to be lost.

	<ul style="list-style-type: none"> Generally youth football is on the increase. Struggling to maintain adult teams due partly to quality of pitches and facilities.
Daren Dickinson, Solent Town FC (football team)	
Views on 'the Site'	<ul style="list-style-type: none"> They used 'the Site' in the past, would continue using it but were told that it's not available anymore. Pitch was ok, changing rooms not so good. Used it on average 3 times a season.
Team & League	<ul style="list-style-type: none"> The club operates one adult team and competes in Gosport, Fareham and Solent League. No future plans to grow
Homeground& Training pitch	<ul style="list-style-type: none"> They use Locksheath Football Ground for home matches and St. Vincent College (AGP) for training. They play the away games mostly at Gosport Borough pitches.
Key issue sites	<ul style="list-style-type: none"> Key issue sites in the area are: <ul style="list-style-type: none"> Locksheath (rated good – both the pitch and ancillary facilities) Brookers (rated poor -badly kept) Stokes Bay (rated poor - pitches are not flat and no changing room, floods), Elson Recreation Ground (rated poor - no good conditions)
Views on pitches across Gosport	<ul style="list-style-type: none"> They would like to see the improvement in GBCpitches, which are now in bad condition. Would use additional grounds if they were to expand, wouldn't mind using other council grounds if they were in better condition.
Mick Drage, TML (football team)	
Views on 'the Site'	<ul style="list-style-type: none"> They used 'the Site' in the past and played one game a week in average.
Team & League	<ul style="list-style-type: none"> The club operates one adult team and competes in Gosport, Fareham and Solent League No future plans to grow
Homeground& Training pitch	<ul style="list-style-type: none"> They use GBC pitches as homeground. Used Brookersfield the last season and St. Vincent College for training sometimes. Evaluation of homeground pitch: <ul style="list-style-type: none"> Brookers Field (very poor)
Views on pitches across Gosport	<ul style="list-style-type: none"> They only hire the home ground, can't make decisions on improving the ground, totally rely on the council. Would love to see some improvements, contractors don't look after the pitches in the borough, all the pitches are in bad condition. Particularly would like the grounds quality to be improved.

Views on 'the Site'

- 'The Site' was old but in good enough condition to host games.
- Waiting for it to be replaced.

Views on participation

- The number of teams dropped to 48 in season 2013/14 from 59 in season 2012/13. The main reason behind this decrease is the fact that neither the players nor the team officials are professional and they have other responsibilities.

Views on pitches across Gosport

- The views on sites used by the league:

Elson Recreation Ground:worst pitches for dog fouling

Grange Lane: only recently got back after being used as temporary health centre. The site has no changing facilities and it is not allowed to use the pavilion. It is only used by cricket players.

Brune Park Community Centre: school facility and can be taken away at any time.

Howe Road Recreation Ground: dog fouling problem

HMS Sultan–main fields site:priced out by Navy. Clubs have to buy their indemnity insurance which they had to also purchase through Hampshire. Hard for them to afford both.

Gosport Leisure Centre: There used to be two pitches at this site that were removed when the site was redeveloped and no replacement has been made.

Brookers Field: There are four adult pitches but one of them is not usable as the 9v9 pitch has been placed inside the Adult pitch and marked in the same colour by the contractor for the council. In addition, the goal keeper for youth whilst standing on his goal line is standing on the penalty spot area for the Adults causing a depression which then fills with water obliterating the area from which penalties should be taken. At the same time it makes it unsafe for Adult football as no maintenance is done to the pitches during the season.

Lee Recreation Ground: Very poor pitches due to poor maintenance. Also there is the same problem with 9v9 pitch.

Stokes Bay: There are no changing facilities and there is the same problem with 9v9 pitch.

Other

- Increasing the number and carrying capacity of GBC pitches is crucial for the clubs as there have been cases where a school takes away the pitch from the use of a club unexpectedly.

6 Pitch Supply and Demand

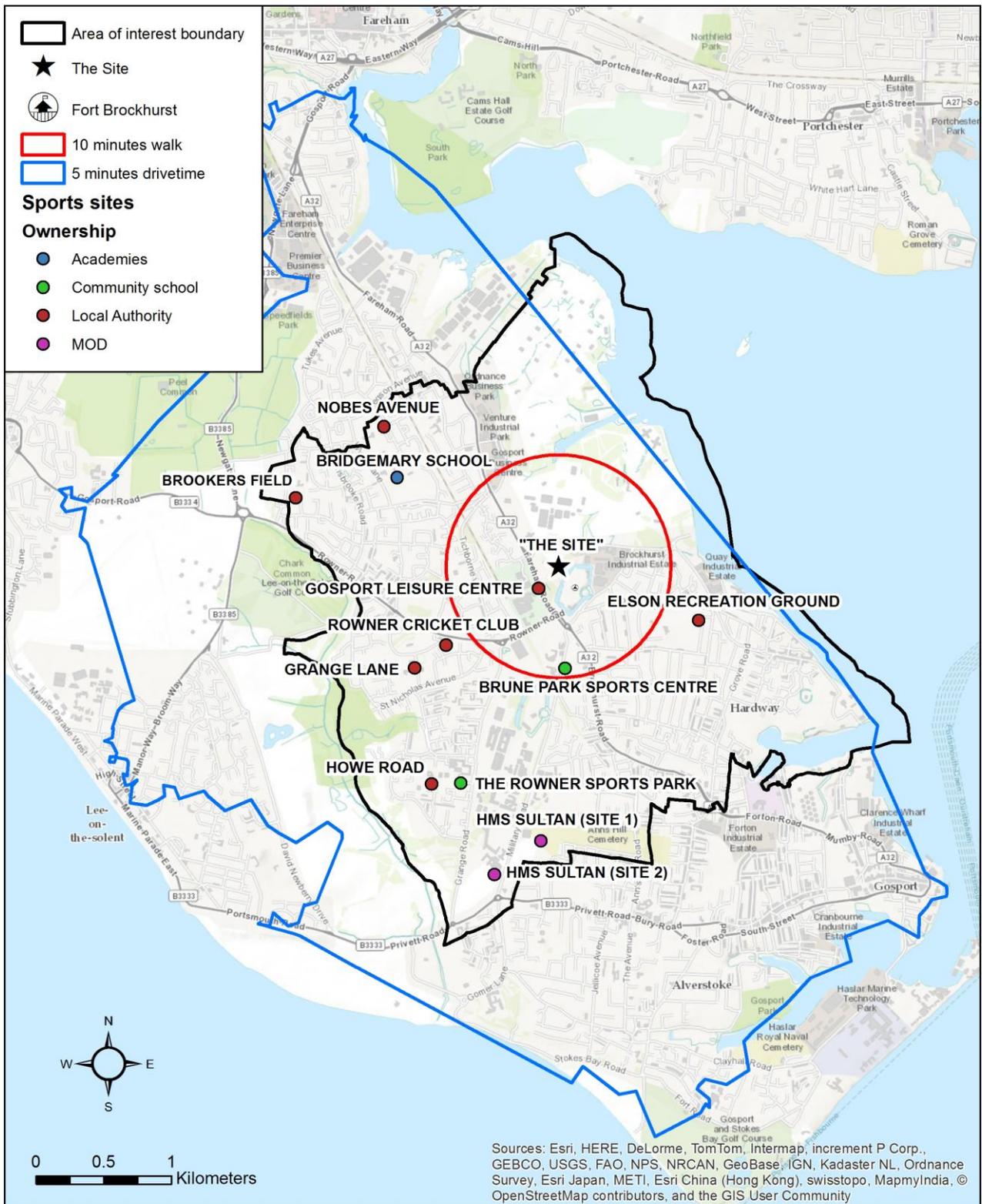
6.1 Supply

6.1.1 Providers of playing pitches in the Borough fall into three main groups. These are:

- **Gosport Borough Council:** The main provider of playing pitches within the Borough. The majority of these pitches are only defined as playing pitches when they are booked for formal sporting fixtures. The rest of the time these pitches are available for use by any member of the public and an informal recreational space.
- **Education Sites:** There are four schools/colleges in Gosport that make their pitches available for community use either for training purposes or for league competition. The two of these schools, Brune Park Community School and Bridgemary School are within the catchment area of this study. With the launch of a full-size, floodlit artificial pitch at Bridgemary School, education sites provide the second biggest supply of pitches for local football clubs and members of the community of Gosport.
- **Private:** These are principally made up of MOD sites. Arden Park, Fort Monkton and HMS Sultan, which occasionally provide for the needs of the community clubs. The only MOD site within the catchment area is the HMS Sultan.

6.1.2 For this need assessment the catchment has defined by the eightwards, which surround 'the Site'. Figure 5 illustrates the extent of this catchment.

Figure 5: Sites providing pitches in the catchment area

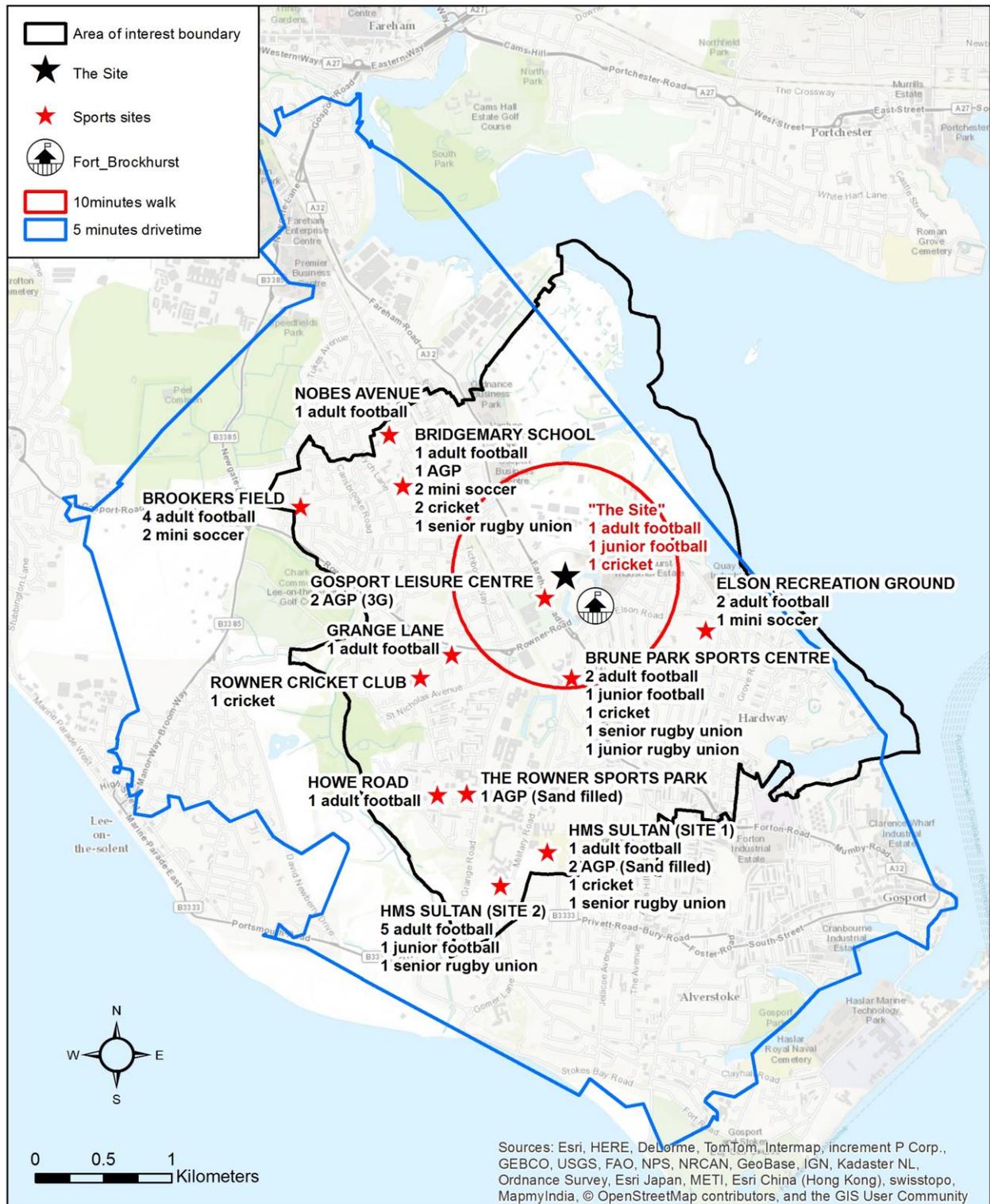


6.1.3 According to information gathered from Active Places (Sport England’s official source for pitch provision), there are a total of 11 playing pitch sites within the catchment area providing 22 football (grass), 6 AGP, 5 mini soccer and 5 cricket pitches. In addition, there are 5 rugby union and none hockey pitches available for community use. Table 3 illustrates the type and ownership of pitches and Figure 6 the provision at each site.

Table 3: Type and ownership of pitches in catchment area

Type	Quantity	Owned by LA	Owned by MOD	Owned by schools
Adult Football	18	9	6	3
Junior Football	4	2	1	1
Mini Soccer	5	3	-	2
Artificial Grass Pitch	6	3	2	1
Cricket	4	1	1	2
Total	37			

Figure 6: Supply of sports pitches at each site



- 6.1.4 The average carrying capacity of playing pitches within the catchment area is 2 adult football matches per week (standard quality pitch according to Sport England's latest Playing Pitch Strategy. The main pitch at HMS Sultan site is the only one rated 'good' (3 matches per week) while the pitch at Grange Lane is the only site rated 'poor' (1 match per week). The rest of the pitches within the catchment area are 'standard'.
- 6.1.5 It must be noted that the Playing Pitch Strategy identified that 'the Site' received a high quality pitch rating in 2008 however it was not reviewed for the most recent strategy. Since this date Sport England have fundamentally revised their playing pitch guidance.
- 6.1.6 Table 4 provides an overview of pitch provision at each site within the ward and the quality rating for each pitch.

Table 4: Pitch supply in catchment

	Site	Pitch	Availability for Community	Carrying Capacity (Quality score)
Football	Elson Recreation Ground	2 x adult 1 x mini soccer	Available	2 (57%) 2 (57%)
	Grange Lane	1 x adult	Available	1 (38%)
	Brune Park Sports Centre	2 x adult 1 x junior	Available	2(70%) 2 (70%)
	Howe Road Recreation Ground	1 x adult	Available	2 (58%)
	Nobes Avenue	1 x adult	Available	2 (58%)
	Bridgemary School	1 x adult 2 x Mini Soccer 1 x full size AGP (floodlit)	Available Available Available	2 (67%) 4 (67%) Good (no score)
	HMS Sultan–Site 1	1 x adult 2 x AGP (sand filled)	Available Available	Good (no score given)
	HMS Sultan–Site 2	5 x adult 1 x junior	N/A N/A	
	Gosport Leisure Centre	1 x AGP (5v5) 1 x AGP (7v7)	Available Available	Good Good (no score given)
	Brookers Field	4 x adult 2 x mini soccer 2 x junior (marked over adult pitches)	Available Available	2 (73%) 4 (73%)
	The Rowner Sports Park	1 x AGP (7v7)	Available	Good (no score given)
	Cricket	Rowner Cricket Club	1sq 8 wickets	Available
BrunePark Sports Centre		1 artificial wicket	Available	60 (63%)
HMS Sultan–Site 1		1 artificial wicket	Available	
Bridgemary School		1 grass wicket		
Rugby Union	Brune Park Sports Centre	1 x senior 1 x junior	N/A	N/A
	HMS Sultan – Site 1	1 x senior	Available	
	HMS Sultan – Site 2	1 x senior		
	Bridgemary School	1 x senior		
Hockey	None in catchment area	N/A	N/A	N/A

6.1.7 Figure 7 outlines the quality of the pitches within the catchment. The carrying capacity of each pitch, and therefore the site as a whole is based on the quality of playing surfaces and guided by national governing body (NGB) guidance for each pitch type.

Figure 7: Quality/carrying capacity of pitches within the catchment area



6.1.8 The following table presents the sites within the catchment area and allows for comparison between 'the Site' and other local provision by providing the price of hiring/leasing cost. The table suggests that despite the high quality of previous pitch provision at 'the Site', the cost was relatively low, and this therefore shouldn't been seen as a barrier to why use of the site was minimal (causing it to become financially unviable to maintain).

Table 5: Price Comparison/Quality Score

Site	Owner	Pitch	Price	Quality/ carrying capacity
The Site		Adult football	£35	Cricket Square 81% (Excellent) – 3 adult match equivalents
		Mini soccer	£12	78% (Excellent) - Mini Soccer (2008 PPS identified pitch as Mini Soccer pitch) – 6 Mini Soccer match equivalents
		Cricket pitch (Artificial wicket)	£35	75% (Good) - 60 match equivalents per season
Elson Recreation Ground	Local Authority	Adult football	£52	57% (Standard) – 2 adult match equivalents
		Mini soccer	£23	2 junior match equivalents
Grange Lane	Local Authority	Adult football	£52	38% (Poor) – 1 adult match equivalent
Brune Park Sports Centre	Academic Institution	Adult football	£46	70% (Standard) – 4 adult match equivalents
		Junior football	£26	70% (Standard) – 2 junior match equivalents
		Cricket pitch (artificial wicket)	£18 (adult) £9.60 (U18)	unknown
Howe Road Recreation Ground	Local Authority	Adult football	£52	58% (Standard) - 2 adult match equivalents
Nobes Avenue	Local Authority	Adult football	£52	58% (Standard) - 2 adult match equivalents
Bridgemary School	Academic Institution	Adult football	£60	67% (Standard) – 2 adult match equivalents
		Mini soccer	£19	8 Mini soccer match equivalents
HMS Sultan – Site 1	MOD	Adult football	£15 per game + £165	Good (No quality score given) – 2 adult match equivalents

			for annual licence + marking costs	
Brookers Field	Local Authority	Adult football	£52	73% (Standard) – 10 adult match equivalents
		Junior football	£23	73% (Standard) – 4 youth match equivalents
		Mini soccer	£16	73% (Standard) – 4 Mini Soccer match equivalents
Gosport Leisure Centre	Local Authority	7v7 football	£49	Good
		5v5 football	£35	Good
The Rowner Sports Park	Academic Institution	AGP (7v7)		Good
Rowner Cricket Club	Local Authority	Cricket pitch	£18 (adult) £9.60 (U18)	Good

6.2 Demand

6.2.1 The following summarises the demand (number of clubs) for football and cricket in the catchment area.

FOOTBALL

6.2.2 According to information gathered from the FA, Gosport has a total of 44 affiliated clubs with a total of 119 teams.

6.2.3 Of the 119 teams operating in Gosport, 44 (37.0%) are adult teams, 42 (35.3%) are youth teams (all formats) and 33 (27.7%) are Mini-Soccer teams.

6.2.4 9 of the sites in the catchment are regularly used as homeground by 23 teams. Only 2 of these teams are junior teams and the other 21 are adult. Details are illustrated in Table 6.

Table 6: The sites used as homeground in the catchment area (based on the list provided by Hampshire FA)

Club	Team	League	Home Ground
AFC Alverstoke	1 adult	Gosport, Fareham & Solent Football League	Brookers Field
AFC Gosport	2 adult	Gosport, Fareham & Solent Football League	Brune Park Community College
Alver Valley Youth	1 U-16	U-16 Mid Solent League	Bridgemary Community School
Bridgemary Colts	1 adult	Gosport, Fareham & Solent Football League	Brookers Field
Bridgemary Eagles	1 adult	Gosport, Fareham & Solent Football League	Nobes Avenue
CJ Glass	1 adult	Gosport, Fareham & Solent Football League	Nobes Avenue
CMS	1 adult	Gosport, Fareham & Solent Football League	Brookers Field
Daedalus	1 adult	Gosport, Fareham & Solent Football League	Brookers Field
Duke of Connaught	1 adult	Gosport, Fareham & Solent Football League	Brookers Field
Gipsy Queen	1 adult	Gosport, Fareham & Solent Football League	Howe Road
Go Bowling	1 adult	Gosport, Fareham & Solent Football League	Brookers Field
Gosport Wanderers	1 adult	Gosport, Fareham & Solent Football League	Grange Lane

Green Dragon	1 adult	Gosport, Fareham & Solent Football League	Howe Road
HMS Sultans First	1 adult	United Service League	HMS Sultan
Hoefort United	1 adult	Gosport, Fareham & Solent Football League	Brookers Field
Jolly Roger	1 adult	Gosport, Fareham & Solent Football League	Elson Recreation Centre
New Inn	1 adult	Gosport, Fareham & Solent Football League	Elson Recreation Centre
RVT	1 adult	Gosport, Fareham & Solent Football League	Brookers Field
Spartan Colts	1 U-11	U-11 Mid Solent League	Brookers Field
Queens Head United	1 adult	Gosport, Fareham & Solent Football League	Brookers Field
Queens Head Raiders	1 adult	Gosport, Fareham & Solent Football League	Brookers Field
TML	1 adult	Gosport, Fareham & Solent Football League	Brookers Field

6.2.5 According to the FA Participation Report (2014) the number of teams has decreased overall in Gosport from season 12/13 to season 13/14. This comprises:

- A decrease of 7 adult teams
- An increase of 5 youth teams
- A decrease of 4 Mini-Soccer teams

6.2.6 Issues relating to demand are mainly with regard to temporal use of pitches. Fixtures during the 2013/14 season indicate that most games are played on a Sunday.

6.2.7 The recent PPS report suggest that the number of senior teams will increase over the coming seasons partly as the Gosport, Fareham and Solent League games will take place on Sunday mornings. This will increase the pressure on senior pitches. Brookers Field, Brunepark Community College, Howe Road and Nobes Avenue are currently used as homegrounds and this pressure may have an effect on these sites.

CRICKET

- 6.2.8 There are a total of 13 cricket teams in the Gosport Borough as of the 2013/14 season. Of these 13 teams, 10 are senior men`s teams and 3 are junior boys teams.
- 6.2.9 Gosport Borough Cricket Club has the most teams and uses Privett Park as homeground.
- 6.2.10 The second main club is Rowner Cricket Club, which has three senior teams that play at Rowner Cricket Club that is within the catchment area subject to this study. It is known that the pitch has issues with flooding and levelling. Table 7 details the cricket teams in the catchment area.

Table 7: Rowner Cricket Club is home to three teams

Team	League	Home Ground
Rowner Cricket Club 1 st XI	Hampshire Cricket League	Rowner Cricket Club
Rowner Cricket Club 2 nd XI	Hampshire Cricket League	Rowner Cricket Club
Rowner CC Friendly XI	Friendly Fixtures	Rowner Cricket Club

6.3 Supply and demand balance

6.3.1 To develop a full understanding of the need for sport pitch provision on 'the Site', it is important to identify the under or oversupply in provision at the other sites within the area.

6.3.2 This carrying capacity for football and cricket (the previous provision on 'the Site') is provided in Table 8 below for each site in the catchment and compared with the projected level of demand (using the previous playing pitch strategy and 2013/14 FA Participation Report). The table below also breaks down demand by match equivalents for each of the main sites.

Table 8: Carrying capacity and current demand per site

Site	Current Supply (2014 Playing Pitch Strategy)			Current Demand (NGB club data)		
	Condition	Type of Pitches / Wickets	Carrying Capacity *	No of Teams	No of matches per week	No of trainings per week
Football						
'The Site'	Good	Adult	3	0	0	-
	Good	Youth	4			
Elson Recreation Ground	Standard	Adult	2	2	1	-
	Standard	Adult	2			
	Standard	Mini Soc	2			
GrangeLane	Poor	Adult	1	1	0.5	-
Brune Park Community Centre	Standard	Adult	2	2	1	-
	Standard	Adult	2			
	Standard	Junior	2			
Howe Road Recreation Ground	Standard	Adult	2	2	1	-
Nobes Avenue	Standard	Adult	2	2	1	-
Bridgemary School	Standard	Adult	2	1	0.5	-
	Standard	Mini Soc	4			
	Standard	Mini Soc	4			
	Good	AGP	N/A**			
HMS Sultan (Both sites)	Good	Adult	N/A	1	0.5	-
		Adult				

		Adult Adult Adult Adult Junior AGP AGP				
Gosport Leisure Centre	Good Good	AGP (5v5) AGP (7v7)	N/A N/A	-		
Brookers Field	Standard Standard Standard Standard Standard Standard Standard Standard	Adult Adult Adult Adult Junior Junior Mini Soc Mini Soc	2 2 2 2 2 2 2 4	12 (Adult) 1 Junior	6 0.5	-
The Rowner Sports Park	Good	AGP (7v7)	N/A	-	-	-
Cricket						
'The Site'	Good	1 (non- turf)	60	-	-	-
Rowner Cricket Club	Good	8 (grass)	40	3	30	-
Brune Park Community College	Standard	1	60	-	-	-
HMS Sultan	Good	1	60	-	-	-
Bridgemary School	Poor	1 (grass)	5	-	-	-

*Carrying capacity is based on the number of adult matches per week or equivalent unless stated otherwise. Adult football: good = 3 games per week, standard = 2, poor = 1; youth football: good = 4 games per week, standard = 2, poor = 1; mini football: good = 6 matches per week, standard = 4, poor = 1. Cricket: 1 grass wicket (strip) = 5 matches per season, 1 non-turf wicket = 60 games per season.

** N/A sites are typically new pitches (listed on Sport England's Active Places data source) and therefore quality is not known. These were not included in the last Gosport Borough Council's last PPS and therefore suggest an increase in overall provision across the area.

6.4 Supply and demand assessment

6.4.1 The following table illustrates the supply/demand balance for football and cricket in the catchment area. The table concludes that there is no undersupply of provision. Gosport Leisure Centre for football, Bridgemary School for cricket and HMS Sultan for both sports are not included in the table as their carrying capacities for these particular sports were not clear. Even in the absence of these sites, the table below concludes that there is no undersupply of provision in the catchment area.

Table 9: Supply/Demand summary

Site	Provision	Balance
Football and Mini Soccer		
'The Site'	Adult Youth	-
Elson Recreation Ground	Adult Mini Soccer	+3 +2
Grange Lane	Adult	+0.5
Brune Park Community Centre	Adult Junior	+3 +2
Howe Road	Adult	+1
Bridgemary School	Adult	+0.5
Brookers Field	Adult Junior Mini Soccer	+2 +1.5 +6
Cricket		
'The Site'	Equivalent of 60 matches	-
Rowner Cricket Club	Equivalent of 40 matches	+10
Brune Park Community College	Equivalent of 60 matches	+60
HMS Sultan	Equivalent of 60 matches	+60
Bridgemary School	Equivalent of 5 matches	+5

- 6.4.2 There is no undersupply of football pitch provision. Theoretical significant oversupply exists at the following sites:
- Elson Recreation Ground
 - Brune Park Community Centre
 - Brookers Field (mainly on mini soccer)
- 6.4.3 There is no undersupply of cricket provision. There are also no girls' or women's teams.
- 6.4.4 In line with the 2014 PPS, most senior games are played on the weekend and there is a temporal demand for games. The 2014 PPS also suggest that there is a theoretical surplus of +2.5 pitches to meet peak demand.
- 6.4.5 It is also seen that the demand in the catchment area is mainly for adult football pitches as only 2 youth teams use the sites in the catchment area as home ground. Demand for youth pitches is much higher for sites out of the catchment area i.e. Privett Park, Lee on Solent Recreation Ground.

6.5 Projected future demand

- 6.5.1 Consultation with the clubs, NGBs and local league management and the FA participation reports for the last three seasons suggest the following:
- The growth is mainly expected in youth football.
 - Decline in adult football is expected to continue in the short term due partly to quality of pitches and facilities.
 - No major increase is expected in the number of teams of Rowner Cricket Club.

6.6 Team Generation Rates

- 6.6.1 Team Generation Rates are expressed as teams per 1,000 population for each age group. Table 10 show the population in the catchment area as of 2011 and Table 11 shows the team generation rates for the same area.

Table 10: Population in catchment area (ONS 2011 poll)

Population Breakdown			
	Total	Male	Female
0 - 4	2923	1491	1432
5 - 9	2409	1242	1167
10 - 14	2481	1267	1214
15 - 19	2604	1335	1269
20 - 24	2496	1228	1268
25 - 29	2955	1463	1492
30 - 34	2600	1319	1281
35 - 39	2722	1320	1402
40 - 44	2833	1382	1451
45 - 49	2847	1420	1427
50 - 54	2684	1387	1297
55 - 59	2106	1050	1056
60 - 64	2265	1134	1131
65 - 69	1670	778	892
70 - 74	1392	651	741
75 - 79	1163	526	637
80 - 84	766	319	447
85 - 89	394	159	235
90 and over	180	44	136
Totals	39490	19515	19975

Table 11: Team Generation Rates in the catchment

	Age Groups	Pop'tion within Age group	Age group as a % of total active pop'tion	Number of Teams within age group	Teams generated per 1000 pop	Pop in age group needed to generate 1 team
Football:						
Mini-soccer (U7-U10s) - mixed	6-9yrs	1927	7%	none		
Youth football - boys	10-15yrs	1534	6%	2	1.3	767
Youth football - girls	10-15yrs	1468	6%	none		
Men's football	16-45yrs	8064	30%	21	2.6	384
Women's football	16-45yrs	8195	31%	none		
Totals for football		21188		23	1.1	921
Cricket:						
Junior cricket - boys	11-17yrs	1815	7%	none		
Junior cricket - girls	11-17yrs	1733	7%	none		
Men's cricket	18-55yrs	10263	39%	3	0.3	3421
Women's cricket	18-55yrs	10337	39%	none		
Totals for Cricket		24147		3	0.1	8049

Table 12: Projected population in the catchment for 2029 (based on the projections for whole Gosport area for each age group)

Population Breakdown			
	Total	Male	Female
0 - 4	2630	1341	1288
5 - 9	2360	1217	1143
10 - 14	2580	1317	1267
15 - 19	2604	1335	1269
20 - 24	2346	1154	1191
25 - 29	2777	1375	1402
30 - 34	2600	1319	1281
35 - 39	2722	1320	1402
40 - 44	2436	1188	1247
45 - 49	2306	1150	1155
50 - 54	2120	1095	1024
55 - 59	2358	1176	1182
60 - 64	2876	1440	1436
65 - 69	2204	1026	1177
70 - 74	2213	1035	1178
75 - 79	1697	767	930
80 - 84	1317	548	768
85 - 89	650	262	387
90 and over	410	100	310
Totals	41206	20165	21.037

6.6.3 The table above shows us the projected population for each age group within the catchment area. It concludes the following:

- Number of youth football teams is likely to have a minor increase as the population for this age group is expected to increase slightly over 1%. This would suggest that there is unlikely to be an additional team during this period (and therefore no additional demand for grass pitches).
- Number of men’s football teams is likely to decrease as the population for this group is expected to decrease down to 7,691 in 2029 from 8,604 in 2011.
- Number of men’s cricket teams is likely to decrease as the population for this group is expected to decrease down to slightly more than 9,500 in 2029 from 10,263 in 2011.

7 Recommendations

7.1.1 The following briefly underlines the key findings and recommendations of the open space and playing pitch assessment.

- There are significant changes in the amount of playing pitch supply in the defined local catchment when compared with the 2014 PPS. Through consultation with local stakeholders (and when referenced against Sport England's Active Places) there is additional provision at key sites such as Gosport Leisure Centre and Bridgemary School (new floodlit AGPs). This further reduces the need for the quantity of grass pitch provision (supported by consultation with the local FA).
- According to this assessment and the 2014 PPS there is an oversupply of carrying capacity at all sites within the catchment of 'the Site' (in terms of football and cricket provision, the two types of playing pitch provision located at the site previously). There is expected to be a small increase in youth football demand over the next 15 years (but adult football and cricket is likely to decline, this is supported by club consultations). It is likely that this will be accommodated by the existing pitches that are currently being used by clubs within the defined local catchment. Given that a significant number of these home grounds are of standard quality, it is suggested that the long term ambition should be to enhance the quality and subsequent carrying capacity of these pitches. This will avoid transferring teams and splitting clubs, and create localised football hubs (a model that is supported by the FA and Sport England).
- The newly opened full size 3G artificial turf pitch at Bridgemary School will allow for community use (likely to be up to 40 hours per week). Consultation with the FA suggests that this may also include competitive matches (this will significantly alleviate demand on grass pitches within the immediate catchment of 'the Site').
- The aim of greater access to the Ministry of Defence sites (there are three within the defined catchment) and school provision (a long term aim of the Council and one which has significant potential given the number of school pitches in the area) will further serve the demand of local community clubs will further increase local supply.
- Projected growth of the Gosport, Fareham and Solent League in terms of number of teams participating will have direct impact on demand for pitches. Six new teams in the leagues will require 2 good quality adult pitches (based on the most recent Sport England guidance). Local pitch provision outside of 'the Site' has the current capacity to accommodate these teams.
- Key sites such as Rowner Sports Park and Privett Park (just outside the local catchment of 'the Site') are subject to flooding due to drainage issues and have been identified as sites that could benefit from investment in order to protect local clubs.

7.1.2 On this basis there is no requirement to retain the site as playing pitch provision.

8 Open Space Appraisal

8.1 Introduction

8.1.1 Through the development of 'the Site' there is the opportunity to provide a footpath across part of the site, enhancing accessibility to the adjacent Fort Brockhurst (a key English Heritage site, which has significant local value to the Gosport community). This section considers the implications of this enhanced access (and value) to open space.

8.2 Background – the value of open space

8.2.1 Green spaces provide opportunities for a range of formal and informal leisure, passive and active sport, recreation and play.

8.2.2 The significance of open space, sport and recreation facilities provision is clear:

- Recent IPSOS MORI research indicates that 60% of people believe that the provision of open space is key to an ideal community
- CABE Space have indicated that good quality open space can increase property values in the vicinity by up to 7%, whilst untended waste can decrease values by up to 13%
- In urban areas, 87 per cent of the population have used their local urban park or open space in the last year, and 79 per cent have used it in the last six months (CABE)
- In 2007, 91 per cent of people thought it was very/fairly important to have green spaces near to where they live, and by 2009 this had risen to 95 per cent.

8.2.3 It is widely recognised that the provision of high quality 'public realm' facilities such as green space and playing fields can assist in the promotion of an area as an attractive place to live, and can result in a number of benefits:

Environmental benefits

- Providing habitats for wildlife as an aid to local biodiversity
- Helping to stabilise urban temperatures and humidity
- Absorbing pollutants in the air and ground water
- Providing opportunities for the recycling of organic materials
- Providing opportunities to reduce transport use through the provision of local facilities – this is particularly applicable within deprived areas, where an accessible (free) open space network is key in connecting residencies, visitor destinations and places of work.

Economic benefits

- Adding value to surrounding property, both commercial and residential, thus increasing local tax revenues for public services
- Contributing to attracting visitors, including using the parks as venues for major events
- Encouraging employment and inward investment into the area
- Helping to create an attractive local image
- Complementing new development with a landscape that enhances its value
- Helping to reduce social inclusion and its associated costs to society.

Social benefits

- Providing safe outdoor areas that are available to all members of the local population
- Providing opportunities for community events, voluntary activities and charitable fund raising
- Providing easily accessible recreation as an alternative to other more costly leisure pursuits
- Providing opportunities to improve health and take part in a wide range of outdoor sports and activities
- Providing an educational resource or outdoor classroom.

8.3 The National situation

8.3.1 Despite the enormous benefits that these facilities can bring, there are real concerns about the current state of provision in the UK. Whilst there are still some examples of good and innovative practice throughout the country, many facilities have suffered from decades of neglect and decline, a lack of investment, poor maintenance and a failure to adjust to changing social demands. The severity of the national situation was highlighted in the recent Public Park Assessment produced by the Urban Parks Forum, which highlighted that:

- Park revenue budgets have declined by around 20% over the last 20 years- this equates to a revenue expenditure deficit of around £126 million per year
- The total cumulative under spend over the last 20 years is £1.3 billion
- Only 18% of parks stocks were reported to be in good condition, 69% fair and 13% poor
- Good parks stocks are improving whilst poor stocks are declining
- 37% of local authorities reported that the overall condition of their open space, sport and recreation facilities portfolio is 'in decline'.

8.3.2 It says that local planning authorities should take account of the community's need for recreational space, having regard to current levels of provision and deficiencies and resisting pressures for development of open space which conflict with the wider public interest.

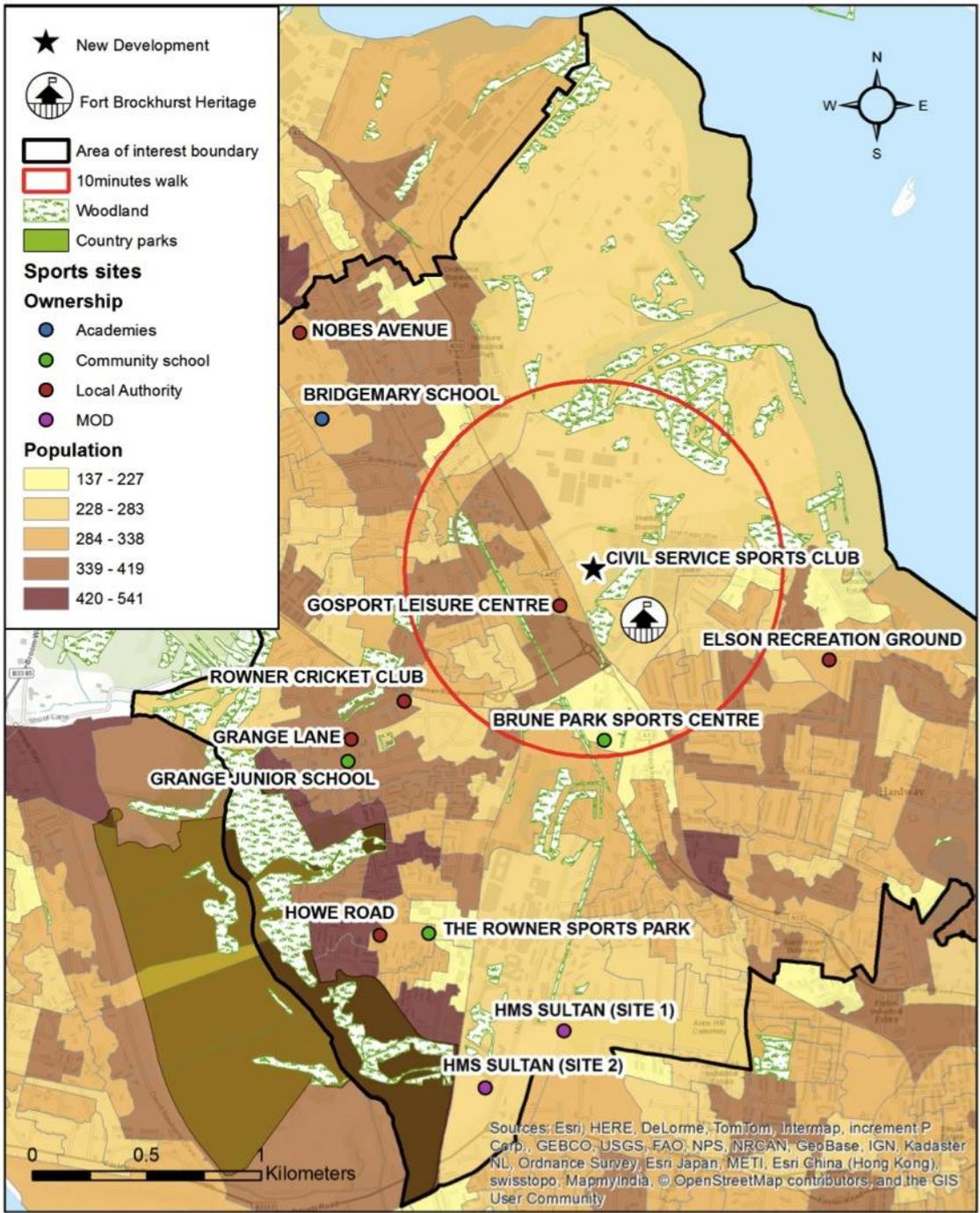
8.4 Geospatial analysis

8.4.1 Figure 8 illustrates that the proposed accessibility to Fort Brockhurst will enable the site to link with other green route ways to the north, enabling a significantly larger local resident population to access the English Heritage site. Figure 8 illustrates the density of local population to the west and north west of the Fort who would benefit from enhanced access via the proposed footpath through 'the Site'.

Figure 8: Support green networks



Figure 9: Local population (links to a green network)



Population and green space areas



9 Appendix A: Commercial viability - playing pitch investment

The table below identifies the average budget determined by Sport England for development and maintenance of football sites.

	Senior 100.58 x 64.01 m with 3.66 m safety margin on all sides.	Youth 91.44 x 54.86 m with 3.66 m safety margin on all sides.	Mini- soccer 45.72 x 27.43 m with 3.66 m safety margin on all sides.
* Costs are exclusive of VAT			
<p>1. Piped drainage scheme with sand grooves (if required)</p> <p>Typical costs include preliminaries, setting up, transport, installation of pipe drainage scheme, installation of sand grooves, application of fertilizer, seeding and making good^{1,2}.</p>	£35,100	£29,400	£9,500
<p>2. Regrading and improvement of playing surface (if required)</p> <p>Typical costs include preliminaries, setting up, transport, removal of vegetation and goal post sockets, top soil importation, cultivation and grading, sand amelioration, applying fertilizer, seeding and reinstatement³.</p>	£23,500	£19,000	£5,700
<p>A. Initial maintenance following drainage or improvement works (12 months, provided by the pitch contractor)</p> <p>On completion of improvement works, natural turf pitches are rarely in a condition that would allow them to be playable as the grass will be immature and susceptible to damage. It is therefore recommended that the contractor is responsible for 'growing-in' the pitch and maintaining it for 12 months. Typical costs include mowing, fertilizer and herbicide application, applying and working in topdressing sand, overseeding, compaction alleviation and the treatment of pests and diseases.</p>	£18,000	£14,400	£4,300

<i>Budget cost for initial maintenance (12 months)</i>			
<p>B. Annual grounds maintenance costs (assumes all operations are contracted out)</p> <p>It is critical to the long term success of any new pitch works that the pitch is properly maintained.</p> <p>Maintenance work should be carried out by experienced groundsmen and will typically incorporate the following: mowing (say 30 cuts/annum), spreading fertilizer, applying herbicide, applying and working in top dressing sand, reseeding, compaction alleviation, spiking/slitting (x4), application of pesticide/fungicide, weekly line marking and scarification.</p>	£11,700	£9,600	£3,300

- ¹ For situations where the outfall for the drainage water (e.g. a nearby ditch, stream or manhole) is higher than the piped drainage system, there will be a need to install a sump with a pump so that water can be pumped up to the outfall. Pump and sump systems typically add £8,000 to £12,000 to the drainage costs.
- ² In certain circumstances, a restriction may be placed on the amount of drainage water that can leave the site in a given time, necessitating the design and installation of some form of attenuation system. These are commonly referred to as sustainable urban drainage systems (SUDS) and typically add £4,000 to £8,000 to the drainage costs.
- ³ In exceptional circumstances where the slope of the pitch is excessive, it may be necessary to remove the topsoil, reshape the subsoil by removing high areas and building up low areas, replace the topsoil and reseed the site. Depending on how much remodelling is required, this can add between 20 and 30 % to the re-grading and improvement of playing surface cost.

The table below identifies the average budget determined by Sport England for development and maintenance of cricket sites.

	Cricket only 8 pitch square: 25.00 x 24.40 m Outfield: 13,542 m ² .	Cricket + two football pitches on the outfield 8 pitch square: 25.00 x 24.40 m Outfield: 21,060 m ² .
<p>1. Construction works to a cricket square (if required)</p> <p>Typical costs include preliminaries, setting up, transport, excavation, importation and placement of cricket loam, application of fertilizer, seeding, installation of a perimeter drain and irrigation hydrant and making good.</p>	£21,000	£21,000
<p>2. Cricket outfield piped drainage scheme with sand grooves (if required)</p> <p>Typical costs include preliminaries, setting up, transport, installation of pipe drainage scheme, installation of sand grooves, application of fertilizer, seeding and making good^{1,2}.</p>	£61,600	£92,800
<p>3. Regrading and improvement of outfield surface (if required)</p> <p>Typical costs include preliminaries, setting up, transport, removal of vegetation, top soil importation, cultivation and grading, sand amelioration, applying fertilizer, seeding and reinstatement³.</p>	£41,100	£62,400

<p>A. Initial maintenance following construction or improvement works (12 months, provided by the pitch contractor)</p> <p>On completion of improvement works, natural turf facilities are rarely in a condition that would allow them to be playable as the grass will be immature and susceptible to damage. It is therefore recommended that the contractor is responsible for 'growing-in' the facility and maintaining it for 12 months. Typical costs include mowing, fertilizer and herbicide application, rolling, verti-cutting, scarification, spiking, applying and working in topdressing loam, applying and working in topdressing sand, overseeding, compaction alleviation and the treatment of pests and diseases.</p>	<p>£10,100</p> <p>£30,900</p>	<p>£10,100</p> <p>£47,900</p>
<p>B. Annual grounds maintenance costs (assumes all operations are contracted out)</p> <p>It is critical to the long term success of any new pitch works project that the facility is properly maintained. Maintenance work should be carried out by experienced groundsmen and will typically incorporate the following: mowing, spreading fertilizer, applying herbicide, rolling, verti-cutting, applying and working in top dressing sand, reseeding, compaction alleviation, spiking/slitting, application of pesticide/fungicide and scarification.</p>	<p>£10,500</p> <p>£20,200</p>	<p>£10,500</p> <p>£30,100</p>

- ¹ For situations where the outfall for the drainage water (e.g. a nearby ditch, stream or manhole) is higher than the piped drainage system, there will be a need to install a sump with a pump so that water can be pumped up to the outfall. Pump and sump systems typically add £12,000 to the drainage costs.
- ² In certain circumstances, a restriction may be placed on the amount of drainage water that can leave the site in a given time, necessitating the design and installation of some form of attenuation system. These are commonly referred to as sustainable urban drainage systems (SUDS) and typically add £8,000 to the drainage costs.
- ³ In exceptional circumstances where the slope of the outfield is excessive, it may be necessary to remove the topsoil, reshape the subsoil by removing high areas and building up low areas, replace the topsoil and reseed the site. Depending on how much re-modelling is required, this can add between 20 and 30 % to the re-grading and improvement of playing surface cost.