

Gosport Borough Council

Local Development Framework

Annual Monitoring Report

November 2007

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Gosport Borough Council
Local Development Framework
Annual Monitoring Report
November 2007

Approved by the Transportation and Planning Sub Board 27 November 2007

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EXECUTIVE SUMMARY

This is the third Annual Monitoring Report (AMR) produced by Gosport Borough Council in accordance with the requirements of the Planning and Compulsory Purchase Act 2004.

The AMR covers the period April 2006 to March 2007. However, more up-to-date information has been provided in certain instances, notably progress on the implementation of the Local Development Scheme (LDS) and some contextual indicators.

The AMR reviews actual progress in terms of local development document (LDD) preparation against the timetables and milestones in the LDS. The primary achievement in the production of documents in the LDS during the monitoring period was the adoption of the Statement of Community Involvement (SCI) in July 2007 ahead of the scheduled date of August 2007.

The first review of the LDS was published at the end of the monitoring period in March 2007. Six LDDs arising from the new planning system are identified in the current LDS namely: the Core Strategy, the SCI, the Site Allocations Development Plan Document (DPD), the Development Control DPD, the Marine Parade Area of Special Character SPD and the Gosport Waterfront SPD. All the milestones in the monitoring period were successfully met. However, it is recognised that in order to successfully gather sufficient evidence to support the Core Strategy it will be necessary to extend the period before the next stage (Preferred Options) can be published for consultation.

The AMR considers the policy performance of the Local Plan Review (LPR). A number of Strategic Statements set out in the LPR provide the structure for this analysis namely: sustainable development, land use and transport, employment and economic development, housing, environment, retail and community and leisure facilities. A number of indicators and outputs are set out after each Strategic Statement; targets are included where relevant. Brief commentaries discuss key findings and highlight linked contextual indicators.

The key performance indicators in the 2007 AMR highlight the following major issues:

- The Queen Alexandra Hospital at Cosham is the nearest hospital to Gosport with an Accident and Emergency unit and does not come within the thirty minute accessibility threshold for any of the new homes built in the Borough.
- A total of 686 new homes were completed and occupied in 2006-2007, and the 2007 Gosport Housing Trajectory shows that new housing is being delivered at a rate significantly above the housing requirement set out in the LPR.
- A total of 187 new affordable homes were completed in the Borough during the monitoring period.
- Developer contributions continue to fund open space schemes across the Borough, such as Forton Recreation Ground.

The issues identified through the monitoring of LPR policies will inform the preparation of the LDF Core Strategy and other LDDs.

1.0 INTRODUCTION

- 1.1 This is the third Annual Monitoring Report (AMR) to be produced by Gosport Borough Council in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 to prepare a yearly report. In the context of the new planning system, with its focus on the delivery of sustainable development and sustainable communities, monitoring takes on increased importance in providing a check on whether those aims are being achieved.
- 1.2 In terms of what the AMR should seek to achieve, local authorities are required, by Regulation 48 of The Town and Country Planning (Local Development) (England) Regulations 2004 and by PPS12 *Local Development Frameworks*, to undertake certain key monitoring tasks, all of which are interrelated. The document *Local Development Framework Monitoring: A Good Practice Guide* sets out the key tasks as follows:
- review actual progress in terms of Local Development Document preparation against the timetable and milestones in the Local Development Scheme;
 - assess the extent to which policies in Local Development Documents are being implemented;
 - where policies are not being implemented, to explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
 - identify the significant effects of implementing policies in Local Development Documents and whether they are as intended; and
 - set out whether policies are to be amended or replaced.
- 1.3 This report follows the same basic structure as the 2006 AMR. The document is structured around the Strategic Statements set out in the Gosport Local Plan Review (LPR), which was adopted in May 2006. This focus will change in future AMRs as work progresses on the Local Development Documents (LDD) in the Local Development Framework (LDF).
- 1.4 The 2007 Gosport AMR covers the monitoring period 1 April 2006 to 31 March 2007, and data included in it generally applies to that timescale. However, more up-to-date information has been used in certain instances notably progress on the implementation of the Local Development Scheme (LDS) and some contextual indicators such as the retail centre health checks.
- 1.5 A spatial portrait of Gosport forms Chapter 2 of this report and sets out the key contextual characteristics of the Borough. It also discusses planning for Gosport in a regional and sub-regional context. The contextual indicators are drawn principally from baseline information contained in the June 2007 Sustainability Appraisal Scoping Report. Other sources of information are acknowledged in the text.

- 1.6 Progress with implementing the LDS is dealt with in Chapter 3 of the AMR with an examination of timetables and milestones and an assessment of whether they are being achieved or not.
- 1.7 Chapter 4 looks at sustainable development which forms the overarching first Strategic Statement in the Local Plan Review.
- 1.8 Chapters 5 to 10 consider the policy performance of the LPR. These five chapters are based on the Strategic Statements set out in Chapter 2 of the LPR. After each Strategic Statement the relevant indicators and their outputs for the monitoring period are set out, along with a target where relevant. A brief commentary sets out the key findings of the output and relates these back to policy. A number of tables, graphs and photographs provide additional information as appropriate.
- 1.9 Chapter 6 deals with housing and a number of additional indicators have been included in line with recent Government guidance. A five year supply of deliverable housing sites is set out in the housing supply section along with the 2007 Gosport Housing Trajectory. Three new core housing market indicators on affordability, growth in house prices and low demand have been added to the affordability section. In response to local concerns information has been added on the size and type of dwellings.
- 1.10 The majority of outputs in chapters 5 to 10 were calculated by the Borough Council in conjunction with Hampshire County Council (HCC). In regard to non-residential completions, there is a monitoring threshold of 200 square meters of gross external floorspace. Combined completion figures for different use classes are given when the final end use is not known.
- 1.11 The core output indicators set out in chapters 5 to 10 include all indicators listed in Annex B of *Local Development Framework Monitoring: A Good Practice Guide* as updated in October 2005. Appendix 1 of this report is a quick reference guide, which sets out the AMR indicator numbers, the relevant LPR policy and the Annex B reference. It should be noted that the indicator number is linked to the chapter number and range from indicator 5(a) to 10 (a). There are a limited number of instances in which it has not been possible to meet the exact criteria set out in Annex B, most notably gross external floorspace figures have been provided for non-residential completions. A number of local indicators relevant to Gosport are also included, such as losses and gains to pedestrian access along the coastline.
- 1.12 Finally, a glossary explains key technical terms used in this report.

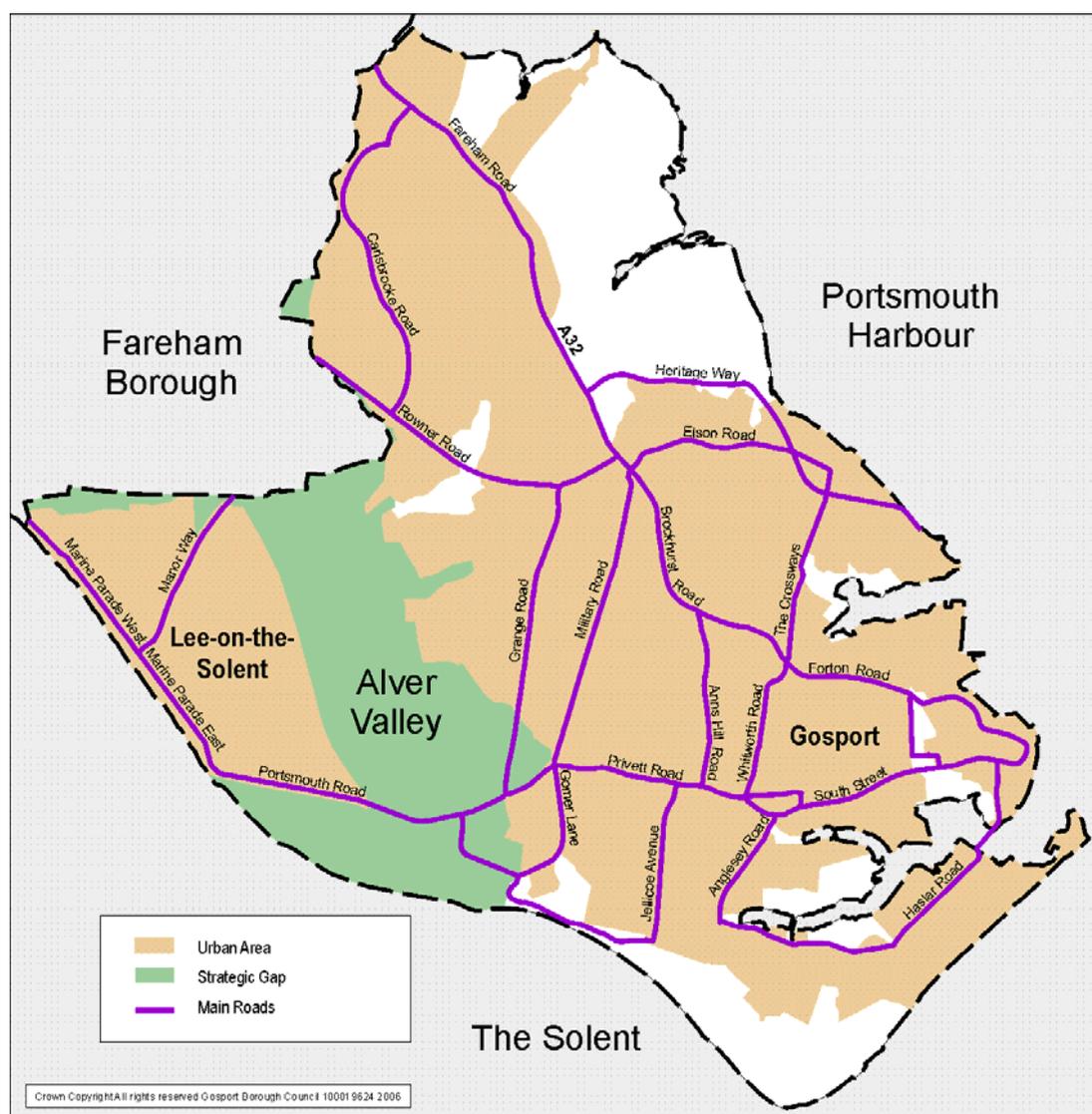
2.0 SPATIAL PORTRAIT OF GOSPORT

Profile

Location

- 2.1 Gosport is located on the south coast of Hampshire and has a distinctive geography. The Borough is a peninsula of 2,750 hectares surrounded on three sides by The Solent and Portsmouth Harbour (see figure 2.1) with almost 39 kilometres of coastline. The Borough contains two principal settlements, Gosport and Lee-on-the-Solent, separated by the Alver Valley.

Figure 2.1: Gosport Borough



Population and households

- 2.2 The population of the Borough is fairly stable. The estimated population of the Borough in 2006 based on the Office of National Statistics (ONS) mid-year estimate was 78,200. In the 2001 Census it was recorded as 76,415 persons, which represents an increase of only 1.8% from the 1991 figure. However, the number of households has increased by 6.7% over the same

period. In April 2007 there were 35,677 homes in the Borough according to Council Tax Records. Gosport is the fifth most densely populated area in the South East Region, with an urban density of 30.2 people per hectare recorded in the 2001 Census.

Transport

- 2.3 Access to the Peninsula is via three road routes. One of these is the A32 which is part of the County Strategic Road Network. There is no railway service to Gosport. Gosport is linked to Portsmouth by the Gosport Ferry service which is one of the busiest passenger ferry routes in the United Kingdom. The ferry service provides a link to Portsmouth Harbour railway station.
- 2.4 The increasing dominance of the journey to work by private motor vehicle has resulted in high levels of congestion on the A32, B3385 (Newgate Lane) and other roads in the morning and evening peaks. By 2002 the traffic flow capacity had been reached on parts of the A32. In the absence of rail or other segregated public transport links, the network of bus services is subject to delays arising from this traffic congestion.

Employment and economic development

- 2.5 Historically, Gosport developed primarily as a support base for the Royal Navy and a large number of residents of the Borough were once employed either in local MoD establishments or at Portsmouth Naval Base and other establishments around the Harbour.
- 2.6 There has been a significant change both in the patterns of employment and mode of transport in the last three decades. Employment at Portsmouth Naval Base has fallen while several other Ministry of Defence establishments in the Borough and around the Harbour have closed. Some of these sites have been redeveloped and others are available for re-use. It was announced in January 2007 that the MOD training facilities at HMS Sultan would be phased out by 2017. However, a Government review of Britain's naval bases confirmed in July 2007 that the Portsmouth naval base would remain open.
- 2.7 As a result of these changes in employment a large number of residents of the Borough now work in different locations, particularly along the A27-M27 corridor in areas where the journey to work is predominantly by private car. Between 1991 and 2001, the number of people out-commuting on a daily basis increased by 41% to 18,159 workers.
- 2.8 Latest available information shows that there were 1,295 VAT registered businesses in Gosport. Based on the most recent population estimates, business density within the Borough has decreased slightly to 16.6 businesses per 1,000 of the population. The business sector is characterised by a small number of companies employing a large number of the workforce. The unemployment rate at September 2007 was 1.2%.

Environment

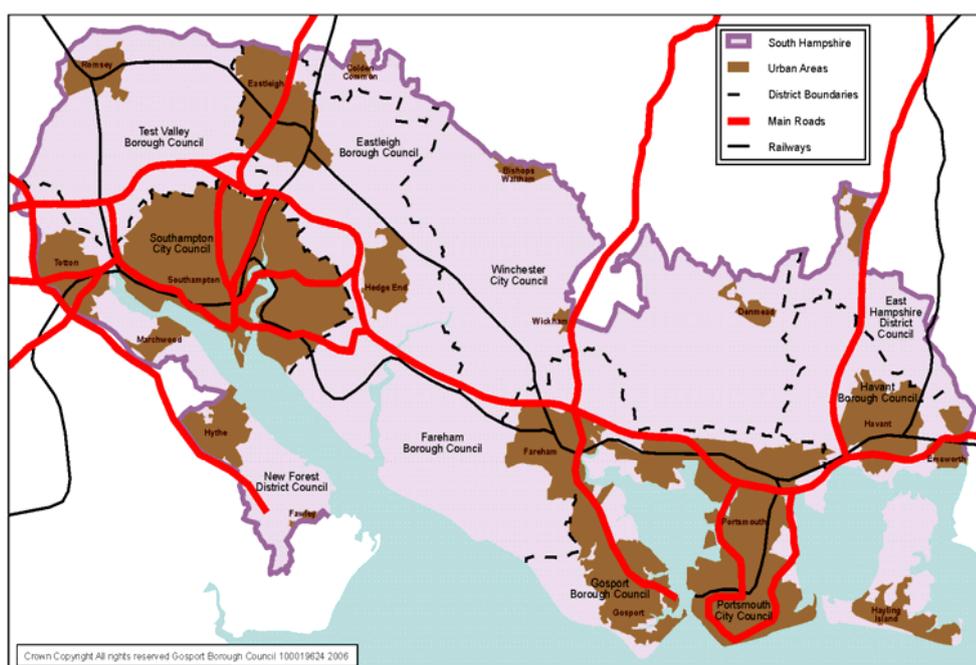
- 2.9 Despite being densely developed there are some important and attractive open spaces within the Borough. The Alver Valley, much of which is set to become a 221 hectare Country Park, forms part of the Stubbington/Lee-on-the-Solent-Fareham/Gosport Strategic Gap. The Stokes Bay/Gilkicker area also provides a significant area of open space. The quality of Gosport's

environment is also reflected in its built heritage with 16 Conservation Areas, 505 Listed Buildings and 13 Scheduled Ancient Monuments. There are also significant areas which are internationally and nationally important for nature conservation.

Planning for Gosport in a sub-regional context

- 2.10 In terms of regional planning Gosport is located in the South East of England. Regional Planning Guidance for the South East (RPG9) was published in March 2001 and continues to provide the strategic framework for development.
- 2.11 However, a new Regional Spatial Strategy for the South East, '*The South East Plan*' (SE Plan) is being prepared by the South East England Regional Assembly (SEERA). This document has been subject to public consultation and was submitted to the Government in March 2006. An examination into this plan by a panel of independent Inspectors took place in November 2006. The Panel published its report of the examination in August 2007. The new Plan will provide an updated strategic policy framework for the Region, and places a renewed emphasis on urban regeneration and sustainable development.
- 2.12 The draft SE Plan recognises that there are distinct sub-regions, which require their own strategies. South Hampshire is one of these areas specifically identified in the SE Plan (see figure 2.2). The Sub Regional Strategy for this area was developed by SEERA in conjunction with the Partnership for Urban South Hampshire (PUSH). PUSH is a consortium of local authorities which includes Gosport Borough Council. The Panel of Inspectors broadly agreed with the sub regional strategy.

Figure 2.2: Area covered by the South Hampshire Sub-Regional Strategy



- 2.13 The principal objective of PUSH is to address the economic regeneration and development needs of the sub-region by improving its economic performance

to at least match the regional average, with a target of achieving a Gross Valued Added (GVA) rate of growth of 3.5% per annum by 2026.

- 2.14 This will involve an increase in jobs as well as productivity, requiring land for business development and house building. To enable this to happen, there will need to be increased investment in transport and other infrastructure. The strategy is one of 'conditional managed growth', with the pace of growth and development determined by, and conditional on, the rate of infrastructure investment.
- 2.15 Within the sub-region Gosport Borough has a distinct identity and it is important that this is retained. Large parts of the Borough are already developed and much of the open space is highly valued in terms of nature conservation interest and/or its recreational importance. Gosport has an important role to play in promoting sustainable economic regeneration in the sub-region. A significant amount of land within the Borough is owned by the Ministry of Defence and as it continues to rationalise its operations as part of a national review there is the likelihood that some of its land holdings will be released for re-development. These land releases as well as other sites will provide opportunities for economic development which can contribute towards meeting the employment needs of Gosport residents and improving the economic performance of South Hampshire.

Key development sites

- 2.16 There are a number of key development sites in the Borough, which are identified in figure 2.3. Progress on each site is considered below.

Cherque Farm

- 2.17 Development continued throughout the monitoring period at Cherque Farm, Lee-on-the-Solent. A total of 951 new homes had been completed and occupied by April 2007, including 105 affordable homes, leaving 99 outstanding. The remaining dwellings are expected to be complete during 2008.

Coldharbour

- 2.18 Development has taken place at both the northern and southern parts of this prominent waterfront site. All the flats at Rope Quay are now completed and occupied. The Council expects proposals to be brought forward for the comprehensive development of the remaining central part of the site within the next 3 years. The redevelopment of Coldharbour will be considered as part of the forthcoming Waterfront SPD.

Daedalus

- 2.19 The Daedalus site lies in both Gosport and Fareham Borough Councils. The MoD released Daedalus in March 2006. The Maritime and Coastal Agency (MCA) purchased most of the airfield and will continue to operate from the site along with Hampshire Constabulary. A new search and rescue facility including a helicopter hanger for use by the MCA has been completed. The South East of England Development Agency (SEEDA) purchased the rest of the site including the technical area, which lies within Gosport Borough, and is considering a mix of uses for the site. A Joint Planning Statement for Daedalus was released in 2006 by Gosport and Fareham Borough Councils, which sets out their aspirations for the site and how planning policies will be produced. In due course, when SEEDA has finalised their timetable, the

Borough Council will prepare an SPD for Daedalus. A part of the site has been retained by Defence Estates for 300 Married Quarters of which 134 had been built by April 2007.

Frater Gate

- 2.20 The development of Frater Gate as an employment allocation within the LPR is largely complete. Over 10,000 square metres of employment floorspace has been completed at this key employment site.

Gosport Bus Station

- 2.21 Proposals for the development of this site will be considered as part of the Waterfront SPD. This was programmed into the Borough Council's revised LDS in March 2007.

Heritage Business Park

- 2.22 The development of this key employment site to the north of Fort Brockhurst is nearing completion. Over 9,000 square metres of new employment floorspace has been completed to date.

Priddy's Hard Heritage Area

- 2.23 Planning permission has been granted for 198 dwellings on this site of which 180 had been completed and occupied by April 2007. The remaining part of the site has been marketed for the development of a mixture of uses, including commercial and leisure uses. A planning application is expected next year for the commercial elements of this mixed-use development.

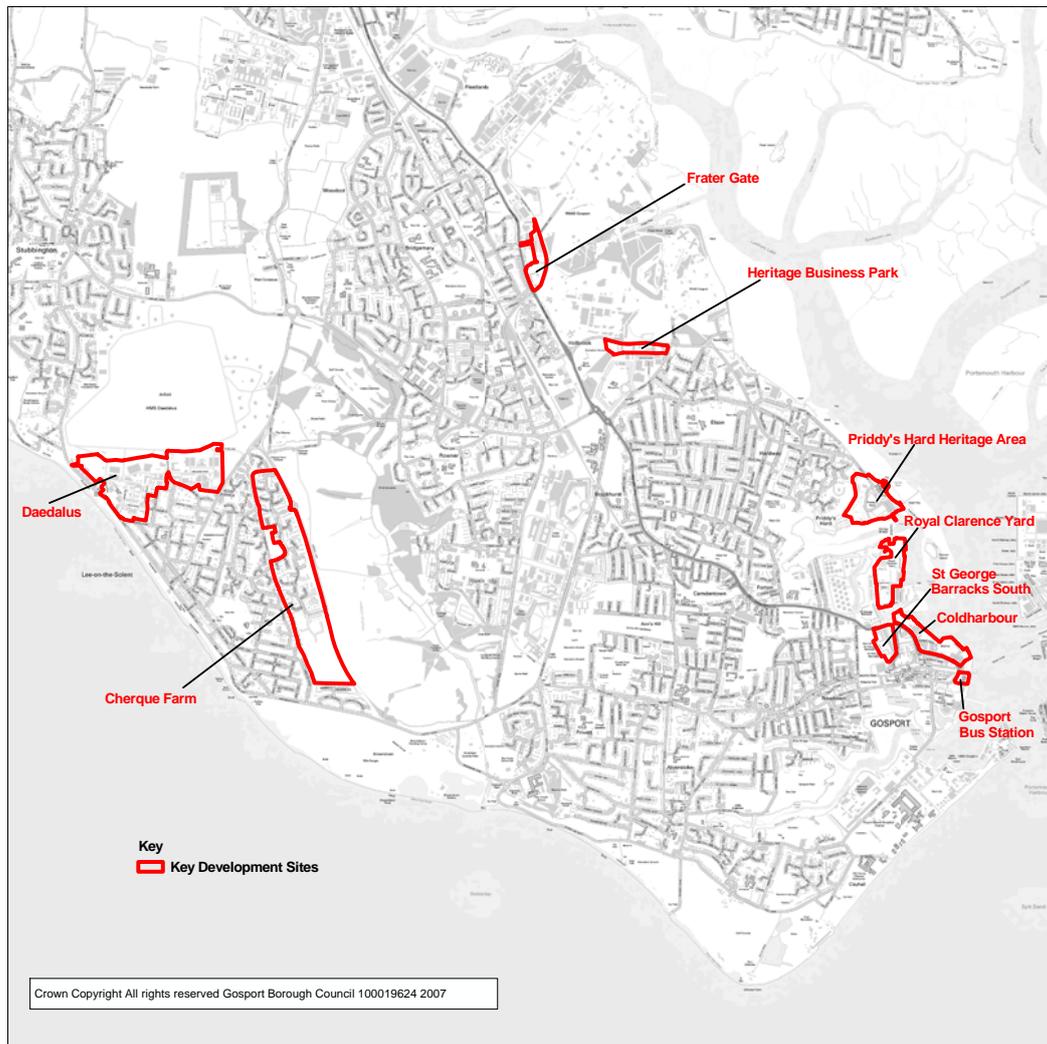
Royal Clarence Yard

- 2.24 The development of this prominent waterfront site continued during the monitoring period. A further planning application to revise the type and mix of dwellings was granted planning permission in October 2007.

St George Barracks South

- 2.25 The regeneration of this key mixed-use site is now complete.

Figure 2.3: Key development sites in Gosport



3.0 LOCAL DEVELOPMENT SCHEME: PROGRESS ON IMPLEMENTATION

3.1 This section of the Annual Monitoring Report deals with the timetables and milestones in the Local Development Scheme (LDS) indicating whether they are being achieved or not. The current Gosport LDS was published in March 2007 and identifies the following Local Development Documents (LDD):

- Local Plan Review
- Statement of Community Involvement
- Core Strategy DPD
- Site Allocations DPD
- Development Control DPD
- Marine Parade Area of Special Character SPD
- Gosport Waterfront SPD

The LDS charts key dates when milestones should be achieved. Appendix 2 shows the milestones that should have been met in the monitoring period April 2006 to March 2007. It can be seen that all the milestones in the monitoring period have been met. Although this AMR covers the period April 2006 to March 2007, it seemed relevant to make this commentary on LDS implementation as up to date as possible.

Local Plan Review

3.2 The Local Plan Review was adopted at the beginning of this monitoring period in May 2006.

Statement of Community Involvement

3.3 The adoption of the Statement of Community Involvement (SCI) in July 2007 was ahead of the scheduled date of August 2007. It was the first of the new format of Development Plan Documents (DPD) to be adopted by Gosport Borough Council. On the way to adoption several milestones were successfully passed. The Borough Council undertook informal consultation on issues and options under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 during May and June 2006. Gosport achieved another milestone by going out to consultation on the draft SCI in September 2006. Following this consultation the SCI was revised and submitted to the Government in January 2007 thereby reaching another milestone. An Examination into the SCI in the form of written representation took place in March 2007 concluding with the Inspector finding the SCI to be sound.

Core Strategy

3.4 Work is continuing on the Core Strategy and a major consultation event took place in December 2006 in conjunction with the Gosport Partnership seeking views on an Issues and Options report. Figure 3.1 shows the 'Make your Mark' community consultation event in the Council Chamber at Gosport Town Hall. The feedback from the consultation events are being considered in the next stage of the Core Strategy preparation. As a result from further guidance from the Government and the Inspectorate it appears that the Core Strategy

needs to consider the identification of key strategic sites in more depth. In addition several local authorities have had their Core Strategies found to be unsound by the Inspectorate by not having an adequate evidence base to justify their policies. The lesson to be clearly learnt is that it is essential for evidence gathering to be robust and thorough.

Figure 3.1: 'Make your Mark' community consultation event



- 3.5 Accordingly, before progressing too far with the Gosport Core Strategy, it is important that the appropriate studies are conducted. The results of these studies could have major implications for the policy direction of the Core Strategy. A Strategic Flood Risk Assessment has been jointly commissioned by the South Hampshire authorities and the results will have implications for Gosport. The Portsmouth Harbour authorities are jointly commissioning a transport impact study on implications of the proposed housing allocations in the South East Plan for their areas. Consequently until an assessment has been made of these and other studies that are being carried out it is not possible to publish the Preferred Options stage. This stage was originally programmed for December 2007 in the LDS, but will now need to be re-programmed. A revised LDS following discussion with GOSE will need to be prepared to reflect a new timetable.

Site Allocations DPD

- 3.6 Evidence gathering is continuing for the Site Allocations DPD and will be supported through a Strategic Housing Land Availability Assessment and an Employment Land Review.

Development Control DPD

- 3.7 The Current LDS does not programme work to commence on the Development Control DPD until 2008.

Marine Parade Area of Special Character SPD

- 3.8 The Marine Parade Area of Special Character SPD has been successfully completed and through its production met all of the milestones in the LDS. In fact it was adopted two months ahead of schedule.

Gosport Waterfront SPD

- 3.9 This SPD was originally planned to be produced based on the Local Plan Review policies. It is now considered that it is more appropriate to produce it in conjunction with the Core Strategy. Consequently the timetable for the production of this SPD will need to be realigned to reflect that of the Core Strategy.

Additional Documents - Daedalus SPD

- 3.10 In last year's AMR the need to prepare an SPD for the Daedalus site at Lee-on-the-Solent was identified. This large site has been acquired by the South East of England Development Agency (SEEDA) and the Maritime Coastguard Agency (MCA). Although the site crosses into Fareham Borough Council the Gosport Borough Local Plan Review has a policy, R/DP4, which facilitates a mixed use development on the land within Gosport. Accordingly a SPD can be prepared based on this policy. SEEDA in conjunction with its partners are now in a position to set out a timetable for development. However in order to prepare a SPD it will be necessary to revise the LDS.

4.0 SUSTAINABLE DEVELOPMENT

Strategic Statement

The Local Plan Review will promote sustainable development in a form that meets the needs of the present without compromising the ability of future generations to meet their own needs.

- 4.1 Sustainability underpins all the policies in the LPR and all the emerging policies in the LDF. Therefore all the indicators in the AMR with their respective targets and outputs help to inform this overarching Strategic Statement on sustainable development.
- 4.2 All the options, policies and proposals set out in the LDF will be subject to a Sustainability Appraisal (SA) as set out in the SA Scoping Report published in December 2006. The role of the Scoping Report is to set the context and objectives of sustainable development for the Borough and to provide a framework to assess the policies and proposals of emerging DPDs and SPDs. An SA was undertaken for the Marine Parade Area of Special Character, which was adopted in May 2007.
- 4.3 The Scoping Report established Baseline data to assist in identifying issues facing the Borough as well as providing a basis for future monitoring. Baseline data is constantly updated and biannual updates will be published on the Borough Council's website. Information from the Baseline has been used throughout this report.
- 4.4 If Gosport can become a more sustainable community, relying less on neighbouring areas for employment, shopping and other community facilities, there will be significant social, economic and environmental benefits. Urban regeneration and re-use of sites are important considerations in achieving a more sustainable pattern of development, allowing for more efficient movement and use of infrastructure. It will also be important to improve the general quality of both the built and natural environment, to enhance biodiversity and counter the perception that it is under threat and deteriorating.
- 4.5 The ecological footprint is a spatial tool that attempts to measure the amount of biologically productive land and water used by residents of different towns and cities. The ecological footprint is measured in global hectares (gha) per person and analyses a number of activity categories such as travel and energy consumption. In January 2006 Gosport's ecological footprint was calculated to be 6.08 gha per person, which was slightly above the UK footprint of 5.4 gha per person and may reflect the high level of out-commuting from the Borough. The world average ecological footprint was calculated to be 2.2 gha per person. Further information on the ecological footprint of Gosport and other towns and cities can be accessed at www.sei.se/reap.

5.0 LAND USE AND TRANSPORT ISSUES

Strategic Statement:

The Local Plan Review will plan the future use of land in the Borough to reduce the need to travel and to facilitate modal transfer away from use of the private car.

Location and Integration of New Development

Indicator 5(a)

Percentage of new residential development within 30 minutes public transport travel time of a primary and a secondary school, a further education college, a hospital, a doctor's surgery, an employment centre, an identified retail centre and a food supermarket

Output

The percentage breakdown of net and gross dwellings completed 2006-2007 which have access to key basic services is set out in figure 5.1

Figure 5.1: Percentage of new residential development completed in Gosport 2006-2007 within 30 minutes public transport time of key basic services

Destination type	Public transport time	Number of new homes and % (gross)	Number of new homes and % (net)
Primary school	Within 30 minutes	730 (100%)	686 (100%)
	30 to 60 minutes	0	0
	Out of thresholds	0	0
Secondary school	Within 30 minutes	730 (100%)	686 (100%)
	30 to 60 minutes	0	0
	Out of thresholds	0	0
Further education college	Within 30 minutes	730 (100%)	686 (100%)
	30 to 60 minutes	0	0
	Out of thresholds	0	0
Hospital	Within 30 minutes	0	0
	30 to 60 minutes	475 (65%)	431 (63%)
	Out of thresholds	255 (35%)	255 (37%)
Doctor	Within 30 minutes	730 (100%)	686 (100%)
	30 to 60 minutes	0	0
	Out of thresholds	0	0
Employment centre	Within 30 minutes	477 (65%)	434 (63%)
	30 to 60 minutes	253 (35%)	252 (37%)
	Out of thresholds	0	0
Principal or District shopping centre	Within 30 minutes	730 (100%)	686 (100%)
	30 to 60 minutes	0	0
	Out of thresholds	0	0
Food supermarket	Within 30 minutes	730 (100%)	686 (100%)
	30 to 60 minutes	0	0
	Out of thresholds	0	0

Commentary

- 5.1 The accessibility of new homes completed in the Borough during the monitoring period was analysed in regard to all the key basic services identified in indicator 3b of the Government's good practice guide, as well as further education colleges and food supermarkets. The net and gross residential completions figures and a percentage breakdown of new homes above and below the thirty minute public transport travel time threshold is set out along with additional information on a 60 minute threshold in figure 5.1.
- 5.2 100% of net and gross residential completions in the Borough were within the thirty minute threshold for accessing a primary school, a secondary school, a further education college, a doctor's surgery, an identified retail centre and a food supermarket by public transport and walking. In regard to employment centres, approximately two thirds of the new homes were located within the thirty minute threshold with the remaining third located within 30 to 60 minutes walking and public transport time.
- 5.3 Although there are two hospitals within the Borough, neither of them has an Accident and Emergency unit, and therefore none of the new homes are considered to be within the thirty minute threshold for a hospital. Approximately two thirds of new homes were within 30 to 60 minutes public transport travel time of a hospital, but one third were outside the 60 minute threshold.
- 5.4 Policy R/T2 of the LPR deals with development proposals that are likely to generate significant levels of travel demand and states that new developments should be sited in locations that are effectively and conveniently served by public transport.
- 5.5 The problems of accessibility and congestion within the Borough increase the need to co-locate housing with key basic services. Gosport is the largest town in the country without access to a railway station, and local bus services operate within a limited and highly congested area. Despite being almost entirely urban in character there are a number of wards in the Borough isolated from arterial routes and difficult to serve cost effectively by bus. This indicator demonstrates that people within these communities without personal transport have difficulty accessing certain health and employment facilities. 99% of people who commented on the Transport board of the 'Make your Mark' consultation event in December 2006 thought that transport congestion needed to be addressed in Gosport.
- 5.6 High levels of out-commuting, the lack of a rail line on the Peninsula and the increasing dominance of car usage for the daily journey to work all contribute to the serious levels of congestion on the Borough's road network, particularly the A32 and B3385 (Newgate Lane). A section of the A32 just outside the Borough in Fareham was identified as an Air Quality Management Area (AQMA) in 2006 due to high levels of air pollution. This was attributed to high levels of congestion caused by out-commuting traffic from Gosport approaching the Quay Street roundabout. As part of the IMPACT project a commuting and employment study has been commissioned to provide further information on this matter. Studies being undertaken by Hampshire County Council are looking at the transport issues in South East Hampshire.
- 5.7 Figure 5.2 shows a detailed breakdown of the main mode of travel to work as detailed from the Census results of 1991 and 2001. There was an increase of

3.2% in Gosport residents driving to their place of work over the ten year period, which is higher than the overall increase for Hampshire of 2.3%.

Figure 5.2: Main mode of travel to work in 1991 and 2001 (percentages)

	At home	Train	Bus	Motor cycle	Car or van driver	Car or van passenger	Bicycle	On foot	Other modes
Gosport (1991)	2.0	1.4	8.0	4.2	49.2	7.3	14.4	10.4	3.0
Gosport (2001)	6.8	1.3	6.6	2.3	52.4	6.2	10.7	11.8	1.9
Hampshire (1991)	4.4	3.1	5.3	2.1	61.2	7.0	4.6	10.1	2.3
Hampshire (2001)	9.7	3.2	3.2	1.3	63.5	5.9	3.5	8.7	1.0

Indicator 5(b)

Percentage of completed non-residential development complying with car parking standards in Appendix E of the LPR

Output

The percentage breakdown of non-residential development excluding mixed-use sites that complied with the Borough Council's car parking standards in 2006-2007 is set out in figure 5.3.

Figure 5.3: Percentage of non-residential development completed in 2006-2007 complying with maximum car parking standards set out in Appendix E of the LPR

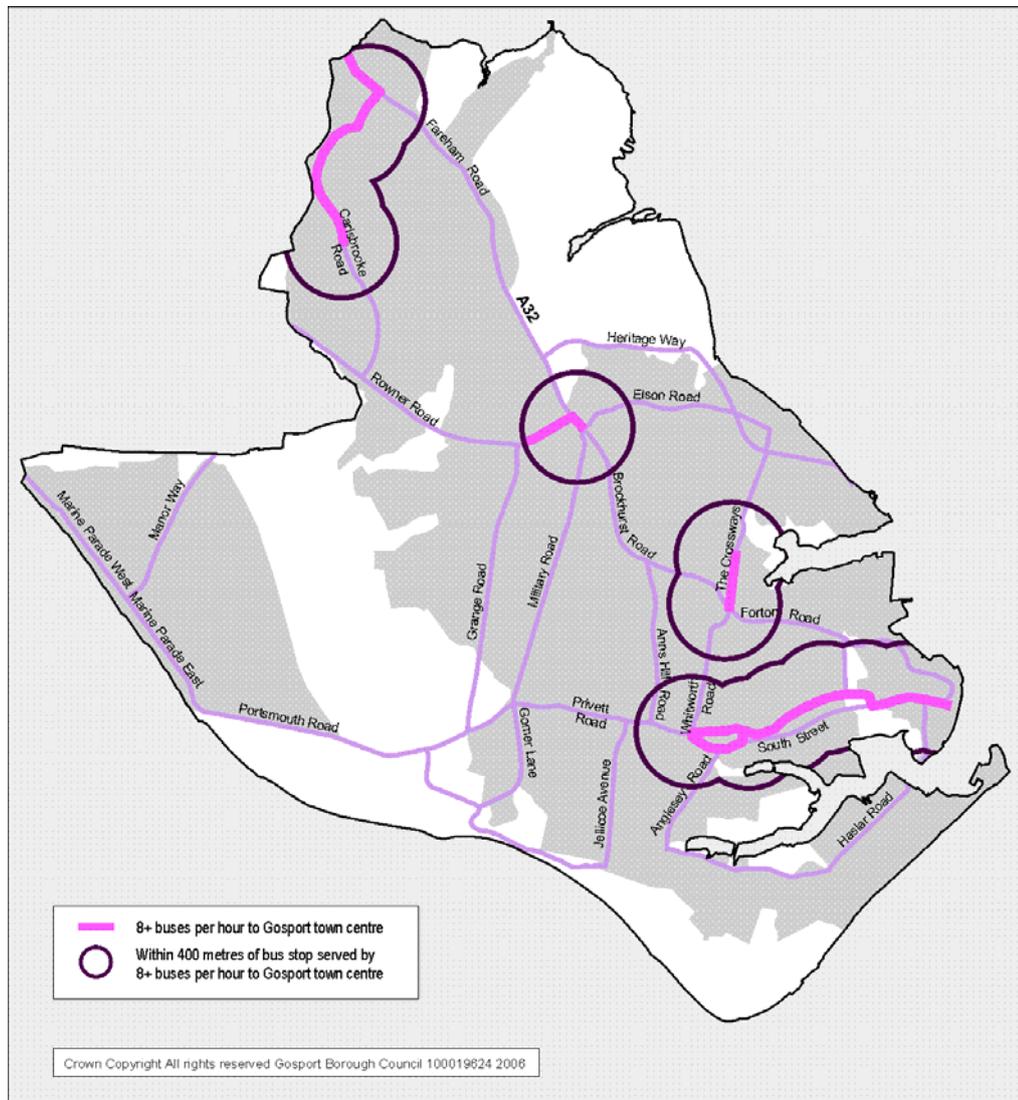
Use Class (Amendment) Order 2005	Percentage of completed floorspace according with car parking standards
A1, A2, A3, A4 and A5	100%
B1, B2 and B8	0%
D1 and D2	n/a

Commentary

- 5.8 Policy R/T11 of the LPR deals with access and parking, and Appendix E contains the Local Highway Authority's standards for the maximum level of car parking for different land uses. These standards form part of the Hampshire Parking Strategy and Standards 2002, which were adopted as supplementary guidance to the Hampshire County Structure Plan 1996-2011 (Review).
- 5.9 The outputs set out in figure 5.3 were calculated for development types identified in Appendix E. Mixed-use sites were excluded from this indicator due to the methodological problems inherent in calculating parking provision for different land uses sharing these sites. Different car parking standards apply in more accessible locations, which are defined in Appendix E as being served by at least eight buses per hour and within 400 metres of a bus stop. These areas of the Borough are identified in figure 5.4.
- 5.10 Figure 5.3 shows that all the A1 to A5 completions within the Borough during the monitoring period complied with the maximum car parking standards. There was one B1 completion that was not on a mixed-use site and the car

parking provision slightly exceeded the maximum car parking standards on this site.

Figure 5.4: Areas of Gosport served by 8+ buses per hour



6.0 EMPLOYMENT AND ECONOMIC DEVELOPMENT

Strategic Statement

The Local Plan Review will identify sites for employment use (in some cases as part of larger mixed use developments) to enable economic regeneration to achieve a more sustainable employment base.

Indicator 6(a)

Amount of floorspace developed for employment by type

Output

The amount of completed floorspace on land developed for employment by type in 2006-2007 is set out in figure 6.1.

Figure 6.1: Employment completions in Gosport 2006-2007

Use Class (Amendment) Order 2005	Completed floorspace (m2)
B1a: Offices	572
B1b: Research and development	0
B1c: Light industry	345
B2: General industry	0
B8: Storage and distribution	0
Total	917

Indicator 6(b)

Amount of floorspace developed for employment by type on new sites allocated for employment in policies R/EMP1 and R/EMP2 of the LPR.

Output

The amount of completed floorspace on land developed for employment by type in 2006-2007 on new sites allocated for employment is set out in figure 6.2.

Figure 6.2: Employment completions in Gosport 2006-2007 on new sites allocated for employment in the LPR

Use Class (Amendment) Order 2005	Completed floorspace (m2)
B1a: Offices	572
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0
Total	572

Commentary

- 6.1 Policy R/EMP1 of the LPR allocates land for employment and Policy R/EMP2 allocates land for employment as part of mixed-use development. There were two completions during the monitoring period. One of these was at St George Barracks South on land allocated for employment as part of mixed-use development under Policy R/EMP2. The other was at Quay Lane Industrial Estate on land protected for employment under Policy R/EMP3.
- 6.2 Completions for this monitoring period are significantly lower than previous years. This is because much of the employment land allocated in the LPR has been built out. Figure 6.3 shows remaining land being developed at Heritage

Business Park. This employment allocation along with Frater Gate is largely complete.

Figure 6.3: Heritage Business Park, Gosport



Indicator 6(c)

Amount of floorspace developed for employment by type on previously developed land

Output

The amount of floorspace developed for employment by type on previously developed land is 917square metres.

Commentary

6.3 Both of the employment completions within the Borough during the monitoring period were on previously developed land.

Indicator 6(d)

Employment land available by type

Output

The amount of employment land available within the Borough by type is set out in figure 6.4.

Figure 6.4: Employment land available by type April 2007

Use Class (Amendment) Order 2005	Available employment land (hectares)
B1a: Offices	0.78
B1b: Research and development	0
B1c: Light industry	0.85
B2: General industry	2.40
B8: Storage and distribution	1.59
B1 – B8 (non-specific)	22.04
Total	27.66

Commentary

- 6.4 Available employment land is defined as land identified for employment purposes in the LPR or with extant planning permission as of April 2007. Combined figures have been given when a variety of commercial end uses are possible.
- 6.5 The largest area of available employment land is at the key mixed-use site of Daedalus in Lee-on-the-Solent. Other available sites include Priddy's Hard Heritage Area, Coldharbour and Gosport Bus Station. Further information on the key development sites is included in section 2 of this report.
- 6.6 Work is ongoing on the sub-regional strategy by PUSH on apportioning the amount and type of employment floorspace that would be expected to be provided up to 2026. This involves the identification of phasing periods as to when and where this identified floorspace is likely to come forward for development. The work once completed will be relevant for each district within the sub-region including Gosport.
- 6.7 A key contextual indicator of economic development is job density. It is expressed as a ratio of total jobs to total working-age population. The job density in Gosport increased slightly from 0.53 jobs per resident in 2004 to 0.56 jobs per resident in 2005. However, Gosport still has the lowest job density in the South East region.
- 6.8 The low job density in Gosport contributes to an unsustainably high level of out-commuting, resulting in acute congestion on the peninsula's highly constrained road network. Between 1991 and 2001, the number of people out-commuting on a daily basis increased by 41% to 18,159 workers. As part of the IMPACT project a commuting and employment study has been commissioned to provide further information on this matter.
- 6.9 Gosport Borough provides work for only 51% of its resident workers, which is one of the lowest resident self-containment ratios in the sub-region of South Hampshire. Conversely Gosport has the second highest workplace self-containment ratio in Hampshire with 72% of Gosport based jobs filled by local residents. This suggests that when local jobs are provided they are successfully filled by local residents.
- 6.10 Increasing the total available employment land in Gosport will help to ensure the creation of local jobs vital for the economic prospects of the Borough. 96% of people who commented on the Local Jobs board of the 'Make your

Mark' consultation event in December 2006 thought that more jobs should be provided in Gosport for local people.

Indicator 6(e)

Loss of employment land throughout the Borough and on sites allocated for employment in policies R/EMP1 and R/EMP2 of the LPR

Output

There was a loss of 0.51 hectares of employment land both within the Borough and on land allocated for employment in the LPR in 2006-2007.

Commentary

- 6.11 Planning permission was granted for a range of non-employment uses on employment land during the monitoring period. This included the construction of a children's play activity centre at Frater Gate Business Park which opened in autumn 2007. The provision of this facility on this site was considered acceptable in that it was meeting an identified leisure need. A sequential test carried out through a site search identified that this was the most suitable location in the Borough. The development of a children's day nursery at Heritage Business Park was considered complimentary to the employment uses on the remainder of the site.

Indicator 6(f)

Loss of employment land to residential development throughout the Borough and on sites allocated for employment in policies R/EMP1 and R/EMP2 of the LPR

Output

There was a loss of 0.05 hectares of employment land to residential development in the Borough in 2006-2007.

Commentary

- 6.12 The small loss of employment land to residential development was at St George Barracks South.

7.0 HOUSING

Strategic Statement

The Local Plan Review will identify sites for residential development to meet the Structure Plan Review and subsequent allocations, with an emphasis on re-use of urban sites and innovation in layout.

Housing supply

The Gosport Housing Trajectory 2007 forms figure 7.1 of this report, and the detailed figures are set out in Appendix 3. The outputs for indicators 7(a) to 7(e) have been extrapolated from the trajectory and have been set out in strict accordance with core output indicators 2a(i) to 2a(v) of Annex B in the Government's good practice guide and *PPS3: Housing*.

Indicator 7(a)

Net additional dwellings completed between April 1996 and March 2007

Target

2,574 net additional dwellings were required between 1996 and March 2007 to meet the housing allocation set out in policy R/H1 of the LPR.

Output

The net additional number of dwellings completed and occupied between 1996 and 2007 was 3,832.

Indicator 7(b)

Net additional dwellings 2006-2007

Target

161 net additional dwellings were required to meet the housing allocation set out in policy R/H1 of the LPR.

Output

The net total of additional dwellings completed and occupied between April 2006 and March 2007 was 686.

Indicator 7(c)

Projected net additional dwellings from 1996 to 2017

Target

The housing requirement set out in policy R/H1 of the LPR extrapolated forward by one year to provide a ten year housing requirement from 2007 is 4,914 additional dwellings from 1996 to 2017

Output

The projected net total of additional dwellings from 1996 to 2017 is 5,334.

Indicator 7(d)

Annual net additional dwelling requirement

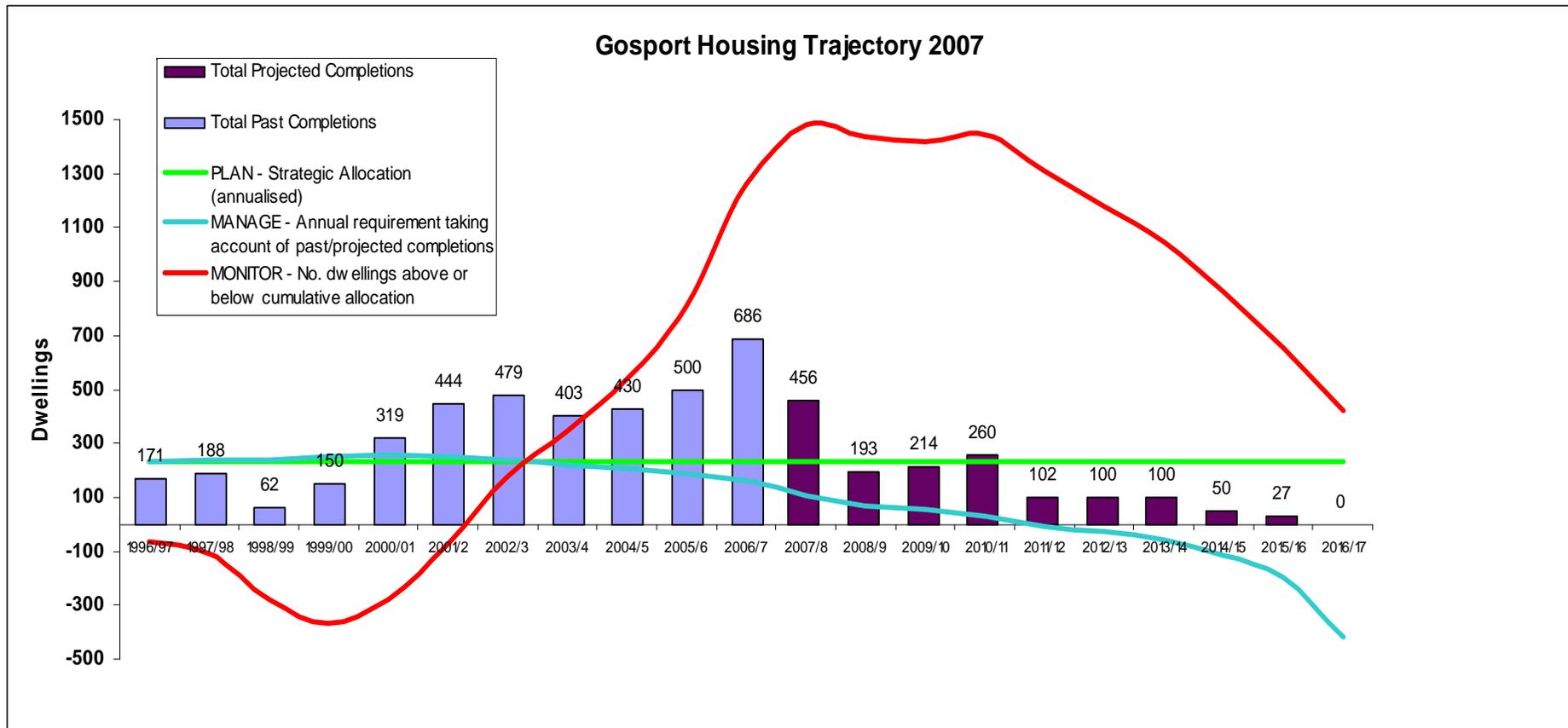
Target

234 annual net additional dwellings are required to meet the housing allocation set out in policy R/H1 of the LPR.

Output

The annual net additional dwelling requirement from 1996 to 2017 is 234

Figure 7.1: Gosport Housing Trajectory 2007



Indicator 7(e)

Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance

Target

The annual average number of net additional dwellings needed to meet overall housing requirements at April 2007 is 108.

Output

The annual average number of net additional dwellings needed to meet overall housing requirements at April 2007 is 108.

- 7.1 Within the 2007 Gosport Housing Trajectory there are a number of bars and lines, which represent different elements of the housing supply. The key components forming the bar chart element of the Housing Trajectory are completions and projections. Total past net completion figures are annualised from April 1996 to March 2007.
- 7.2 Housing projections are annualised for a ten year period from April 2007 to March 2017. This complies with paragraph 55 of *PPS3* which requires local planning authorities to identify a ten year supply of specific, developable sites. The projections are broken down into three categories: large sites allocated for housing in the LPR, large and small sites with extant planning permission at April 2007 and large urban potential sites. An allowance has not been made for windfall sites in line with paragraph 59 of *PPS3*. Work is underway on a Strategic Housing Land Availability Assessment (SHLAA), which will be published in spring 2008. This study will enable the Borough Council to identify specific sites for a fifteen year supply of housing sites in line with paragraph 55 of *PPS3*.
- 7.3 The three lines in the Housing Trajectory were generated in the following ways:
- The 'plan' line annualises the LPR housing allocation
 - The 'monitor' line shows the number of dwellings above or below the cumulative allocation at a given time
 - The 'manage' line shows the annual number of completions needed to meet the LPR housing allocation, taking into account shortfalls and surpluses from both previous and future years.
- 7.4 Policy R/H1 of the LPR sets out the housing provision for Gosport for the 1996 - 2016 period, while Policies R/H2 and R/H3 identify the sites where this level of housing will be achieved. The total requirement is 4,680 dwellings which includes the Hampshire Structure Plan Review allocation of 2,980 dwellings for the period 1996 - 2011. In order to meet this level of provision a target of 234 dwellings a year would need to be built; this is shown in the 'plan' line. In order to meet the *PPS3* requirement to identify a ten year supply of housing the LPR housing allocation has been extrapolated forward by one year by adding the annual average net additional dwelling requirement of 234 dwellings to the total requirement of 4,680. This makes a ten year housing requirement from 2007 to 2017 of 4,914 dwellings.
- 7.5 As at April 2007 some 3,832 dwellings had been built, which is almost 50 per cent more than the projected target of 2,574. This explains the steeply rising 'monitor' line and the steadily falling 'manage' line in the 2007 Gosport Housing Trajectory. The annual housing requirement for 2007-2008 is 108.

This has been calculated by subtracting the total completions of 3,832 from the extended LPR requirement figure of 4,914 and dividing it by 10 years.

- 7.6 The Housing Trajectory shows that in the early years of the LPR period housing completions were averaging around 140 – 150 a year. However, completions have been exceptionally high over the last five years, averaging 500 dwellings per annum and thus exceeding the annualised housing allocation target of 234. This high level of completions is a consequence of several major brownfield sites coming on stream at the same time. Most of these major sites, such as Priddy’s Hard and Royal Clarence Yard, are large MoD land releases and it is predicted that the annual completion rate in the Borough will fall as these sites are built-out.
- 7.7 Policy H1 of the draft *South East Plan* sets out the housing provision for the whole region for the period 2006 to 2026. The regional allocation figure for Gosport is 2,500 new homes, which can be broken down to an annual completion rate of 125. The Examination in Public (EiP) panel concurred with this allocation. The housing target for Gosport is relatively low in comparison to neighbouring districts in South Hampshire due to a number of significant local constraints, which are discussed in the spatial portrait of this report. The continuing imbalance between housing and employment and the resulting high levels of out-commuting and congestion in the local road network, coupled with the Government’s decision not to support the South Hampshire Rapid Transit scheme act as significant constraints on development in Gosport and thus reduce the ability to deliver sustainable housing.
- 7.8 *PPS3* requires local planning authorities from 01 April 2007 to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing. Recent advice published by DCLG sets out the three main stages for assessing the supply of deliverable sites:
1. Identify the level of housing provision to be delivered over the next five years.
 2. Identify potential sites for housing provision.
 3. Consider the deliverability of the identified potential sites.
- 7.9 The first stage in assessing the housing land supply is to identify the housing provision requirement in accordance with the adopted development plan. Policy R/H1 of the LPR sets out a requirement for 4,680 additional dwellings in Gosport between 1996 and 2016. The calculation of the housing provision requirement is set out in figure 7.2.

Figure 7.2: Five year housing requirement for Gosport

	Dwellings	Annual average
Housing requirement 1996-2016	4,680	234
Completions 1996-2007	3,832	348
Housing requirement 2007-2016	848	94
5 year housing requirement 2007-2012	471	94

- 7.10 The second stage of the assessment requires the identification of potential sites for housing provision. This includes sites that are allocated for residential development in the LPR, sites with extant planning permission for

housing at April 2007 and specific, unallocated brownfield sites with potential for housing. The breakdown for Gosport is set out in figure 7.3.

Figure 7.3: Potential housing sites

	Dwellings
Sites allocated in LPR	269
Sites with planning permission for housing	995
Unallocated brownfield sites	238
Total	1,502

- 7.11 The information in figure 7.3 and the 2007 Gosport Housing Trajectory demonstrates that there is a supply of sites with the potential to accommodate 1,502 homes. This exceeds both the LPR housing requirement up to 2016 and the five year housing requirement from 2007 to 2012.
- 7.12 The third stage of the assessment deals with the deliverability of the identified potential sites. Paragraph 54 of *PPS3: Housing* states that for a site to be considered deliverable it needs to be available, suitable and achievable. The 5-year housing requirement can be met through the delivery of housing sites with extant planning permission in April 2007. There is an exceptionally high rate of implementation for residential planning permissions in the Borough. In fact permission lapsed for a net total of just 24 dwellings between 2000 and 2007 of the 5,944 dwellings granted permission in this period forming just 0.4% of the total. 252 of the 269 dwellings on sites allocated for housing in the LPR are discussed as key development sites in the spatial portrait chapter of this report. The redevelopment of Rowner forms the major unallocated brownfield site in Gosport and public consultation began for the Rowner Renewal Project in October 2007. The regeneration of Rowner Village remains a Strategic Priority for the Borough.
- 7.13 This three staged assessment clearly demonstrates that there is an up-to-date five year supply of deliverable housing sites in Gosport based on extant planning permissions. The Borough Council will therefore consider all planning applications for residential development having regard to policies in the LPR, paragraph 69 of *PPS3* and other material considerations.
- 7.14 Policy R/H1 of the LPR allocates land for housing in Gosport and table 5.1 of the LPR sets out how this allocation will be met for the twenty year period 1996 to 2016. These figures have been updated in figure 7.4.

Figure 7.4: Gosport Borough housing provision 1996-2016

	Dwellings
Completions 1996-2007	3,832
Outstanding permissions April 2007	995
Sites allocated for housing	269
Unallocated brownfield sites	238
Total provision	5,334

- 7.15 All the housing supply figures set out in this report relate to the housing allocation set out in policy R/H1 of the LPR. It is recognised that when the *South East Plan* is adopted in due course that the Gosport Housing Trajectory will accord with the allocation set out in this Regional Spatial Strategy.

Affordability

Indicator 7(f)

Affordable housing completions (net and gross)

Target

The LPR seeks the provision of 40% affordable housing on suitable sites over 0.5 hectares in area or 15 dwellings or more in total.

Output

A gross total of 187 and a net total of 158 affordable dwellings were completed and occupied in 2006-2007.

- 7.16 Policy R/H5 deals with affordable housing and sets the target for 40% provision on suitable sites. The Borough Council defines affordable housing as housing intended to meet the needs of people whose incomes are insufficient to enable them to buy or rent suitable housing, without subsidy, on the open market. 77% of people who commented on the Homes board of the 'Make your Mark' consultation event in December 2006 thought that housing should be provided that local people can afford.
- 7.17 A quarter of all new homes completed and occupied during the monitoring period were affordable. Registered Social Landlords (RSL) built these homes on a variety of sites around the Borough including James Road, Cherque Farm and Priddy's Hard Heritage Area. Figure 7.5 shows some new affordable housing at Dartmouth Close, Priddy's Hard.

Figure 7.5: New affordable homes at Dartmouth Close, Priddy's Hard



Indicator 7(g)

Ratio of lower and median quartile house prices to lower and median quartile earnings.

Output

The ratio of lower and median quartile house prices to lower and median quartile earnings are set out in figures 7.6 and 7.7 respectively for Gosport, the South East and England from 1998 to 2006.

Figure 7.6: Ratio of lower quartile house prices to lower quartile earnings in Gosport, the South East and England

	1998	1999	2000	2001	2002	2003	2004	2005	2006
Gosport	3.74	3.84	4.47	4.84	5.50	5.96	6.65	6.58	7.04
South East	4.5	4.79	5.36	5.83	6.90	7.48	8.09	8.62	8.58
England	3.65	3.84	3.98	4.22	4.72	5.23	6.27	6.82	7.12

(Source: <http://www.communities.gov.uk/documents/housing/xls/152924>)

Figure 7.7: Ratio of median quartile house prices to median quartile earnings in Gosport, the South East and England

	1998	1999	2000	2001	2002	2003	2004	2005	2006
Gosport	3.31	3.60	4.06	4.53	4.77	5.88	6.19	6.51	6.31
South East	4.38	4.65	5.44	5.82	6.28	7.16	7.71	8.09	7.95
England	3.67	3.86	4.21	4.47	5.07	5.83	6.58	6.81	6.91

(Source: <http://www.communities.gov.uk/documents/housing/xls/322286>)

Indicator 7(h)

Annual growth in median house prices

Output

The growth in median house prices from 1998 to 2007 in Gosport, the South East and England is set out in figure 7.8.

Figure 7.8: Median house prices in Gosport, the South East and England (£, 000)

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Gosport	52.5	55.5	61.9	75.0	90.0	117.0	123.5	131.0	140.0	140.8
South East	78.0	84.3	100.0	116.0	131.0	160.0	174.0	187.0	190.5	207.0
England	63.0	67.8	78.0	85.0	97.0	123.5	141.0	155.0	160.0	171.0

(Source: <http://www.communities.gov.uk/documents/housing/xls/141395>)

Indicator 7(i)

The fifteenth percentile house price

Output

The fifteenth percentile house price in Gosport and England is set out in figure 7.9.

Figure 7.9: The fifteenth percentile house price in Gosport and England (£, 000)

	1998	1999	2000	2001	2002	2003	2004	2005	2006
Gosport	36.5	40.5	45	51.2	62.0	79.3	92.9	97.7	105.0
England	34.5	36.0	38.0	40.0	42.5	47.0	57.0	75.0	85.0

(Source: <http://www.communities.gov.uk/documents/housing>)

Commentary

- 7.18 The *Housing Market Information Advice Note* published by the DCLG sets out three core indicators for local planning authorities to develop their understanding of housing markets. This reflects the requirement in *PPS3: Housing* that local planning authorities should take into account market information when developing housing policies.
- 7.19 The lower quartile affordability ratio compares lower quartile earnings to lower quartile house prices. This assesses affordability for those on lower incomes including young households and first-time buyers. The lower quartile affordability ratio has worsened over the last eight years in Gosport rising from 3.74 in 1998 to 7.04 in 2006. However, the affordability ratio for those on lower incomes in Gosport is lower than the rest of the South East region. The lower quartile affordability ratio set out in figure 7.6 is higher than the median quartile affordability ratios set out in 7.7. This highlights affordability issues and problems for first-time buyers getting on the property ladder in Gosport.
- 7.20 House prices are an expression of the relationship between housing supply and demand. The Government indicator uses median rather than average house prices to measure overall housing market activity. Figure 7.9 shows that median house prices in Gosport have almost tripled between 1998 and 2007. However, growth in median house prices in Gosport slowed to less than 1% during the monitoring period. The annual growth in median house prices in Gosport is lower than the South East regional average.
- 7.21 The fifteenth percentile house price indicator provides information on low housing demand, which occurs when there are not enough households in the area looking for a home. An area is normally identified as experiencing low demand where the fifteenth percentile house price is no greater than 70 per cent of the fifteenth percentile house prices for England as a whole. The fifteenth percentile house price in Gosport is actually greater than the fifteenth percentile house price for England indicating that low housing demand is not an issue in Gosport.
- 7.22 The Borough Council commissioned a new Housing Needs Assessment in February 2007 which will be published in winter 2007. A series of housing needs surveys have already identified a large and growing need for affordable housing in Gosport. Figure 7.10 shows that the number of households on the Borough Council's Joint Housing Register has doubled over the last six years. This significant need for affordable housing both in Gosport and the sub-region as a whole was re-iterated in the 2006 South Hampshire Housing Market Assessment.

Figure 7.10: Number of households on the Gosport Joint Housing Register

Year	Number of households
2001-2002	1,498
2002-2003	1,711
2003-2004	2,405
2004-2005	2,674
2005-2006	2,968
2006-2007	3,167

Housing distribution and type

Indicator 7(j)

Proportion of new and converted dwellings built on previously developed land (PDL) (gross)

Target

The Government has set a national target of 60% of new housing to be located on PDL and the LPR has set a local target of 90%.

Output

All new homes completed and occupied in the Borough of Gosport in 2006-2007 were on PDL.

Commentary

- 7.23 Both the national and local targets for house building on PDL were exceeded in the monitoring period, with all housing developments taking place on PDL. All extant permissions as of April 2007 were for PDL sites and so the Borough is likely to achieve its PDL housing target again next year.

Indicator 7(k)

Proportion of new dwellings (gross) completed at the following densities:

- (i) less than 30 dwellings per hectare (dph)
- (ii) between 30 and 50 dph
- (iii) above 50 dph

Output

The breakdown of new dwellings completed in 2006-2007 excluding mixed-use sites is as follows:

- (i) 34% of dwellings were built at a density of less than 30 dph;
- (ii) 17% of dwellings were built at a density of between 30 and 50 dph;
- (iii) 49% of dwellings were built at a density of more than 50 dph.

- 7.24 Policy R/H4 of the LPR deals with housing densities and states that development proposals for housing should be provided at a density between 30 and 50 dph, with higher density developments permitted in areas with good access to public transport or close to Principal or District centres. Mixed-use sites were excluded from this indicator due to the methodological problems inherent in calculating their housing densities.

- 7.25 About half of the new homes completed in the Borough during the monitoring period were built at a density of more than 50 dph. Most of the low-density dwellings were built at Cherque Farm and Daedalus where development proposals were submitted prior to the publication of the LPR. Work is underway on the Gosport Strategic Housing Land Availability Assessment (SHLAA), which will provide further information on housing densities in different parts of the Borough.

Indicator 7(l)

Number of completions (gross) by dwelling size

Output

The breakdown of new dwellings completed annually between 2002 and 2007 according to size is set out in figure 7.11

Figure 7.11: Number of dwellings (gross) completed 2002-2007 by dwelling size

Size	02-03	03-04	04-05	05-06	06-07	Total
1 bed	12	40	120	141	134	447 (16%)
2 bed	168	156	125	276	314	1,039 (38%)
3 bed	185	106	173	102	79	645 (23%)
4 bed	114	108	82	51	194	549 (20%)
5 bed	20	17	5	25	9	76 (3%)
Total	499	427	505	595	730	2,756 (100%)

Commentary

- 7.26 Policy R/H4 states that proposals for residential development should provide a mix of dwelling sizes and types to reflect the needs of those seeking housing in the Borough. The gross housing completions set out in figure 7.11 show that a range of dwelling sizes have been provided in the Borough over the last five years. 38% of new homes were two bed roomed and 46% of new homes contained three or more bedrooms.

Gypsies and travellers**Indicator 3(o)**

Number of unauthorised gypsy and traveller encampments during 2006-2007

Output

There was one unauthorised encampment.

Commentary

- 7.27 Policy R/H11 of the LPR deals with sites for gypsies and travellers, and policy R/H12 deals with sites for short stay travellers.
- 7.28 In January 2006 the Local Authorities in Hampshire and the Isle of Wight commissioned an accommodation needs study. The Hampshire and the Isle of Wight Authorities have been working together through a number of sub-groups to determine current levels of provision against the recommendations in the study and to look at the gaps in current provision across the county. Gosport is part of a sub-group covering the south eastern part of Hampshire which includes Havant, Fareham, Portsmouth, East Hampshire and Winchester. Advice from the sub groups has recently been submitted to SEERA regarding the provision for permanent and transit caravan pitches for Gypsies and Travellers to be included in the partial review of the *South East Plan*. The *South East Plan* will then include a number of pitches that each local authority should make provision for in its Local Development Framework.

8.0 ENVIRONMENT

Strategic Statement

The Local Plan Review will ensure that issues related to the built and natural environment are given a high priority in determining future proposals for land use and transport development.

Flood Defence and Water Quality

Indicator 8(a)

Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds

Output

No planning permissions were granted contrary to the advice of the Environment Agency in this category.

Commentary

- 8.1 Policy R/ENV1 of the LPR seeks to ensure that new development is not at risk from flooding and that its construction does not put other areas at risk. The Borough Council consults the Environment Agency on all applications in Flood Zones 2 and 3 and applications for sites exceeding 1 hectare in Flood Zone 1.

Indicator 8 (b)

Number of planning permissions granted contrary to the advice of the Environment Agency on water quality

Output

No planning permissions were granted contrary to the advice of the Environment Agency in this category.

Commentary

- 8.2 Policy R/ENV2 of the LPR seeks to protect the quality of surface, ground or coastal water quality from pollution in accordance with Government guidance. The Borough Council consults the Environment Agency when this issue is expected to form a material consideration in determining planning applications.

Nature Conservation

Indicator 8 (c)

Changes in priority habitats and species of biodiversity importance

Output

There were no known changes in priority habitats and species of biodiversity importance.

Commentary

- 8.3 Policy R/OS13 of the LPR aims to ensure that species and habitats set out in the UK and Hampshire Biodiversity Action Plans (BAP) will be protected and where possible enhanced.
- 8.4 The Hampshire Biodiversity Information Centre (HBIC) produced initial data relating to the presence of priority habitats for each district in Hampshire, as outlined in the Hampshire Biodiversity Action Plan (2006). Table 8.1 includes the latest known information for Gosport. This is the first year the Borough

Council has been able to provide information on this core output indicator and demonstrates enhanced monitoring systems. Further surveys are being undertaken through the Hampshire Habitat Survey Programme on the extent of priority habitats.

Table 8.1: BAP Priority Habitats in Gosport

Habitat	Area (hectares)
Lowland Heathland/Dry Acid Grassland	30
Lowland Meadows and Rush Pasture	45
Eutrophic Standing Waters	13
Fens and Reedbeds	11
Floodplain Grazing Marsh	19
Coastal Grazing	1
Coastal Saltmarsh	56
Mudflats	80
Coastal vegetated Shingle	51
Lowland Mixed Deciduous Woodland	130
Wet Woodland	9

Hampshire Biodiversity Information Centre (2007)

Table 8.2: Hampshire BAP Species found in Gosport

Scientific name	Common name	Group	Hampshire trend 1995-2005
<i>Bombus humilis</i>	Brown-banded carder bee	Bees	Unknown
<i>Lucanus cervus</i>	Stag beetle	Beetles	Stable
<i>Alauda arvensis</i>	Skylark	Birds	Decline (slowing)
<i>Branta bernicla bernicla</i>	Dark-bellied Brent goose	Birds	Decline (slowing)
<i>Perdix perdix</i>	Grey partridge	Birds	Decline (continuing/accelerating)
<i>Pyrrhula pyrrhula</i>	Bullfinch	Birds	Stable
<i>Streptopelia turtur</i>	Turtle dove	Birds	Decline (continuing/accelerating)
<i>Sylvia undata</i>	Dartford warbler	Birds	Increase
<i>Tringa tetanus</i>	Redshank	Birds	Decline (continuing/accelerating)
<i>Vanellus vanellus</i>	Lapwing	Birds	Stable
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterflies	Stable
<i>Triturus cristatus</i>	Great crested newt	Amphibians	Decline
<i>Gammarus insensibilis</i>	Lagoon sand shrimp	Crustacea	Unknown
<i>Chamaemelum nobile</i>	Chamomile	Plants	Stable
<i>Orchis morio</i>	Green-winged orchid	Plants	Decline (slowing)
<i>Eptesicus serotinus</i>	Serotine bat	Mammals	Decline (slowing)

Hampshire Biodiversity Information Centre (2007)

- 8.5 In order to monitor changes in BAP Priority Species, HBIC have selected 50 of the 424 BAP species that cover a broad range of flora and fauna classification groups and are representative of the various habitat species in Hampshire. The 2007 survey shows that Gosport has 16 of the 50 species and this information is set out in Table 8.2.

Indicator 8 (d)

Changes in areas designated for their intrinsic environmental value

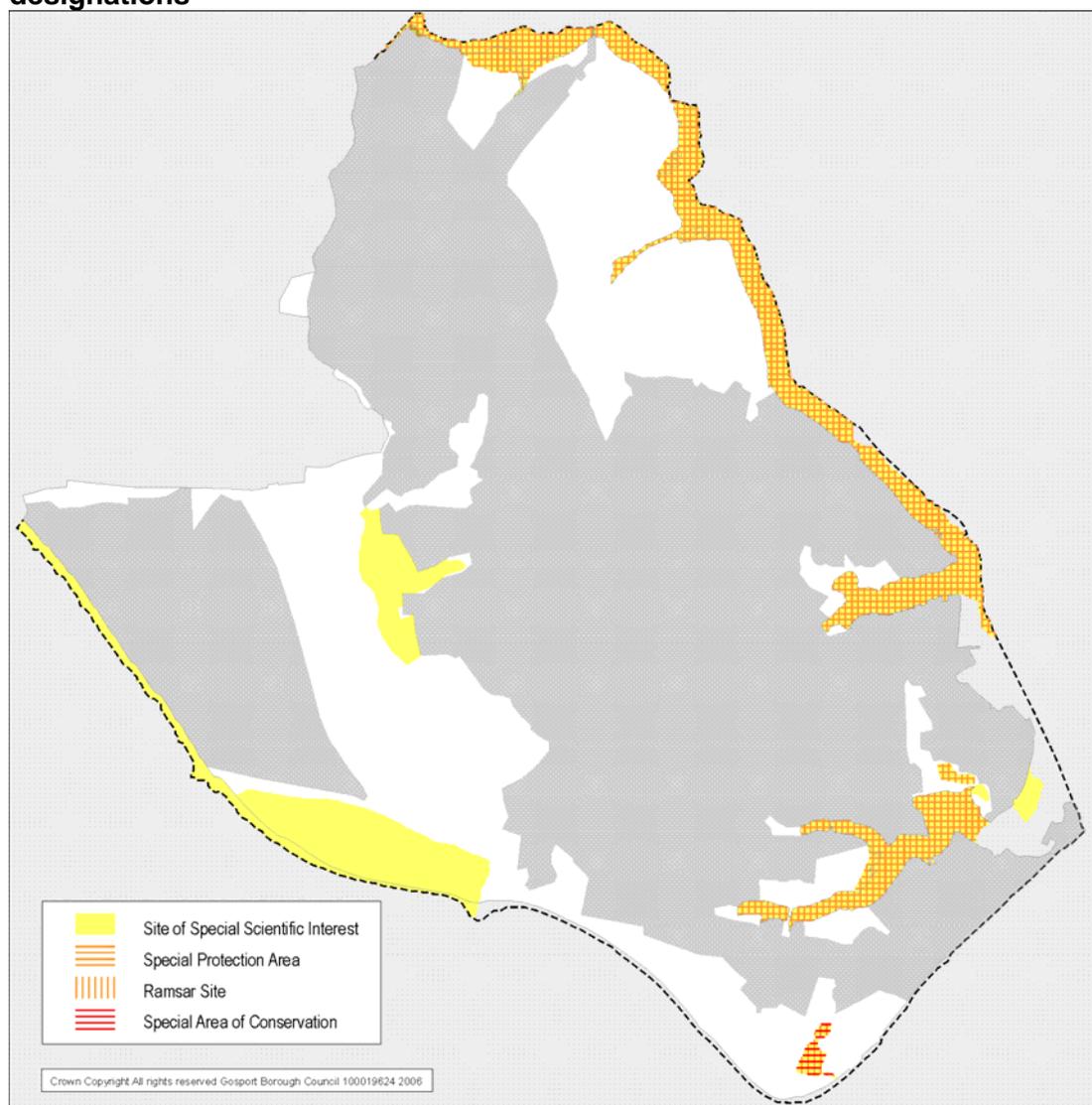
Output

There were no changes to areas designated for their intrinsic environmental value in the Borough during 2006-2007.

Commentary

- 8.6 Policy R/OS10 of the LPR aims to protect all of the internationally important nature conservation sites in the Borough namely: Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites. Policy R/OS11 aims to protect nationally important sites namely Sites of Special Scientific Interest (SSSI).
- 8.7 Nature conservation designations protect 612 hectares within the Borough, which forms 22% of its total area including water. The location of the international and national nature conservation designations are shown in figure 8.3.
- 8.8 The Government's Public Service Agreement target is that 95% of SSSI land should be in 'favourable' or 'recovering' condition by 2010. The proportion of SSSIs rated as being in a favourable condition increased from 64.6% in 2006 to 70.1% in 2007 in Gosport. The combined proportions of SSSI land within the Borough in a favourable or recovering condition currently stands at 86.7%

Figure 8.3: International and national nature conservation designations



Renewable energy

Indicator 8 (e)

Renewable energy capacity installed by type

Output

There was no known renewable energy capacity installed as a result of completed planning permissions in 2006-2007

Commentary

- 8.9 No renewable energy schemes were granted planning permission during this monitoring period. Policy EN4 of the draft *South East Plan* sets out sub-regional targets for achieving electricity generation from renewable resources and these are shown for Hampshire and the Isle of Wight in figure 8.4.

Figure 8.4: Regional Targets for Achieving Electricity Generation from Renewable Resources

Sub-region	2010	2016
Hampshire and Isle of Wight	115 MW	122 MW

Source: Draft *South East Plan Core Document*

- 8.10 Policy R/ENV15 of the LPR establishes the policy framework to facilitate renewable energy schemes to come forward within the local plan period. The Borough Council undertook a pilot for the Windyhouse project, which is a small wind energy scheme. A report on the outcome of this pilot will be published next year. The Borough Council also promotes the DTI's (Department of Trade and Industry) Low Carbon Building Programme, which provides grants for microgeneration technologies such as solar photovoltaics and ground source heat pumps.
- 8.11 Policy R/ENV14 of the LPR encourages energy efficiency measures to be incorporated within developments. All of the 187 affordable homes completed and occupied during the monitoring period met the Ecohomes Very Good standard.
- 8.12 The Borough Council promotes energy efficiency through a number of events such as the annual Winter Warmth Road Show. The Borough actively promotes energy efficiency measures such as loft and cavity wall insulation through a number of different schemes. Warmfront is a Government-funded scheme which provides grants to make homes warmer, healthier and more energy-efficient. The scheme is specifically for those residents on income related benefit(s) who either own their own home or rent it from a private landlord. The Borough Council also supports HEAT Hampshire (Home Energy Action Taskforce) managed by Enact who with the Council actively promote loft insulation and cavity wall for all home owners and private tenants. Enact provide a 'one stop shop' and advise the general public on up-to-date information on grants and discounts that are available. The Borough Council is working with British Gas to offer discounted loft and cavity wall insulation linked to a Council Tax rebate.
- 8.13 Figure 8.5 shows the number of cavity wall insulation and window and or door replacements during the monitoring period.

Figure 8.5: Building Regulation approvals for cavity wall insulation and window and door replacement 2006-2007

Type of energy efficiency measure	Number of Building Regulation approvals
Cavity Wall Insulation	268
Window/Door Replacement (FENSA)	1,406
Window/Door Replacement (Building Regulations)	41

Source: Fareham and Gosport Building Control Partnership

- 8.14 There are three mini Combined Heat and Power (CHP) plants located at three sheltered accommodation blocks. Some 94 units have been connected to the distribution boards and are supplying one to two KW per scheme.

Open Space

Indicator 8(f)

Percentage of eligible open spaces managed to Green Flag award standard

Output

The Borough has one open space that has been awarded a Green Flag. Crescent Gardens (0.53ha) is owned by the Borough Council and maintained in conjunction with the Friends of Crescent Gardens, a local community group, and has been granted the award for the past four years.

Commentary

- 8.15 The Green Flag Award scheme is a marker of good quality in the management and maintenance of greenspaces and can be awarded to any freely accessible public park or green space that meets the standard. Independent verification is made on an annual basis.

Indicator 8(g)

New open space and improvements to existing open space provided through developer contributions

Output

The open space schemes that were completed in 2006-2007 and received funding from developer contributions are set out in figure 8.6.

Figure 8.6: Open space schemes completed in 2006-2007 that received funding from developer contributions

Site	Project	Funding
Forton Recreation Ground	Redevelopment	£38,800
Elson Recreation Ground	Upgrade play area	£20,000
Elson Recreation Ground	Paving	£14,500
Walpole Park	Play equipment	£13,500
Lee Seafront	Skate park	£5,250
Bridgemary Park	Remove old play equipment	£587
Privett Park tennis courts	Fencing	£4,000
Privett Park sports pitches	Fencing	£4,500
Privett Park play area	Railings and safety surfacing	£7,900
Leesland Road play area	Bow top railings	£3,750
Fairway play area	Bow top railings	£3,683
Total		£116,470

Commentary

- 8.16 Policy R/OS8 of the LPR deals with recreational space for new residential developments and requires all development proposals which result in a net gain in dwelling units to make appropriate provision for public open space facilities. On small residential developments where it is neither desirable nor practical to make provision for outdoor playing space on site, a financial contribution in lieu of on-site provision is required.
- 8.17 Figure 8.6 shows that a number of open spaces within the Borough benefited from developer contribution funding during the monitoring period. The continuing redevelopment of Forton Recreation Ground is a comprehensive scheme, which includes an aerial runway, multi-use games area (MUGA), bow top railings and gates, bins, benches, paths and landscaping. The MUGA at Forton Recreation Ground can be seen in figure 8.7.

Figure 8.7: Forton Recreation Ground



Indicator 8(h)

The number and proportion of vacant allotments

Output

The number and proportion of vacant allotments across the Borough is set out in figure 8.8.

Figure 8.8: Vacancy rates for allotments in Gosport April 2007

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	272	0	0%	56
Camden	120	0	0%	27
Elson	69	0	0%	46
Lee-on-the-Solent	101	0	0%	93
Leesland Park	56	0	0%	39
Middlecroft	129	0	0%	35
Park Road	17	0	0%	32
Rowner	55	0	0%	23
Tukes Avenue	3	0	0%	0
Wych Lane	6	0	0%	10
Total	798	0	0%	361

Commentary

- 8.18 Policy R/OS9 of the LPR seeks to protect existing allotments within the Borough. Allotments form a valuable part of Gosport's green network and play an important social and health role, as well as being a source of local food production

- 8.19 Figure 8.7 shows that there are no vacant plots at any of the Borough's allotment sites. This high take-up rate demonstrates the high demand and popularity of allotments.
- 8.20 Figure 8.7 also shows the number of people who are on waiting lists at different allotment sites. It should be noted that residents can put their name down on the waiting list for more than one allotment site. There are waiting lists for plots on all the sites and Lee has the longest waiting list.

Built Heritage

Indicator 8 (i)

Percentage of Conservation Areas with an up to date appraisal

Output

69% of the Borough's Conservation Areas have up-to-date appraisals.

- 8.21 There are sixteen designated Conservation Areas within the Borough of Gosport. The proportion of Conservation Areas with an up-to-date appraisal written in the last five years increased significantly from 31% in 2006 to 69% in 2007.
- 8.22 Conservation Area appraisals were published during the monitoring period for Rowner Village, Stoke Road, Hardway, Peel Road, Haslar Peninsula, Daedalus, High Street and Bury Road Conservation Areas. Work has commenced on appraisals for Pier Street, Forton and Alverstoke Conservation Areas. The Borough Council is looking into the designation of a new Conservation Area in 2008 at Stokes Bay and the division of Anglesey into the two new Conservation Areas of Anglesey and Stoke Lake.

Indicator 8 (j)

Number and percentage of Listed Buildings on the Buildings at Risk Register and number removed

Output

At April 2007 there were 21 properties or 4.2% of the total stock of Listed Buildings on the At Risk Register.

Commentary

- 8.23 The Borough Council undertook a detailed Buildings at Risk survey as a pilot project with Hampshire County Council where, uniquely in the County, all individually listed buildings (several listings cover a number of individual buildings) and curtilage buildings were separately identified and assessed.
- 8.24 A total of 492 separate buildings were identified and assessed in 2001, rising to 505 in 2005 with additional listings at HMS Daedalus. The 'at risk' buildings are monitored on an annual basis. There has been a sustained success rate in removing buildings from the 'at risk' register or seeing them gradually improve.
- 8.25 Two buildings at Royal Clarence Yard were removed from the Register during the monitoring period. A scheme to re-develop the former Gosport Railway Station for a mixture of affordable homes, offices and a community facility has been approved by Regulatory Board. This innovative scheme will remove two more buildings from the 'at risk' register.

- 8.26 The Council will continue to target the repair and restoration of at risk buildings and aim to achieve improvements on an annual basis.

Coast

Indicator 8(k)

Losses and gains to pedestrian access along the coastline

Output

Pedestrian access along the coastline increased by 0.2 km

Commentary

- 8.27 Policy R/CH2 of the Local Plan Review seeks to ensure that development proposals do not result in the loss of existing public access to the coast and that they incorporate or improve public pedestrian access to the shore wherever practical and appropriate. Much of the coast that remains inaccessible is currently with MoD establishments.
- 8.28 Pedestrian access to the coastline increased at Forton Lake with the development of Priddy's Hard Heritage Area.

9.0 RETAIL

Strategic Statement

The Local Plan Review will aim to maintain and improve the vitality and viability of Gosport Town Centre and the other shopping areas of the Borough in order to ensure a shopping hierarchy is maintained providing a range of retail facilities to meet the requirements of residents, workers and visitors.

Indicator 9(a)

Total amount of retail, office and leisure developments completed in 2006-2007

Output

The completions for retail, office and leisure developments in 2006-2007 are set out in figure 9.1.

Figure 9.1: Retail, office and leisure completions in Gosport 2006-2007

Use Class (Amendment) Order 2005	Completed floorspace (m2)
A1: Shops	210
A2: Financial and professional services	0
A3: Restaurants and cafes	823
A4: Drinking establishments	0
A5: Hot food takeaways	0
B1a: Offices not within Class A2	572
D2: Assembly and leisure	0
Total	1,605

Figure 9.2: Waterfront Brasserie, Lee-on-the-Solent



Indicator 9(b)

Percentage of completed retail, office and leisure developments located in identified shopping centres or land allocated for shopping and commercial uses or employment

Output:

The percentages of retail, office and leisure developments completed in identified shopping centres or sites allocated for shopping and commercial uses, employment, built leisure and mixed-use development in 2006-2007 are set out in figure 9.3.

Figure 9.3: Retail, office and leisure completions in Gosport 2006-2007 in identified shopping centres, sites allocated for shopping and commercial uses, employment, built leisure and mixed-use development

Use Class (Amendment) Order 2005	Identified shopping centre (m2)	Site allocated for retail, employment or built leisure (m2)	Total completed floorspace (m2)	% of completed floorspace in identified shopping centre or employment site
A1: Shops	0	0	210	0%
A2: Financial and professional services	0	0	0	n/a
A3: Restaurants and cafes	0	0	823	0%
A4: Drinking establishments	0	0	0	n/a
A5: Hot food takeaways	0	0	0	n/a
B1a: Offices not within Class A2	0	572	572	100%
D2: Assembly and leisure	0	0	0	n/a
Total	0	572	1,605	

Commentary

- 9.1 Policy R/S1 of the LPR identifies a number of sites for shopping and commercial uses. The site allocated for shopping at Cherque Farm was completed in the previous monitoring period. The remaining shopping and commercial allocations as part of mixed-use schemes are still outstanding.
- 9.2 Policy R/S3 of the LPR deals with principal and district shopping centres, and policy R/S4 deals with local and neighbourhood centres. There was one A1 completion and two A3 completions during the monitoring period. Although these sites were not located within identified centres they were redevelopments within the footprints of existing buildings. Figure 8.2 shows the newly completed Waterfront Brasserie at Lee-on-the-Solent.
- 9.3 Policies R/EMP1 and R/EMP2 of the LPR deal with the allocation of land for employment, and R/EMP3 protects existing employment sites from inappropriate development. There was one B1a completion during the monitoring period and this was at St George Barracks South, which was allocated for employment uses as part of a mixed-use scheme under policy

R/EMP2. These new community offices now house Gosport Voluntary Action and the Citizens Advice Bureau and can be seen in figure 9.4.

- 9.4 Policies R/CF8 and R/CF9 deal with recreation and leisure. There were no completed developments during the 2006/2007 monitoring period.

Figure 9.4: Community offices at St George Barracks South, Gosport



Indicator 9(c)

Percentage of units in Principal and District shopping centres occupied by A1 and A2 uses

Target

The LPR seeks the occupation of at least 66% of commercial units at ground floor level within Principal and District centres by A1 and A2 uses.

Output

The percentage frontage occupied by A1 and A2 uses at ground floor level within Principal and District shopping centres is set out in figure 9.5.

Figure 9.5: Percentage of A1 and A2 frontage within Principal and District centres in Gosport, 2007

Name of Centre	Type of Centre	Use class	Frontage (m)	% of frontage occupied by use class type
Gosport Town Centre	Principal	A1	935	53%
		A2	290.2	17%
		Non A1/A2	531.8	30%
		Total	1757.0	
Lee-on-the-Solent Town Centre	District	A1	443	64%
		A2	83.4	12%
		Non A1/A2	164.2	24%
		Total	690.6	
Stoke Road	District	A1	476.1	53%
		A2	112.9	13%
		Non A1/A2	302.4	34%
		Total	891.4	

- 9.5 Policy R/S3 of the LPR seeks to protect the key primary retailing services provided by the Principal and District centres of Gosport Town Centre, Lee-on-the-Solent Town Centre and Stoke Road. The policy sets a threshold of no more than 33% of the commercial units within these centres may comprise uses other than A1 or A2; this figure is based on the percentage of the total frontage for each unit.
- 9.6 Figure 9.5 sets out the proportions of A1 and A2 use classes in the Principal and District Centres. The policy threshold in policy R/S3 has been exceeded in Stoke Road where the proportion of non-A1 and A2 uses now stands at 34%. The proportion of non-A1 and A2 uses in Gosport Town Centre has reached 30% and is therefore approaching the policy threshold. The proportion of A1 and A2 uses remains relatively high in Lee-on-the-Solent Town Centre.

Indicator 9 (d)

Percentage of units in Local and Neighbourhood shopping centres occupied by A1 uses

Target

The LPR seeks the occupation of at least 60% of commercial units at ground floor level within Local and Neighbourhood centres by A1 uses.

Output

The percentage frontage occupied by A1 uses at ground floor level within Local and Neighbourhood shopping centres are set out in figure 9.6 and 9.7 respectively.

Commentary

- 9.7 Local and Neighbourhood centres perform an important role within the retailing hierarchy. They allow members of local communities the opportunity to carry out day-to-day 'top up' shopping and access other local facilities without the need to make unnecessary car borne trips to purchase everyday items. They are also more accessible for those residents who do not have access to a car. Policy R/S4 of the LPR identifies a threshold whereby no

more than 40% of the commercial units within the Local and Neighbourhood retail areas should comprise of non A1 uses.

- 9.8 Figure 9.6 shows that the target set for A1 and non-A1 uses in policy R/S4 has been achieved in three out of five Local centres, namely: Gregson Avenue, Rowner Road and Brockhurst Road. However, the proportion of non-A1 uses at Forton Road and Alverstoke Village does exceed the threshold of 40% and this is a matter that will be considered in the determination of future planning applications in these Local centres.

Figure 9.6: Percentage of A1 and non-A1 frontage within Local centres in Gosport, 2007

Name of Centre	Use class	Frontage (m)	% of Frontage occupied by use class type
Gregson Avenue	A1	79.3	74%
	Non A1	27.7	26%
	Total	107	
Rowner Road	A1	64.9	69%
	Non A1	29.9	32%
	Total	94.8	
Brockhurst Road (No. 29 – 75)	A1	129.4	77%
	Non A1	37.9	23%
	Total	167.3	
Forton Road / The Crossways	A1	109.8	53%
	Non A1	98.8	47%
	Total	208.6	
Alverstoke Village	A1	53.5	56%
	Non A1	42.1	44%
	Total	95.6	

- 9.9 Figure 9.7 shows that the target set for A1 and non-A1 uses in policy R/S4 of the LPR has been achieved in just under two thirds of the seventeen Neighbourhood centres. However, the proportion of non-A1 uses has exceeded the threshold of 40% in five Neighbourhood centres, with the highest proportion of non-A1 uses occurring at Elson Road. This is a matter that will be considered in the determination of future planning applications in these Neighbourhood centres.

Figure 9.7: Percentage of A1 and non-A1 frontage within Neighbourhood centres in Gosport, 2007

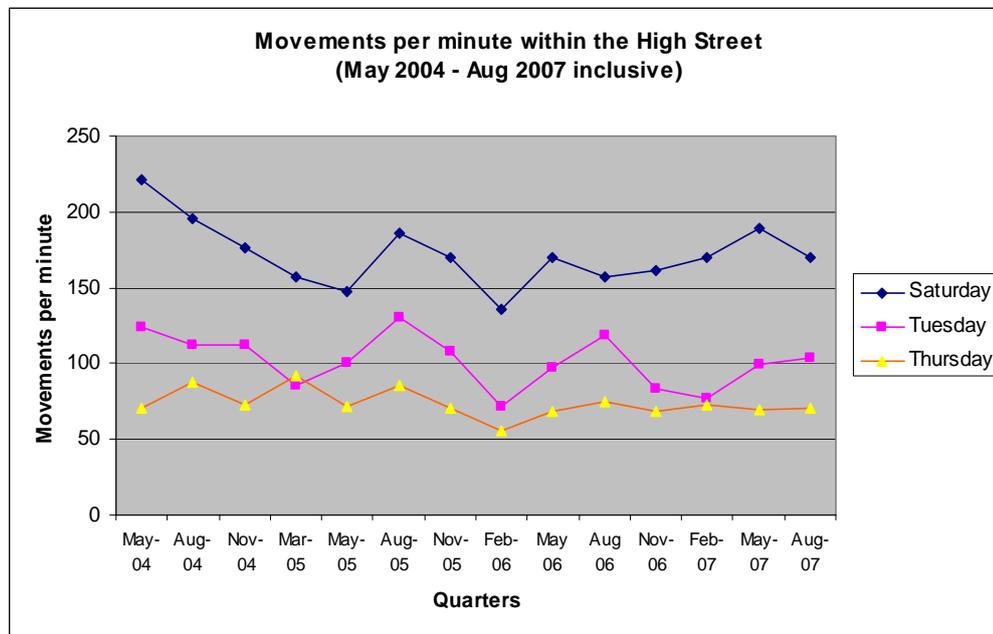
Name of Centre	Use Class	Frontage (m)	% frontage occupied by use class type
Tukes Avenue	A1	30.9	100%
	Non-A1	0	0%
Nobes Avenue	A1	50	70%
	Non-A1	21.8	30%
Carisbrooke Road	A1	43.2	59%
	Non- A1	30.4	41%
Brewers Lane	A1	20	57%
	Non-A1	15	43%
Beauchamp Avenue	A1	21.1	74%
	Non-A1	7.3	26%
Rowner Lane	A1	38.2	87%
	Non-A1	5.6	13%
St. Nicholas Avenue	A1	20.3	65%
	Non-A1	10.7	35%
Nimrod Drive	A1	48.5	65%
	Non-A1	26.5	35%
Elson Road	A1	30.5	45%
	Non-A1	37.9	55%
Palmyra Road	A1	58	72%
	Non-A1	22.7	28%
Forton Road (335-359 & 262-278)	A1	74.5	87%
	Non-A1	11.6	13%
Forton Road (45-95)	A1	68	47%
	Non-A1	76.5	53%
Bury Cross	A1	35.3	49%
	Non-A1	48.7	51%
Queens Parade	A1	38.6	70%
	Non-A1	16.2	30%
Portsmouth Road	A1	23.8	78%
	Non-A1	6.8	22%
Dartmouth Court	A1	29.8	80%
	Non A1	7.4	20%
Antice Court, Twyford Drive	A1	36.6	62%
	Non-A1	26.8	38%

9.10 A scheme of High Street Improvements for Gosport Town Centre continued during the monitoring period, with the dual aims of drawing out the historic character of the High Street and reinforcing the identity of the shopping area.

9.11 The Borough Council's Pedestrian Footfall Survey data is carried out on a quarterly basis in March, May, August and November on Gosport High Street. The surveys are carried out on Tuesdays, Thursdays and Saturdays in order to take account of Market Days (Tuesdays and Saturdays). The graph forming figure 9.8 shows the results of the footfall surveys for these three days every quarter from May 2004 to August 2007. This time span includes the 2006-2007 monitoring period and facilitates historical comparison with the previous year.

9.12 Figure 9.8 shows that the highest footfall occurs on the busy weekend market day of Saturday and that there are clear seasonal fluctuations with shopping numbers rising during summer months. Notwithstanding these seasonal fluctuations footfall on the High Street would appear to be fairly constant.

Figure 9.8: Pedestrian footfall surveys on Gosport High Street



9.13 Rates of vacancies within centres are an important element within a suite of health checks used to determine how well centres are performing. Figure 9.9 sets out the vacancy rates for all the identified shopping centres in the Borough. The percentages have been calculated from the total frontages of commercial units at ground floor level and the data was collected through a comprehensive survey carried out by the Borough Council in summer 2007.

9.14 The vacancy rate in Gosport Town Centre is very low at only 4%. The vacancy rates in the two District centres of Stoke Road and Lee-on-the-Solent are slightly higher both at 9%. One Local centre does not have any vacancies, but three of the remaining four have a significant length of vacant frontage, for example the local centre at Forton Road / The Crossways currently has 23% of its commercial frontage vacant. Over a third of the Neighbourhood centres do not have any commercial vacancies at all. There is a high vacancy rate at Nimrod Drive, but this Neighbourhood Centre will be re-developed as part of the Rowner Renewal project. The vacancy rate is high at Dartmouth Close in Priddy's Hard but has decreased over the monitoring period.

Figure 9.9: Vacancy rates at shopping centres in Gosport, 2007

Name of Centre	Type of Centre	% of frontage vacant
Gosport Town Centre	Principal	4%
Lee-on-the-Solent Town Centre	District	9%
Stoke Road	District	9%
Gregson Avenue	Local	5%
Rowner Road	Local	15%
Brockhurst Road (No. 29 – 75)	Local	15%
Forton Road / The Crossways	Local	23%
Alverstoke Village	Local	0%
Tukes Avenue	Neighbourhood	0%
Nobes Avenue	Neighbourhood	0%
Carisbrooke Road	Neighbourhood	20%
Brewers Lane	Neighbourhood	0%
Beauchamp Avenue	Neighbourhood	0%
Rowner Lane	Neighbourhood	13%
St. Nicholas Avenue	Neighbourhood	16%
Nimrod Drive	Neighbourhood	65%
Elson Road	Neighbourhood	29%
Palmyra Road	Neighbourhood	6%
Forton Road (335-359 & 262-278)	Neighbourhood	0%
Forton Road (45-95)	Neighbourhood	11%
Bury Cross	Neighbourhood	14%
Queens Parade	Neighbourhood	0%
Portsmouth Road	Neighbourhood	37%
Dartmouth Court, Dartmouth Close	Neighbourhood	63%
Antice Court, Twyford Drive	Neighbourhood	31%

9.15 Gosport has consistently had the lowest retail rents of the main centres in the South Hampshire sub-region. The recent increase of 25% from £40 per square foot per annum in 2006 to £50 per square foot per annum in 2007 puts retail rents in Gosport Town Centre above those in Havant Town Centre.

9.16 The 'all risks yield' represents the ratio of rental income to capital value and is a simple benchmark used by the property market to assess the comparative attractiveness of different shopping centres. Areas with low yield are considered to be more attractive to investors. Commercial yields for seven shopping centres in South Hampshire are set out in figures 9.10 for the last seven years. The commercial yield figure for Gosport dropped slightly in 2006 and now stands at 8.5%.

Figure 9.10: Commercial Yields of Shopping Centres in South Hampshire

	04/2000	04/2001	04/2002	04/2003	07/2004	07/2005	07/2006	07/2007
Eastleigh	7.5%	7.5%	7.5%	7.5%	7.5%	7.25%	7.25%	7%
Fareham	8%	8%	8%	8%	8%	7.5%	7%	6.5%
Gosport	9%	9%	9%	9%	9%	9%	8.5%	8.5%
Havant	10%	10%	10%	10%	10%	10%	10%	10%
Portsmouth	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6%	5.5%
Southampton	6%	5%	5%	5%	5%	5%	4.5%	4.25%
Southsea	9%	9%	9%	10%	10%	10%	10%	9.5%

10.0 COMMUNITY AND LEISURE FACILITIES

Strategic Statement

The Local Plan Review will aim to ensure that existing community and leisure facilities are retained and new facilities are provided in locations that are easily accessible to the local community

Indicator 10(a)

Total amount of completed community and health facilities

Output

There were no community and health facilities completed during the monitoring period.

Commentary

- 10.1 The LPR includes several policies on community and health facilities. R/CF1 deals with new or improved community and health facilities, R/CF2 protects existing facilities, R/CF3 relates to provision on major housing developments and R/CF4 is a site specific policy which allocates land to two new health and community facilities within the Borough.
- 10.2 There were no community or health facilities completed during the monitoring period. Brune Park Medical Centre is currently under construction on land allocated for health under policy R/CF4.
- 10.3 One of the main leisure developments being built during the monitoring period was a children's play activity centre at Heritage Business Park. This opened in autumn 2007 and provides over one thousand square metres of new leisure floorspace. This is considered to be an important addition to children's leisure provision within the Borough.
- 10.4 Current health statistics highlight the need to improve the health of Gosport's population, and the provision of improved health facilities remains as one of the Council's Strategic Priorities. Life expectancy in Gosport is slightly below the national average for males and close to the national average for females. There is significant variability within the Borough in regard to average life expectancy. Furthermore, there are differences with life expectancy rates between income groups. However, overall life expectancy within the Borough is increasing. Figure 10.1 shows life expectancy in Gosport compared to the national average for 2006 and 2007.

Figure 10.1: Life Expectancy in Gosport and England

Year	Gosport Average		England Average	
	Male	Female	Male	Female
2006	75.9	81.0	76.4	80.9
2007	76.7	80.9	76.9	81.1

Appendix 1: List of Output Indicators

Strategic Statement	Indicator No.	Local Plan Review policy	ODPM Annex B reference*	Information source
SS2 Coordinating land use and transport issues	5a	R/T2	3b	HCC
SS2 Coordinating land use and transport issues	5b	R/T11 and Appendix E	3a	GBC
SS3 Employment and economic development	6a	R/EMP1 and R/EMP2	1a	GBC and HCC
SS3 Employment and economic development	6b	R/EMP1 and R/EMP2	1b	GBC and HCC
SS3 Employment and economic development	6c	R/EMP1 and R/EMP2	1c	GBC and HCC
SS3 Employment and economic development	6d	R/EMP1 and R/EMP2	1d	GBC and HCC
SS3 Employment and economic development	6e	R/EMP1 and R/EMP2	1e	GBC and HCC
SS3 Employment and economic development	6f	R/EMP1 and R/EMP2	1f	GBC and HCC
SS4 Housing	7a	R/H1, R/H2 and R/H3	2ai	GBC and HCC
SS4 Housing	7b	R/H1, R/H2 and R/H3	2aii	GBC and HCC
SS4 Housing	7c	R/H1, R/H2 and R/H3	2aiii	GBC and HCC
SS4 Housing	7d	R/H1, R/H2 and R/H3	2aiv	GBC and HCC
SS4 Housing	7e	R/H1, R/H2 and R/H3	2av	GBC and HCC
SS4 Housing	7f	R/H5	2d	GBC and HCC
SS4 Housing	7g	R/H5	n/a	GBC
SS4 Housing	7h	R/H5	n/a	GBC
SS4 Housing	7i	R/H5	n/a	GBC
SS4 Housing	7j	R/H1, R/H2 and R/H3	2b	GBC and HCC
SS4 Housing	7k	R/H4	2c	GBC and HCC
SS4 Housing	7l	R/H4	n/a	GBC and HCC
SS4 Housing	7m	R/H11 and R/H12	n/a	GBC
SS5 Environment	8a	R/ENV1	7	GBC
SS5 Environment	8b	R/ENV4	7	GBC
SS5 Environment	8c	R/OS13	8i	GBC
SS5 Environment	8d	R/OS10 and R/OS11	8ii	GBC
SS5 Environment	8e	R/ENV11	9	GBC
SS5 Environment	8f	n/a	4c	GBC
SS5 Environment	8g	R/OS8 and Appendix O	n/a	GBC
SS5 Environment	8h	R/OS9	n/a	GBC
SS5 Environment	8i	R/BH1	n/a	GBC
SS5 Environment	8j	R/BH3	n/a	GBC
SS5 Environment	8k	R/CH2	n/a	GBC
SS6 Retail	9a	R/S1, R/S2, R/S3, R/EMP1, R/EMP2, R/CF8 and R/CF9	4a	GBC and HCC
SS6 Retail	9b	R/S1, R/S2, R/S3, R/EMP1, R/EMP2, R/CF8 and R/CF9	4b	GBC and HCC
SS6 Retail	9c	R/S3	n/a	GBC
SS6 Retail	9d	R/S4	n/a	GBC
SS7 Community and leisure facilities	10a	R/CF1, R/CF2, R/CF3 and R/CF4	n/a	GBC

*Annex B of Local Development Framework Monitoring: A Good Practice Guide

Appendix 2:

Achievement of Local Development Scheme Milestones

Document		2006										2007											
		Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Statement of Community Involvement	Milestone		■				■				■				■			■					
	Actual		■				■				■		■				■						
Core Strategy	Milestone									■												■	
	Actual									■													
Marine Parade SPD	Milestone				■			■									■						
	Actual				■			■							■								

Key:	■	Evidence gathering	■	Submission of DPD	
	■	Informal consultation on issues and options		■	Adoption
	■	Consultation on preferred options		■	Examination

Appendix 3: Figures for 2007 Gosport Housing Trajectory

	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
Projections - LPR housing allocations												0	0	35	32	25	50	50	50	27	0
Projections - sites with planning permission for housing												456	167	167	178	27	0	0	0	0	0
Projections - Urban potential sites												0	26	12	50	50	50	50	0	0	0
Total Past Completions	171	188	62	150	319	444	479	403	430	500	686										
Total Projected Completions												456	193	214	260	102	100	100	50	27	0
Cumulative Completions	171	359	421	571	890	1334	1813	2216	2646	3146	3832	4288	4481	4695	4955	5057	5157	5257	5307	5334	5334
PLAN - Strategic Allocation (annualised)	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234
MONITOR - No. dwellings above or below cumulative allocation	-63	-109	-281	-365	-280	-70	175	344	540	806	1258	1480	1439	1419	1445	1313	1179	1045	861	654	420
MANAGE - Annual requirement taking account of past/projected completions	234	237	240	250	255	252	239	222	208	189	161	108	70	54	31	-7	-29	-61	-114	-197	-420

Glossary

Affordable Housing

Housing intended to meet the needs of people whose incomes are insufficient to enable them to buy or rent suitable housing, without subsidy, on the open market.

AQMA - Air Quality Management Areas

Local Authorities have statutory duties for local air quality management under the Environment Act 1995. They are required to carry out regular reviews and assessments of air quality in their area against standards and objectives in the national Air Quality Strategy. Where it is found these are unlikely to be met, authorities must designate Air Quality Management Areas (AQMAs) and prepare and implement remedial action plans to tackle the problem.

Buildings at Risk Register

The Register, published annually, brings together information on all Grade I and II* Listed Buildings, and Scheduled Ancient Monuments (structures rather than earthworks), known to English Heritage to be 'at risk' through neglect and decay, or vulnerable to becoming so.

Census

The Census is a survey carried out by the Office for National Statistics of all people and households in the country. It provides essential information from national to neighbourhood level for government, business, and the community.

CHP - Combined Heat and Power

Combined Heat and Power (CHP) refers to generating electricity at or near the place where it is used. The waste heat from the electricity generation can be used for space heating, water heating, process steam for industrial steam loads, humidity control, air conditioning, water cooling, product drying, or for nearly any other thermal energy need. The end result is significantly more efficient than generating each of these separately.

Community Strategy

A strategy prepared by a Local Authority to improve the local quality of life and aspirations, under the Local Government Act 2000. The Gosport Community Strategy is being developed by the Gosport Partnership.

Conservation Area

An area which is of special historic or architectural character and is worthy of preservation designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Core Strategy

A Development Plan Document (DPD) which sets out the spatial vision and strategic objectives of the planning framework for the area, having regard to the Gosport Community Strategy (see also DPDs).

DCLG - Department for Communities and Local Government

This is the Government Department with responsibility for communities. Planning and local government is included within this remit.

Developer Contributions

Developer contributions are paid by developers to fund *capital* projects associated with new development, usually off-site (for example provision of new sports facilities on a near-by recreation ground).

DPD - Development Plan Documents

These spatial planning documents are a key element of the Local Development Framework (LDF), which will eventually replace the Local Plan Review (LPR). DPDs are subject to independent examination, and together with the relevant Regional Spatial Strategy (RSS), will form the development plan for a local authority area.

Eco Homes

Eco Homes is a standard method for assessing the design of dwellings in relation to environmental performance. The scheme can be used to set standards of performance for new housing as part of the brief or tender documents, and can also be used to assess the performance of design proposals.

ELR - Employment Land Review

An important objective of the spatial planning system is to deliver an appropriate local balance between competing uses for land, particularly housing and employment. The Employment Land Review (ELR) will play an important role in achieving this balance. Local Authorities are required to review their portfolios of employment sites and apply up to date and sensible criteria in terms of sustainable development and market realism.

EA - Environment Agency

A statutory body with responsibility for protecting and improving the environment. Its principal duties relate to air quality, conservation, fishing, flooding, land quality, navigation, recreation, waste, water quality and water resources.

Footfall

A count of the number of people passing a particular point at a particular time.

GOSE - Government Office for the South East

GOSE is the representative of central Government in the South East region. It aims to promote a more effective integration of Government policies and programmes at a local and regional level. GOSE works for ten Government departments including the Department for Communities and Local Government (DCLG) and the Department of Transport (DoT).

Greenfield

Land upon which no previous development has taken place.

GVA - Gross Value Added per capita

One of the most commonly used measures of economic well-being is Gross Value Added (GVA) per head. GVA measures the contribution to the economy of each individual producer, industry or sector in the UK. In summary: $GVA + \text{taxes on products} - \text{subsidies on products} = \text{Gross Domestic Product (GDP)}$.

Hampshire Biodiversity Action Plan

This sets out a detailed 10 year programme of action for protecting and enriching nature in Hampshire.

Hampshire Local Transport Plan 2006-2011

The Local Transport Plan sets out the County Council's transport strategy up to 2011. It explains how the strategy has been designed to achieve wider policy objectives, such as improving the quality of life, protecting the environment and securing economic prosperity.

Housing demand

The quantity of housing that households are willing and able to buy or rent.

HMA - Housing Market Assessment

An HMA is a framework to analyse the supply/demand dynamic for housing at the sub-regional level. The scale of the HMA is not prescribed, however, it is anticipated it will cover more than one local authority boundary. Gosport is included in a HMA which covers the PUSH authorities in South Hampshire.

Housing Need

The quantity of housing required for households who are unable to access suitable housing without financial assistance.

Housing Trajectory

Housing trajectories support the 'plan, monitor and manage' approach to housing delivery by showing past and estimating future performance. They should consider past rates of housing completions and conversions and projected completions and conversions to the end of the specified framework period or ten years from the adoption of the relevant Development Plan Document, whichever is the longest.

Indicator

A statistical value that provides an indication of conditions for a certain system.

Job Density

Ratio of total jobs to the working age population.

Listed Building

A building listed by the Secretary of State for Culture, Media and Sport as being of special architectural or historic interest.

LDF - Local Development Framework

This is the name for the portfolio of Local Development Documents (LDD) introduced by the Planning and Compulsory Purchase Act 2004, which will replace the Local Plan Review. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.

LPR – Local Plan Review

Gosport Borough Local Plan Review adopted May 2006 is an old-style development plan consisting of a Written Statement and a Proposals Map. It sets out the Borough Council's policies to control development and its intentions for land use up to 2016.

LRT - Light Rapid Transit

A rail based public transport system which uses modern electric trams.

LSP - Local Strategic Partnership

A partnership that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

ODPM - Office of the Deputy Prime Minister

The former Government department responsible for planning and local government. The Department for Communities and Local Government (DCLG) is now responsible for these functions.

PPS - Planning Policy Statements

Planning Policy Statements (PPS) are issued by central Government and provide guidance to local authorities and others on planning policy and the operation of the planning system. PPSs replace Planning Policy Guidance Notes (PPG).

PDL – Previously-developed land

Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. PDL is often referred to as brownfield land.

PUSH - Partnership for Urban South Hampshire

A partnership of eleven Local Authorities (East Hampshire District Council, Eastleigh Borough Council, Fareham Borough Council, Gosport Borough Council, Hampshire County Council, Havant Borough Council, New Forest District Council, Portsmouth City Council, Southampton City Council, Test Valley Borough Council and Winchester City Council) whose aims are to ensure the necessary economic growth in South Hampshire to allow quality jobs and a good standard of living is matched by the need to secure significant investment in infrastructure for government and developers to bring about a bright present and an even brighter future for all its residents - existing or to come.

Quartile

A quartile is a quarter or 25% of observations. The lower quartile is the value below which 25% of observations are recorded.

Ramsar

Wetland of International importance designated by government under the terms of the Ramsar Convention.

Ratio

The proportional relationship of one thing to another, where two numbers are compared by division.

RSS - Regional Spatial Strategy

A strategy for how the region should look in 15 to 20 years time and possibly longer. The Regional Spatial Strategy (RSS) identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment disposal. The RSS for this area is the South East Plan.

SEEDA – South East England Development Agency

The South East England Development Agency (SEEDA), established to promote the sustainable economic development of the region. This includes issues relating to regeneration and social exclusion, learning, rural issues, innovation and technology transfer, enterprise, business development and environmental sustainability.

SEERA – South East England Regional Assembly

The South East England Regional Assembly (SEERA) comprising 111 members, including elected councillors nominated by the region's local authorities. As the

Regional Planning Body the Assembly has responsibility for proposing strategic planning and transport policies to Government; it prepares, monitors and reviews Regional Planning Guidance (RPG) for South East England, and within that framework, the Regional Transport Strategy (RTS).

Shared Ownership

New or existing dwelling that is sold on a part-rent/part-sale basis.

SHRT - South Hampshire Rapid Transit

A series of public transport proposals for South Hampshire including the Fareham-Gosport-Portsmouth LRT scheme for which funding was withdrawn by Central Government.

SSSI - Site of Special Scientific Interest

Site of Special Scientific Interest as designated by English Nature under the Wildlife and Countryside Act 1981, to afford protection to flora, fauna, geological or physiological features of special interest being of national importance.

Social rented housing

Rented housing owned by Local Authorities and Registered Social Landlords for which guideline target rents are determined.

SEMS - Solent European Marine Sites

Includes a number of Special Protection Areas and Special Areas of Conservation around the Solent

SPA - Special Protection Area

Special Protection Area designated by the Government under the terms of the European Communities Council Directive 79/404/EEC on the Conservation of Wild Birds. A site of European importance for birds.

SAC - Special Area of Conservation

A Special Area of Conservation recommended by the Government under the European Habitats Directive.

Strategic Gap

Strategic Gaps define the identity of individual settlements, preventing them from merging into one continuous urban area.

SHLAA – Strategic Housing Land Availability Assessment

A Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence bases to support the delivery of sufficient land for housing. These assessments are required by national planning policy set out in *PPS3: Housing*.

Structure Plan

An old-style development plan, which sets out strategic planning policies and forms the basis for detailed policies in Local Plans. These plans will continue to operate for a time after the commencement of the new development plan system, due to the transitional provisions under planning reform.

SPD - Supplementary Planning Documents

Supplementary Planning Documents may cover a range of issues, both thematic and site specific, which may expand policy or provide further detail to policies in a Development Plan Document (DPD).

Sustainable Development

Sustainable Development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs (Bruntland Commission 1987).

Sustainability Appraisal

The purpose of sustainability Appraisal (SA) is to promote sustainable development through the integration of social, economic and environmental considerations into the preparation of revisions of Regional Spatial Strategies (RSS) and for new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

Use Classes Order

The Town and Country Planning (Use Classes) Order 2005 lists sixteen classes of land use. Change of use within a use class does not normally require planning permission.