

Gosport Borough Council

Local Development Framework Annual Monitoring Report

November 2009

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Gosport Borough Council
Local Development Framework
Annual Monitoring Report
November 2009

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CONTENTS

Page

Executive Summary	1
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Chapters

1	Introduction	2
2	Spatial Portrait of Gosport	4
3	Local Development Scheme: Progress on Implementation	11
4	Land Use and Transport	14
5	Employment and Economic Development	19
6	Housing	24
7	Environment	38
8	Retail	47
9	Community and Leisure Facilities	57

Appendices

1	List of Output Indicators
2	Local Plan Review: Secretary of State's Direction
3	Figures for 2009 Gosport Housing Trajectory
4	Building for Life Criteria

Glossary

EXECUTIVE SUMMARY

This is the fifth 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 2008 to March 2009. 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 next milestone is the consultation on the Pre-Submission draft of the Core Strategy which is currently programmed for March 2000. However, the LDS timetable will need to be amended in order to fully consider the responses to the comments on the preferred Options version which ended on 4th December and the need to assemble further evidence to support the Core Strategy policies. Consequently the timetable for the subsequent stages including the public examination, currently programmed for September 2010 will need to be amended. There were no specific milestones to meet in the LDS for the monitoring period 2008/09. The LDS will be reviewed in conjunction with GOSE in order to publish a more realistic timetable.

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: 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 2009 AMR highlight the following major issues:

- A total of 201 new homes were completed in 2008-2009, and the 2009 Gosport Housing Trajectory shows that new housing is being delivered at a rate significantly above the housing requirement set out in the South East Plan.
- A total of 97 new affordable homes were completed in the Borough during the monitoring period.
- Just over 1950 m² of employment floorspace has been completed.
- Developer contributions continue to fund open space schemes across the Borough, such as Forton Recreation Area.

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 fifth 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. Updated core output indicators are set out in Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008. 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 2008 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 2009 Gosport AMR covers the monitoring period 1 April 2008 to 31 March 2009, 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 information contained in the Sustainability Profile (<http://www.gosport.gov.uk/sustainability-profile/>). This profile is regularly updated

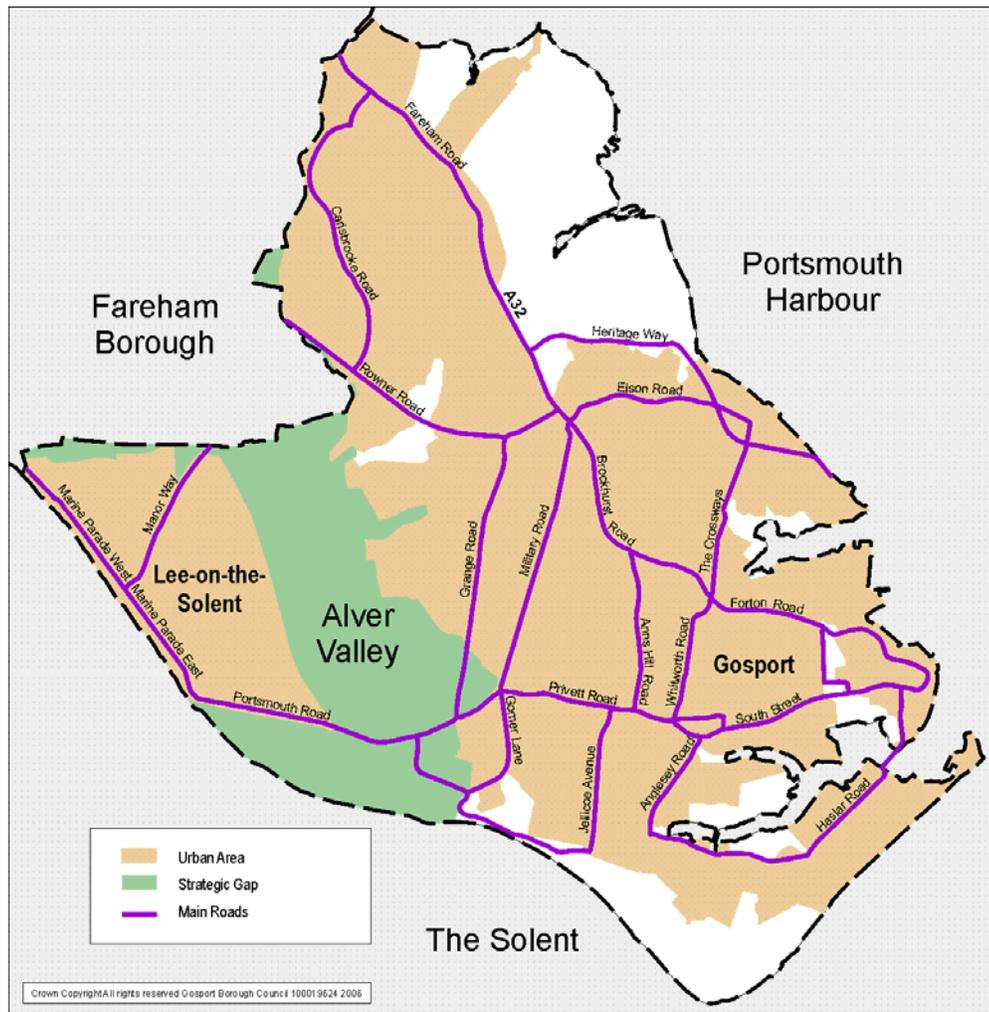
- and is a supporting document to the Sustainability Appraisal. Other sources of information are acknowledged in the text.
- 1.6 Progress with implementing the LDS is dealt with in Chapter 3 of the AMR with an examination of timetables and milestones and an assessment of whether they are being achieved or not.
 - 1.7 Chapters 4 to 9 consider the policy performance of the LPR. These six chapters are based on the Strategic Statements set out in Chapter 2 (Strategy) of the LPR and are sub-divided into themes identified in Chapter 14 (Monitoring and Resources). 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.
 - 1.8 In Chapter 6 which deals with housing, an additional indicator relating to design has been added in line with Government Guidance. The section also includes a revision of the Strategic Housing Land Availability Assessment has been updated using data from the 2008/09 period and its findings have been included in the 2009 Gosport Housing Trajectory. This revision still demonstrates that there is a five year supply of deliverable housing sites.
 - 1.9 The majority of outputs in Chapters 4 to 9 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 metres of gross external floorspace. Combined completion figures for different use classes are given when the final end use is not known.
 - 1.10 The core output indicators set out in Chapters 4 to 9 include all indicators listed in the Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008. Appendix 1 of this report is a quick reference guide, which sets out the AMR indicator numbers, the relevant LPR policy and the Core Output Indicators – Update 2/2008 reference. It should be noted that the indicator number is linked to the chapter number. A number of local indicators relevant to Gosport are also included, such as losses and gains to pedestrian access along the coastline.
 - 1.11 Finally, a glossary explains key technical terms used in this report.

2.0 SPATIAL PORTRAIT OF GOSPORT

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 2008 based on the Office of National Statistics (ONS) mid-year estimate was 80,000. 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. As at 31st

March 2009 there were 36,155 homes in the Borough according to returns made to the South East England Partnership Board. 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. However, Bus Rapid Transit is being promoted by Transport for South Hampshire which will improve access into and out of the Gosport Peninsula and provide commuters and road users in Gosport and Fareham with a new public transport service. Community Infrastructure Funding (CIF) for Phase 1 of the scheme was approved by the Government in March 2009 and planning permission was subsequently granted in July 2009. The project is expected to be delivered by March 2011.

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 the Borough's residents 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. Gosport and SEEDA commissioned MVA to carry out a commuting and employment study in 2008. Findings from research associated with this study indicate that two thirds of employed Gosport residents work outside the Borough.

- 2.8 Latest available information shows that there were 1,495 VAT registered businesses in Gosport. Based on the most recent population estimates, business density within the Borough has increased slightly from 18.4 per 1,000 of the population in 2006 to 18.9 in 2007. The business sector is characterised by a small number of companies employing a large number of the workforce. The unemployment rate at September 2009 was 3.1%.

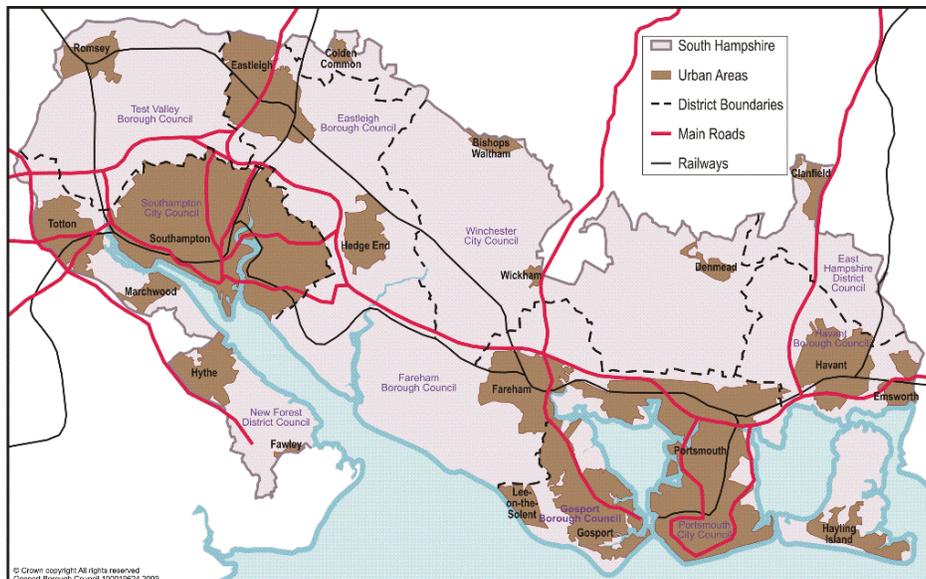
Environment

- 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. Planning permission has been granted in the northern part of the country park for a training ground for Portsmouth FC which will include community pitches. 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, 530 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. The Regional Spatial Strategy for the South East, *'The South East Plan'* (SE Plan) was published in May 2009 and provides an updated strategic policy framework for the Region, and places a renewed emphasis on urban regeneration and sustainable development.
- 2.11 The 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.

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



- 2.12 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 Value Added (GVA) rate of growth of 3.5% per annum by 2026.
- 2.13 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.
- 2.14 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 consequently much of the open space is highly valued in terms of nature conservation interest and/or its recreational importance. However, Gosport has an important role to play in promoting sustainable economic regeneration in the sub-region which can be achieved through the redevelopment of brownfield sites. 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 reducing the need to commute out of the Borough. The development of these sites will also improve the economic performance of South Hampshire.

Key development sites

- 2.15 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

- 2.16 This development was completed during the monitoring period. 1063 new homes have been built including 105 affordable units.

Gosport Waterfront

- 2.17 This site has been identified in the Draft Core Strategy: Preferred Options for mixed use development. Further studies will be undertaken to determine the most appropriate mix of development.

Daedalus

- 2.18 The Daedalus site lies in both Gosport and Fareham Boroughs. 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. 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 published in 2006 by Gosport and Fareham Borough Councils, which sets out their aspirations for the site and how planning policies will be produced. The Borough Council is working with SEEDA to prepare an SPD for Daedalus which will guide future development mix on this site. A part of the site has been retained by Defence Estates for 300 Married Quarters of which 148 have been built.

Frater Gate

- 2.19 The development of Frater Gate as an employment allocation within the LPR is largely complete. Approximately 10,000 square metres of employment floorspace has been developed at this key employment site. A further building that occupies over 200 square metres of employment floorspace was completed during the monitoring period. 0.4 hectares of land is also available for the potential future expansion of the Gosport Business Centre.

Heritage Business Park

- 2.20 The development of this employment site to the north of Fort Brockhurst has been built out. In total over 9000 square metres of floorspace has been developed. A children's day nursery has also been developed on the site.

Priddy's Hard Heritage Area

- 2.21 Phase 1 of this development is complete with 198 dwellings built. The remaining part of the site has now been acquired by Portsmouth Naval Base Property Trust who will seek to develop the site for a mix of uses including retaining the Explosion Museum.

Royal Clarence Yard

- 2.22 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. There were 83 completions on this site during the monitoring period.

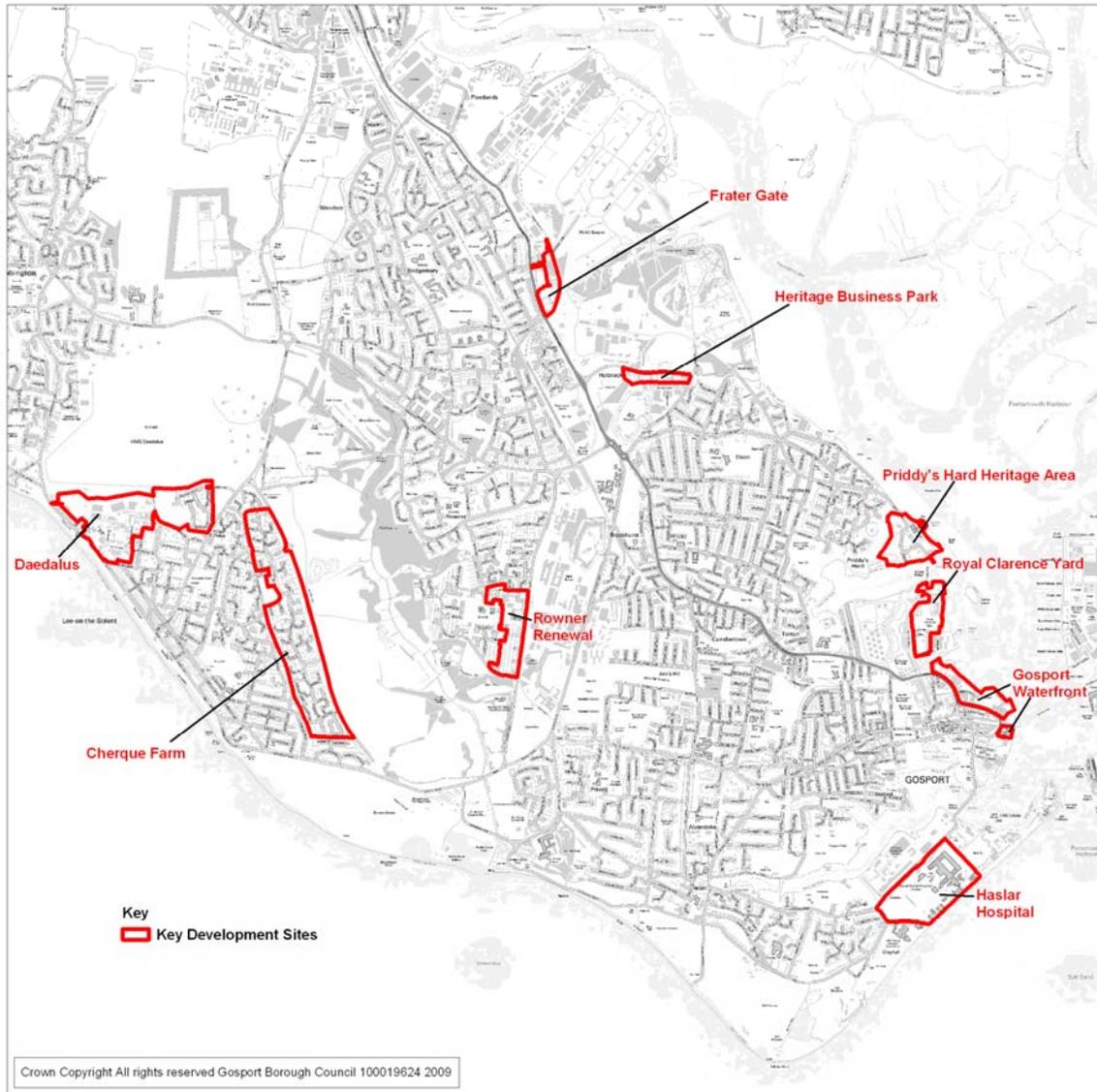
Rowner

- 2.23 The Rowner Renewal project seeks to regenerate a run down part of the Rowner estate. It aims to demolish approximately 500 existing units and develop up to 700 new homes, providing a range of types, sizes and tenures. Other uses on-site include re-provision of the neighbourhood centre including a food store, and several smaller retail kiosks. An outline planning application was granted planning permission in July 2009 with a detailed planning application for the first phase approved in October 2009.

Haslar

- 2.24 Royal Hospital Haslar closed in July 2009 and is currently in the process of being disposed of by the MoD. The Draft Core Strategy: Preferred Options identifies this site as being suitable for a medical/health/care led mixed use development.

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 2009 and identifies the following Local Development Documents (LDD):

- Local Plan Review
- Statement of Community Involvement
- Core Strategy DPD
- Site Allocations and Delivery DPD
- Marine Parade Area of Special Character SPD
- Daedalus SPD
- Gosport Waterfront SPD
- Design SPD
- Sustainable Development SPD
- Car Parking Standards SPD

3.2 The 2009 LDS charts key dates when milestones should be achieved. There were no milestones in the monitoring period April 2008 - March 2009. However, the commentary below outlines the current position on the documents and highlights forthcoming milestones and the need to amend the 2009 LDS to take into account revised timings.

Local Plan Review

3.3 The Local Plan Review was adopted in May 2006 but the policies would only remain in place for three years unless authorisation is obtained from the Secretary of State to save them. The Borough sought authorisation to save those policies it considered to still be relevant having regard to more recent Government and Regional planning policies. The Secretary of State issued a Direction letter in May 2009 detailing those policies that have been saved. A copy of the direction is included as Appendix 2.

Statement of Community Involvement

3.4 The Statement of Community Involvement (SCI) was adopted in July 2007.

Core Strategy

3.5 Although not a milestone the 2009 LDS programmed a consultation stage on its Preferred Options for July and August 2009. As a result of further guidance from the Government and the Inspectorate further work is required in preparing the Core Strategy and consequently this consultation stage slipped to cover the period from the end of September through to November 2009. This consultation has subsequently been extended to 4th December to allow full consultation due to disruptions in the postal service. In order to fully consider the consultation responses and to take into account further evidence studies it will be necessary to revise the LDS as it will not be possible to meet the milestone of publishing the pre submission document in March 2010.

- 3.6 Further work is required on the impact of proposals on the strategic road network. A housing viability study has been commissioned and its implications will need to be considered. In addition further work is being carried on the strategic sites identified in the preferred options version. As a result of the Habitats Regulations Assessment Screening Report it is necessary to undertake an Appropriate Assessment. This Appropriate Assessment will be informed by proposals identified in a sub regional Green Infrastructure study that is currently being prepared for the Partnership for South Hampshire.
- 3.7 Accordingly, it is not anticipated that it will be possible to publish the Pre submission document before July 2010.

Site Allocations and Delivery DPD

- 3.8 Following advice from the Government Office the 2009 LDS combined the Site Allocations DPD and the Development Control DPD. This new DPD will consider site allocations and development management polices including the delivery of infrastructure through developer contributions. Evidence gathering is continuing for this DPD and will be supported through a Strategic Housing Land Availability Assessment and an Employment Land Review. The first milestone in the 2009 LDS is the consultation on the Sustainability Appraisal scoping report. This took place in October 2009. Work will continue on preparing a draft version of this DPD for consultation.
- 3.9 The Site Allocations and Delivery DPD timetable will need to be re-assessed in light of the change to the timetable for the Core Strategy. The revised LDS will reflect these new timings.

Marine Parade Area of Special Character SPD

- 3.10 The Marine Parade Area of Special Character SPD was adopted in May 2007.

Gosport Waterfront SPD

- 3.11 This SPD will be linked to the Core Strategy so it will not be adopted until the Core Strategy is adopted. However studies are underway to look at the most suitable mix of development and the associated infrastructure requirements. The site is identified as a Strategic Site and therefore work being carried out for the SPD will provide evidence for the Core Strategy.

Daedalus SPD

- 3.12 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 saved policy, R/DP4, which facilitates a mixed use development on the land within Gosport. Accordingly a SPD can be based on this policy. SEEDA have been gathering evidence which will be used to inform the SPD currently being prepared by the Borough Council.

- 3.13 The 2009 LDS indicated that draft SPD may have been available for consultation in summer 2009. However, SEEDA and its consultants have had to undertake further evidence studies and it is unlikely that a consultation draft will be available before spring 2010.

Other SPDs

- 3.14 Design, Sustainable Development and Car Parking SPDs are programmed in the 2009 LDS to commence in summer 2010.

4.0 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 4(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.

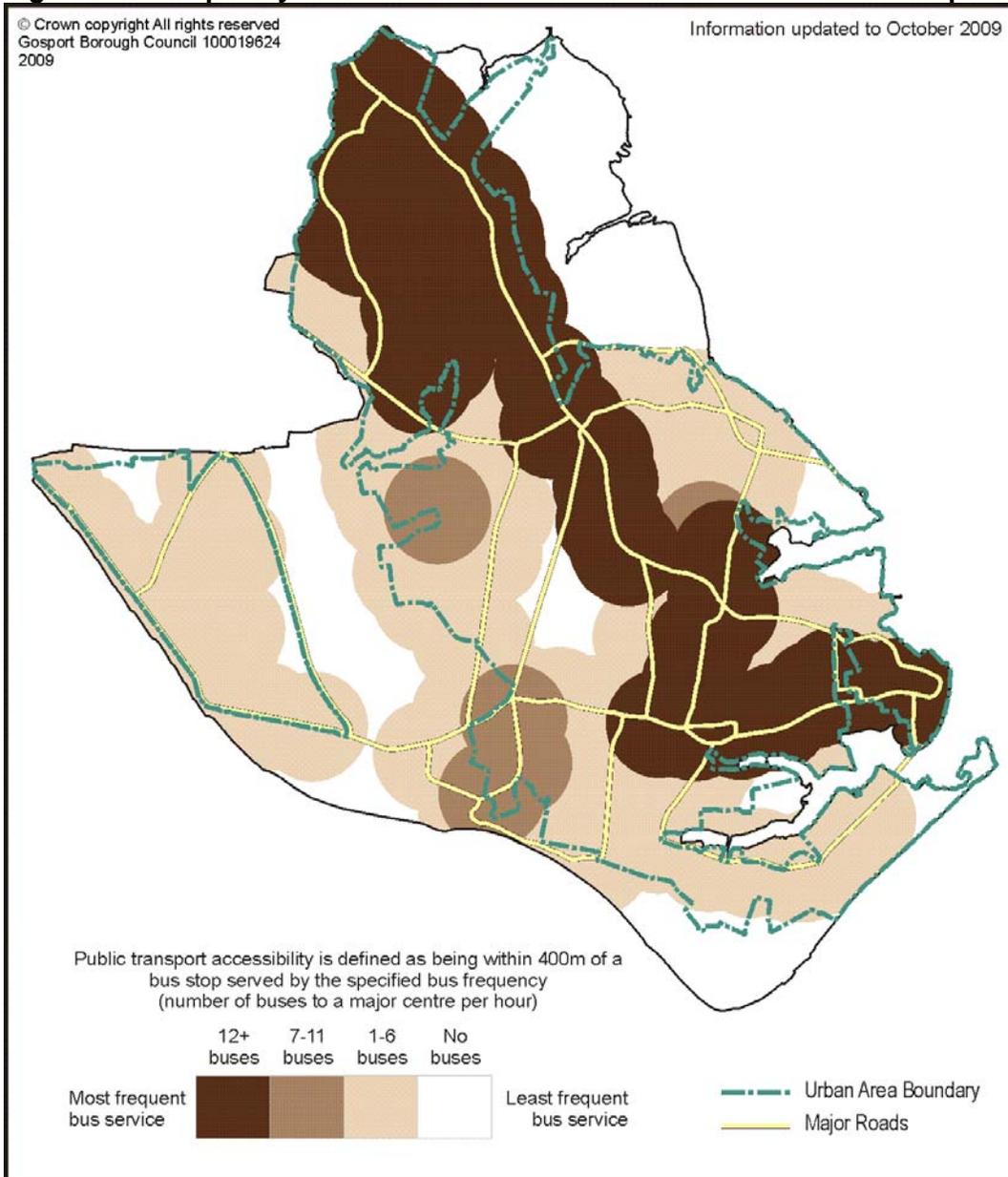
Output

Hampshire County Council (HCC) has been unable to provide this information for the past two monitoring years due to technical reasons. Therefore, it is not possible to report on this indicator for this monitoring period.

Commentary

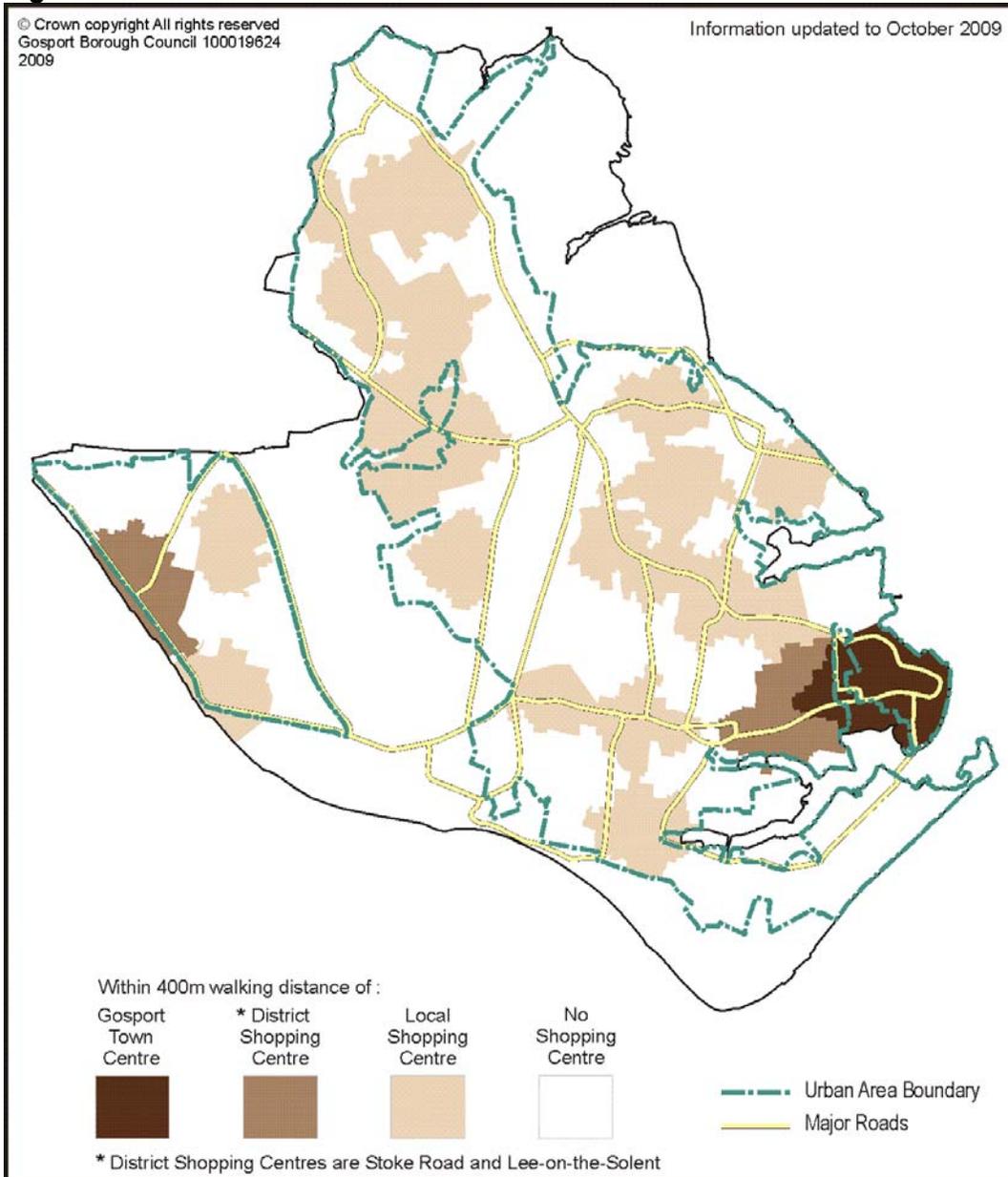
- 4.1 However, the Borough Council have produced accessibility maps, figures 4.1.to 4.3, which show accessible areas within the Borough.
- 4.2 Figure 4.1 shows areas within the Borough that are accessible by bus. High accessibility is regarded as 12 or more buses per hour to a major centre (Gosport, Fareham and Southampton).

Figure 4.1: Frequency of bus services in areas within 400m of a bus stop



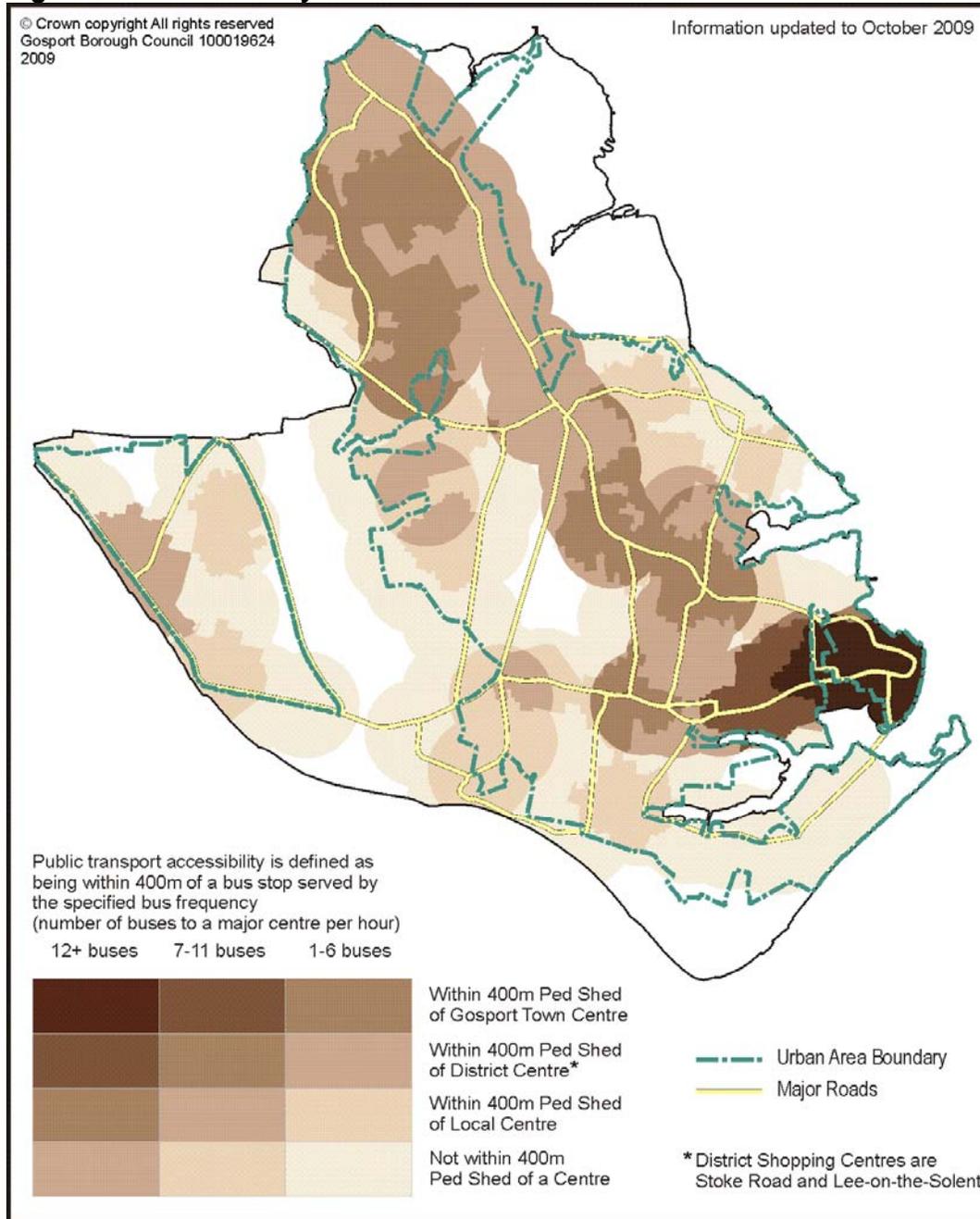
4.3 Figure 4.2 shows areas within a ped shed with a walking distance of 400m of Gosport Town Centre, the district centres of Lee and Stoke Road and the local centres.

Figure 4.2: Ped sheds around centres



4.4 Figure 4.3 combines the frequency of bus services together with those areas within a 400m ped shed of the centres to show the most accessible areas in the Borough.

Figure 4.3: Accessibility and Centres combined



Transport Contributions

4.5 The Borough Council, through Policy R/T4, collects developer contributions on behalf of Hampshire County Council to secure the provision of transport infrastructure. Figure 4.4 shows the amount of contributions collected during the monitoring period.

Figure 4.4: Transport Contributions Received 2008/09

Site	Amount
14 Fort Road	£3,745.00

Indicator 4(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 2008-2009 is set out in figure 4.5.

Figure 4.5: Percentage of number of schemes of non-residential development completed in 2008-2009 complying with maximum car parking standards set out in Appendix E of the LPR

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

Commentary

- 4.6 Saved Policy R/T11 of the LPR deals with access and parking, and Appendix E of the Gosport Borough Local Plan Review contains the Local Highway Authority's standards for the maximum level of car parking for different land uses. Whilst the HCC maximum parking standards for residential development no longer apply, the standards for non residential development remain in place. These standards will continue to be applied for non residential developments until a supplementary planning document (SPD) is published on parking standards as part of the emerging Local Development Framework. The Local Development Scheme shows that the provisional date of adoption for a car parking SPD is June 2011.
- 4.7 The outputs set out in figure 4.5 were calculated for development types identified in Appendix E of the LPR. 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 4.1.
- 4.8 In total, there were two A1-A5 completions, 2 B1-B8 completions and 3 D1 completions (within the D1-D2 completions category). Each of these completions within the Borough during the monitoring period complied with the HCC maximum car parking standards.

5.0 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 5(a)

Total amount of additional employment floorspace by type.

Output

The total amount of completed employment floorspace on land developed for employment by type (gross and net) in 2008-2009 is set out in figure 5.1.

Figure 5.1: Total amount of additional employment floorspace – by type

Use Class (Amendment) Order 2005	Gross employment floorspace (m2 gross internal)	Net additional employment floorspace (m2 gross internal)
B1a: Offices	1,053	686
B1b: Research and development	0	0
B1c: Light industry	0	0
B2: General industry	0	0
B8: Storage and distribution	905	905
B1-8 (non-specific)	0	0
Total	1,958	1,591

* Gross employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.

* Net additional employment floorspace is calculated as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

Indicator 5(b)

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

Output

The amount of completed floorspace on land developed for employment by type in 2008-2009 on new sites allocated for employment is set out in figure 5.2.

Figure 5.2: Employment completions in Gosport 2008-2009 on new sites allocated for employment in the LPR

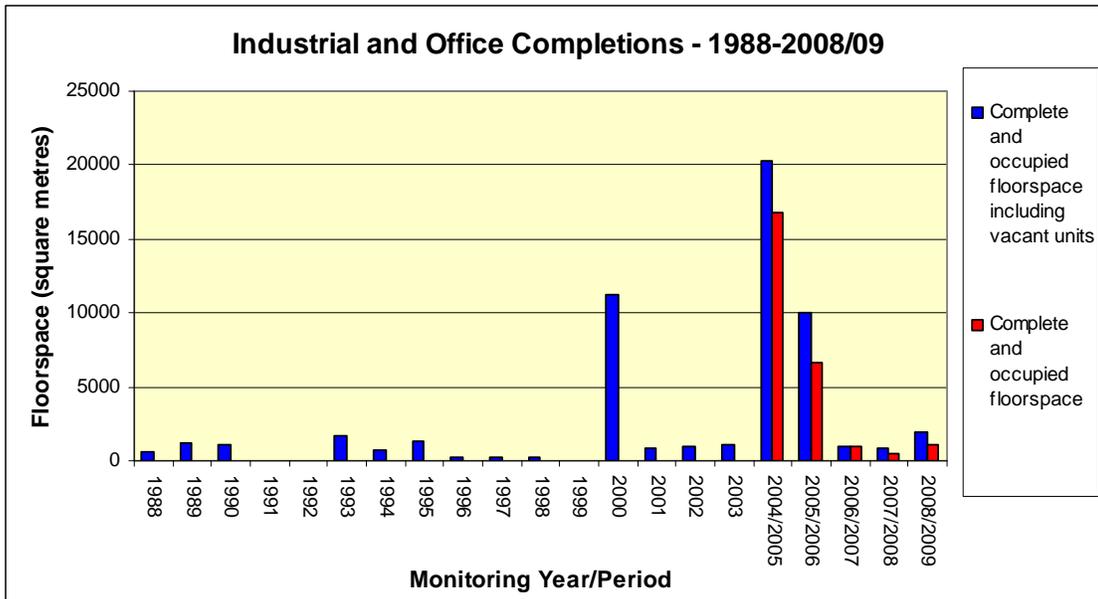
Use Class (Amendment) Order 2005	Gross employment floorspace (m2 gross internal)
B1a: Offices	1,053
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0
B1-8 (non-specific)	125
Total	1,178

* Gross employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.

Commentary

- 5.1 Saved Policy R/EMP1 of the LPR allocates land for employment and Saved Policy R/EMP2 allocates land for employment as part of mixed-use development. There were two employment completions during the monitoring period on such sites. One of these was on land at Frater Gate allocated for employment development under Policy R/EMP1. The second of these was at Royal Clarence Yard on land allocated for mixed use development under Policy R/EMP2 with some of the existing floorspace within the granary and bakery building being converted for potential occupancy.
- 5.2 The overall level of completions has been relatively low over the past three monitoring periods in comparison to the completion rates recorded during 2004/05 and 2005/06. This is because much of the employment land allocated in the LPR has been built out. Figure 5.3 shows the level of industrial and office completions within Gosport between 1st January 1988 and 31st March 2009.

Figure 5.3: Industrial and Office Completions 1988-2008/09



Indicator 5(c)

Total amount of employment floorspace on previously developed land by type.

Output

100% of the completed employment floorspace was built on previously developed land during 2008-2009.

Commentary

5.3 The employment completions recorded during the monitoring period were all located on previously developed land.

Figure 5.4: Frater Gate Business Park, Gosport



Indicator 5(d)
Employment land available by type.

Output

The amount of employment land available within the Borough by type is set out in figure 5.5.

Figure 5.5: Employment land available by type as at 31st March 2009

Use Class (Amendment) Order 2005	Available employment land (hectares)
B1a: Offices	1.77
B1b: Research and development	0
B1c: Light industry	0.13
B2: General industry	2.40
B8: Storage and distribution	0.13
B1 – B8 (non-specific)	23.03
Total	27.46

Commentary

5.4 Available employment land is defined as land identified for employment purposes in the Saved LPR or with extant planning permission as of the 31st March 2009. Combined figures have been given when a variety of commercial end uses are possible. This approach is encouraged in the consultation paper on draft PPS4 'Planning for Sustainable Economic Development' which states that local authorities should avoid designating sites for single or restricted use.

- 5.5 The PUSH sub-regional strategy apportions the amount and type of employment floorspace that would be expected to be provided up to 2026. The allocation for Gosport is 81,500 m² net additional floorspace.
- 5.6 The Gosport LDF will continue to identify and allocate employment land within the Borough. As part of this process, a draft Employment Land Review (ELR) has been published. This assesses the supply and demand for employment floorspace and land in Gosport Borough and takes into account the wider employment requirements of South Hampshire as included in the South East Plan. The study assists in identifying suitable employment sites which will help to increase the current low job density levels and prevent further out-commuting.
- 5.7 The largest area of available employment land is the mixed-use site at Daedalus in Lee-on-the-Solent. Other available sites include Priddy's Hard Heritage Area and Gosport Waterfront. Further information on the key development sites is included in chapter 2 of this report. The draft Employment Land Review (September 2009) also provides further details on these sites and their potential for providing employment opportunities.

Indicator 5(e)

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

Output

There was a 0.13 hectare loss of land allocated for employment under Saved Policy R/EMP1 of the LPR in 2008-2009.

Commentary

- 5.8 A single loss of employment land was recorded during the 2008/2009 monitoring period. This was in relation to recently completed additional nursery facilities located within Heritage Business Park. The nursery was already established with further planning permission granted for its extension through changing the use of the remaining part of the building from its B1a office permission. There is sufficient justification for permitting this development and for extending it on land allocated for employment as it would provide a facility that would support employment opportunities at the Business Park.

Indicator 5(f)

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

Output

There was no loss of employment land to residential development in the Borough in 2008-2009.

6.0 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

- 6.1 Housing supply can be evaluated by the use of a housing trajectory. The Gosport Housing Trajectory 2009 forms figure 6.2 of this report, with its detailed figures set out in Appendix 3. The outputs for some of the indicators have been derived from the trajectory and have been set out in accordance with indicators H1 and H2 in the Government's Core Indicators – Update 2/2008.

Indicator 6(a)

Plan period and housing targets

Target

The South East Plan sets a housing requirement for Gosport of 2,500 additional dwellings between April 2006 and March 2026.

Indicator 6(b)

Net additional dwellings completed in the five year period between April 2004 and March 2009

Target

The South East Plan period started in 2006. In order to meet the housing allocation set out in Policy H1 (125 dwellings per year) 375 net additional dwellings were required between April 2006 and March 2009.

Output

The net additional number of dwellings completed between 2006 and 2009 was 1,164. The annual completion rate is shown below. The previous five years have been shown to add further context.

Figure 6.1: Total net housing completions in Gosport from 2004 to 2009

Year	Net Completions
2004/2005	430
2005/2006	500
2006/2007	686
2007/2008	277
2008/2009	201
Total	2094

Commentary

- 6.2 It can be seen that the housing supply has greatly exceeded the South East Plan requirement for this period.

Indicator 6(c)

Net additional dwellings 2008-2009

Output

The net total of additional dwellings completed between April 2008 and March 2009 was 201.

Indicator 6(d)

Projected net additional dwellings from 2010 to 2025 (15 year supply).

Target

- 6.3 The South East Plan sets a target of 2,500 net additional dwellings for the period 2006 to 2026. The target for 2010 to 2025 is calculated having regard to the 1,164 dwellings built between 2006 and 2009 as well as the projected completions for 2009-2010. The residual allocation is 80.6 dwellings per year and therefore the 15 year target will be 1,209 dwellings.

Output

The projected net total of additional dwellings from 2010 to 2025 is 1,495.

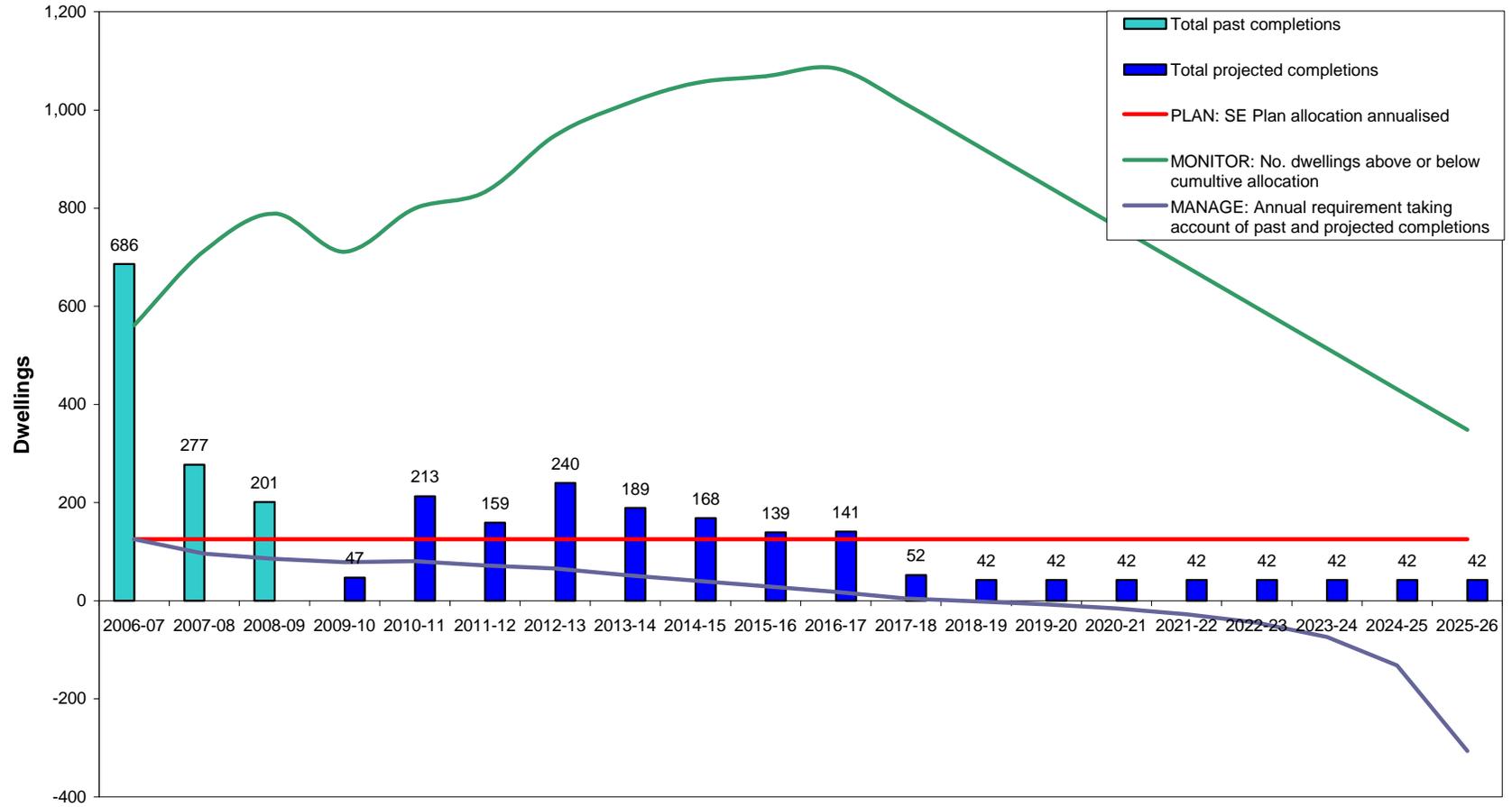
Indicator 6(e)

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

Output

The Gosport Housing Trajectory 2009 which is based on the South East Plan provides details of the managed delivery target.

Figure 6.2
Gosport Housing Trajectory 2009



Commentary

- 6.4 Local planning authorities are required by national planning policy, set out in Planning Policy Statement 3 (PPS3), to prepare Strategic Housing Land Availability Assessments (SHLAA). The Gosport SHLAA was published in September 2009 and demonstrated that there was a sufficient supply of housing sites to meet the housing requirement set out in the South East Plan. The Annual Monitoring Report will be used to regularly review the SHLAA.
- 6.5 The SHLAA used a base date of 2007/08 and a threshold of 10 units or 0.2 hectares. Table 3 in the SHLAA listed deliverable and developable sites. This table has been updated to reflect changes over the monitoring period 2008/09 and is reproduced as Figure 6.3.

Figure 6.3 Gosport SHLAA Sites

Gosport SHLAA Sites				
Ref	Address	Housing Potential (net)	Deliverable or Developable	Likely Timetable
Source 1: Non-housing allocations				
H/AG/05	Royal Haslar Hospital, Haslar Road	n/a	Not currently developable	n/a
H/LE/02	Land between Magister Drive and Westland Drive, Cherque Farm	13	Deliverable	0-5 years
	Total	13		
Source 2: Existing housing allocations and site development briefs				
H/HD/05	Priddy's Hard Heritage Area (First Phases)	70	Deliverable	0-5 years
H/HD/05	Priddy's Hard Heritage Area (Later Phases)	30	Developable	5-10 years
H/LW/08	Areas 1-5 Daedalus (First Phases)	67	Deliverable	0-5 years
H/LW/08	Areas 1-5 Daedalus (Later Phases)	133	Developable	5-10 years
H/TN/02	Gosport Waterfront	n/a	Developable	10-15 years
	Total	300		
Source 3: Unimplemented and outstanding planning permissions for housing				
H/AG/01	47 Monckton Road	10	Deliverable	0-5 years
H/BN/04	389-391 Fareham Road	4	Deliverable	0-5 years
H/HD/06	Shell Filling Rooms	9	Deliverable	0-5 years
H/LW/02	Pier House, 1 Marine Parade East	14	Deliverable	0-5 years
H/LW/07	Residual married quarters, Area 6 Daedalus	152	Developable	5-10 years
	Total	189		
Source 4: Planning permissions for housing that are under construction				
H/BS/02	1-25 The Leisure, Cunningham Drive	44	Deliverable	0-5 years
H/CC/01	Royal Clarence Yard (First Phases)	189	Deliverable	0-5 years
H/CC/01	Royal Clarence Yard	115	Developable	5-10 years

	(Later Phases)			
H/CC/06	Former Gosport Railway Station	35	Deliverable	0-5 years
H/TN/03	91-93 High Street, Gosport	13	Deliverable	0-5 years
	Total	396		
Source 5: Vacant and derelict land and buildings				
H/CC/03	Weevil House & St George House, Weevil Way, RCY Retained Area	18	Deliverable	0-5 years
	Total	18		
Source 6: Surplus public sector land				
No suitable housing sites identified as developable				
Source 7: Land in non-residential use which may be suitable for redevelopment for housing				
No suitable housing sites identified as developable				
Source 8: Additional housing opportunities in established residential areas				
H/BN/02	Stoners Close	17	Developable	10-15 years
H/BN/03	Garages north of Laphorn Close	14	Developable	10-15 years
H/FT/02	Agnew House, St Vincent Road	22	Deliverable	0-5 years
H/HD/02	82 - 84 Priory Road	10	Developable	5-10 years
H/LE/08	Rogers House, Elmore Road	16	Deliverable	0-5 years
H/RH/04	Land rear of Austerberry Way	23	Developable	5-10 years
	Total	102		
Source 9: Large scale redevelopment and re-design of existing residential areas				
H/GR/01	Rowner Renewal	199	Developable	5-10 years
	Total	199		
Total SHLAA Sites		1217		

- 6.6 Local Authorities are required to prepare a housing trajectory. The 2009 Gosport Housing Trajectory has been informed by the SHLAA update and assists in monitoring supply against the South East Plan housing requirement. It shows 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. A detailed breakdown of the figure is shown in Appendix 3.
- 6.7 Total past net completion figures are annualised from April 2006 to March 2009. Housing projections are annualised from April 2009 to March 2026. This complies with paragraph 55 of PPS3 which requires local planning authorities to identify a fifteen year supply of specific, developable sites. The projections are broken down into three categories: SHLAA sites which include large sites with planning permission at 31st March 2009, small sites with extant planning permission at 31st March 2009 and windfall sites after 10 years in line with paragraph 59 of PPS3.

6.8 The three lines in the Housing Trajectory were generated in the following ways:

- The 'plan' line annualises the South East Plan 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 South East Plan housing allocation, taking into account shortfalls and surpluses from both previous and future years.

6.9 The South East Plan sets out the housing provision for Gosport for the 2006 to 2026 period. The total requirement is 2,500 dwellings, in order to meet this level of provision a target of 125 dwellings a year would need to be built; this is shown by the 'plan' line.

6.10 As at April 2009 some 1,164 dwellings had been built, which is over three times the projected target of 375. This explains the steeply rising 'monitor' line and the steadily falling 'manage' line in the 2009 Gosport Housing Trajectory. The projected completions for the current monitoring period are 47 dwellings. The remaining South East Plan allocation for 2010-2026 would therefore be 1,289 which is an annual requirement of 80.6 for the remaining 16 years.

6.11 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. 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.

6.12 The DCLG guidance on output monitoring indicates that a 5 year supply should be demonstrated following the monitoring period (ie 2010/2011 to 2014/15). The Guidance indicates that an assessment of potential completions for the current monitoring period should be made.

Figure 6.4: 5 Year Supply of Deliverable Sites

FIVE YEAR HOUSING REQUIREMENT FOR GOSPORT		
	Dwellings	Annual Average
Housing Requirement 2006-2026 (South East Plan)	2500	125
Completions 2006 - 2009	1164	
Projected Completions 2009/10	47	
Total Completions 2006 - 2010	1211	
Housing Requirement 2010 - 2026	1289	80.6 ¹
5 Year Requirement 2010 - 2015	403	80.6 ¹
<i>¹The annual average has taken into account the past level of completions</i>		
FIVE YEAR SUPPLY OF DELIVERABLE HOUSING SITES - 10/11 - 14/15		
Large sites with planning permission	360	
Small sites with planning permission	105	
Other deliverable sites	504	
Total	969	

6.13 Figure 6.4 clearly demonstrates that there is a five year supply of deliverable sites. There are sufficient deliverable sites to deliver 969 dwellings which exceed the housing requirement for this period.

6.14 The Regional Spatial Strategy and Local Development Framework Core Indicators – Update 2/2008 requires local planning authorities to demonstrate the level of net additional housing expected to come forward over at least a 15 year period and show the annualised plan target applying to each of the five years. Figure 6.5 shows that for a 10 year period there are sufficient deliverable sites to provide 1,301 dwellings which is considerably higher than the requirement of 806.

Figure 6.5: 10 Year Supply of Deliverable Sites

TEN YEAR HOUSING REQUIREMENT FOR GOSPORT		
	Dwellings	Annual Average
Housing Requirement 2006-2026 (South East Plan)	2500	125
Completions 2006 - 2009	1164	
Projected Completions 2009/10	47	
Total Completions 2006 - 2010	1211	
Housing Requirement 2010 - 2026	1289	80.6 ¹
10 Year Housing Requirement 2010/11 - 2019/20	806	80.6 ¹
<i>¹The annual average has taken into account the past level of completions</i>		
TEN YEAR SUPPLY OF HOUSING SITES - 10/11 - 19/20		
Deliverable Sites		
Large sites with planning permission	550	
Small sites with planning permission	105	
Other deliverable sites	504	
Total deliverable sites	1159	
Developable sites	142	
Total	1301	

6.15 Figure 6.6 demonstrates that there is a 15 year supply of sites to accommodate 1,595 dwellings. This exceeds the 15 year housing requirement for the period 2010 to 2025. This supply together with the completions and projected completions up to 2010 totals 2,806 which shows that the South East Plan allocation of 2,500 can be met within the plan period.

Figure 6.6: 15 Year Supply of Deliverable/Developable Sites

FIFTEEN YEAR HOUSING REQUIREMENT FOR GOSPORT		
	Dwellings	Annual Average
Housing Requirement 2006-2026 (South East Plan)	2500	125
Completions 2006 - 2009	1164	
Projected Completions 2009/10	47	
Total Completions 2006-2010	1211	
Housing Requirement 2010 - 2026	1289	80.6 ¹
15 Year Housing Requirement 2010/11 - 2024/25	1209	80.6 ¹
¹ The annual average has taken into account the past level of completions		
FIFTEEN YEAR SUPPLY OF HOUSING SITES - 10/11 - 24/25		
Large sites with planning permission	550	
Small sites with planning permission	105	
Other deliverable sites	504	
Total deliverable sites	1159	
Developable sites	142	
Windfall (Allow windfall from 2018/19)	294	42
Total	1595	

Affordability

Indicator 6(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 97 affordable dwellings were completed in 2008-2009.

- 6.16 Saved 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.
- 6.17 During the monitoring period Registered Social Landlords (RSL) built affordable homes on a variety of sites around the Borough including at St Thomas's Road and Royal Clarence Yard.

Figure 6.7: Affordable Housing at St Thomas's Road



- 6.18 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. Indicator 6(g) relates to affordability, Indicator 6(h) relates to growth in house prices and indicator 6 (i) relates to low housing demand.

Indicator 6(g)

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

- 6.19 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.

Output

The ratio of lower and median quartile house prices to lower and median quartile earnings are set out in figures 6.8 and 6.9 respectively for Gosport, the South East and England from 2001 to 2008.

Figure 6.8: Ratio of lower quartile house prices to lower quartile earnings in Gosport, the South East and England

	2001	2002	2003	2004	2005	2006	2007	2008
Gosport	4.84	5.50	5.96	6.65	6.58	7.04	7.03	7.29
South East	5.83	6.90	7.48	8.09	8.62	8.58	8.89	8.82
England	4.22	4.72	5.23	6.27	6.82	7.12	7.25	6.98

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

Figure 6.9: Ratio of median quartile house prices to median quartile earnings in Gosport, the South East and England

	2001	2002	2003	2004	2005	2006	2007	2008
Gosport	4.53	4.77	5.88	6.19	6.51	6.31	6.46	6.68
South East	5.82	6.28	7.16	7.71	8.09	7.95	8.47	8.43
England	4.47	5.07	5.83	6.58	6.81	6.91	7.26	6.94

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

Commentary

6.20 The lower quartile affordability ratio has worsened over the last eight years in Gosport rising from 4.84 in 2001 to 7.29 in 2008, 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 6.8 is higher than the median quartile affordability ratios set out in 6.9. This highlights affordability issues and problems for first-time buyers getting on the property ladder in Gosport.

Indicator 6(h)

Annual growth in median house prices

Output

The growth in median house prices from 2001 to 2008 in Gosport, the South East and England is set out in figure 6.10.

Figure 6.10: Median house prices in Gosport, the South East and England (thousands)*

	2001	2002	2003	2004	2005	2006	2007	2008	2009
Gosport	75.0	90.0	117.0	123.5	131.0	140.0	140.8	145.0	127.3
South East	116.0	131.0	160.0	174.0	187.0	190.5	207.0	217.5	188.0
England	85.0	97.0	123.5	141.0	155.0	160.0	171.0	175.0	159.0

* The figures shown relate to the first quarter of each year
 Source: <http://www.communities.gov.uk/documents/housing/xls/141395.xls>

Commentary

6.21 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 6.10 shows that median house prices in Gosport almost doubled between 2001 and 2008 although the annual growth in median house prices in Gosport is lower than the South East regional average. However, in the past year house prices have dropped locally, regionally and nationally.

Indicator 6(i)

The fifteenth percentile house price

6.22 The fifteenth percentile house price indicator provides information on low housing demand. If the local fifteenth percentile house price is lower than 70% of the national figure then it can be said that there is evidence of low demand.

Output

The fifteenth percentile house price in Gosport and England is set out in figure 6.11.

Figure 6.11: The fifteenth percentile house price in Gosport and England (thousands)*

	2001	2002	2003	2004	2005	2006	2007	2008	2009
Gosport	51.2	62.0	79.3	92.9	97.7	105.0	101.2	101.9	75.2
England	42.5	47.0	57.0	75.0	85.0	95.0	103.0	104.0	90.0

* The figures shown relate to the first quarter of each year

Source: <http://www.communities.gov.uk/documents/housing/xls/table580.xls>

Commentary

6.23 The fifteenth percentile house price in Gosport is greater than 70% of the percentile house price for England indicating that there is not low housing demand in Gosport.

Other evidence

6.24 The Borough Council commissioned David Couttie Associates to prepare a Housing Needs Assessment. This report was published in 2007 and identified a large and growing need for affordable housing in Gosport. This significant need for affordable housing both in Gosport and the sub-region as a whole was also re-iterated in the 2006 South Hampshire Housing Market Assessment. Figure 6.12 shows that the number of households on the Borough Council’s Joint Housing Register has doubled over the last eight years.

Figure 6.12: Number of households on Gosport’s 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
2007-2008	3,422
2008-2009	3,486

Housing distribution and type

Indicator 6(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 in the Borough of Gosport in 2008-2009 were on PDL.

Figure 6.13: Breakdown of completions on PDL by development type

Development Type	Completions (Gross)
New	184
Change of use	12
Conversion	10
Total	206

Commentary

6.25 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 2009 were for PDL sites and so the Borough is likely to achieve its PDL housing target again next year.

Indicator 6(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 between 2006 and 2009 is as follows:

Figure 6.14: Densities of new dwellings completed between 2006 and 2009

Density	2006/2007 (%)	2007/2008 (%)	2008/2009 (%)
Less than 30 dph	34	8	5
30 – 50 dph	17	30	12
More than 50dph	49	62	83

Source: Hampshire County Council

6.26 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.

6.27 The amount of low density development has declined over the monitoring period in line with the Local Plan Review policy. However, the amount of development above 50 dph has increased which is a reflection of the amount of flatted development that has been built in the last year. The LDF Core Strategy will address the issue of appropriate housing density.

Indicator 6(l)

Number of completions (gross) by dwelling size

Output

The breakdown of new dwellings completed annually between 2004 and 2009 according to size is set out in figure 6.15.

Figure 6.15: Number of dwellings (gross) completed 2004-2009 by dwelling size

Size	04-05 (%)	05-06 (%)	06-07 (%)	07-08 (%)	08-09 (%)	Total (%)
1 bed	120 (24)	141 (24)	134 (18)	78 (25)	78 (38)	551 (23)
2 bed	125 (25)	276 (46)	314 (43)	112 (35)	102 (50)	929 (40)
3 bed	173 (34)	102 (17)	79 (11)	36 (12)	9 (4)	399 (17)
4 bed	82 (16)	51 (9)	194 (27)	60 (19)	14 (7)	401(17)
5 bed	5 (1)	25 (4)	9 (1)	25 (8)	3 (1)	67 (3)
Total	505 (100)	595 (100)	730 (100)	311 (100)	206 (100)	2347 (100)

Commentary

- 6.28 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 6.15 show that a range of dwelling sizes have been provided in the Borough over the last five years. It can be seen that over the last 5 years 40% of new homes were two bedroomed and 37% of new homes contained three or more bedrooms. However, the number of larger homes containing three or more bedrooms accounted for just 12% of homes built during the monitoring period which is significantly lower than in previous years.

Gypsies and travellers**Indicator 6(m)**

Net additional pitches (gypsy and traveller): 0 authorised pitches

Commentary

- 6.29 In the Gosport Borough Local Plan Review there are two policies in respect of sites for gypsies and travellers (R/H11) and sites for short stay travellers (R/H12).
- 6.30 The South East England Partnership Board (SEEPB) have published: Somewhere to Live: Planning for Gypsies, Travellers and Travelling Showpeople in the South East. Since this document was published the SEEPB have submitted to the Government Office a proposed new policy (H7) to replace the interim policy statement contained within the South East Plan. This proposed new policy suggests a district-wide distribution and will now form the subject of an Examination-in-Public due to be held in February 2010.

Design**Indicator 6(n)**

The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria during the monitoring period.

Output

The number and proportion of total new build completions reaching the four Building for Life ratings are set out below in figure 6.16.

Figure 6.16: Number and proportion of new build completions reaching Building for Life ratings in 2008-2009

Rating	Number	Proportion (%)
Very good	25	34
Good	27	36
Average	22	30
Poor	0	0
Total	74	100

Commentary

- 6.31 Building for Life is the national standard for well-designed homes and neighbourhoods. The initiative has been led by the Home Builders Federation and CABE. It includes 20 Criteria which relates to the local environment and community, character of the area, quality of the streets and design and construction standards. The 20 criteria are set out in Appendix 4.
- 6.32 Building for Life assessments were carried out on all new build developments of 10 or more dwellings that were completed during the monitoring period. Schemes were scored out a maximum possible score of 16 as there was no information available for four of the criteria relating to sustainable construction techniques and the internal adaptation of spaces.
- 6.33 Figure 6.16 shows that the developments completed during the monitoring period scored highly with 70% achieving a good or very good rating. Overall four schemes were assessed with one scoring very good, two scoring good and another scoring average. No schemes were rated poor.

Figure 6.17: Anchorage Court is an example of a scheme that scored highly



7.0 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 7(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 during the monitoring period 2008/09.

Commentary

- 7.1 Saved 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 7 (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 during the period 2008/09.

Commentary

- 7.2 Saved 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 7 (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

- 7.3 Saved 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.
- 7.4 The Hampshire Biodiversity Information Centre (HBIC) has produced revised data relating to the presence of priority habitats for each district in Hampshire,

as outlined in the Hampshire Biodiversity Action Plan (2006). Figure 7.1 includes the latest known information for Gosport. Further surveys are being undertaken through the Hampshire Habitat Survey Programme on the extent of priority habitats. Changes from last year are due to ongoing adjustments relating to updating the categorisation of habitats and consequently it is not possible at this stage to make a meaningful assessment of changes in habitats across Hampshire.

Figure 7.1: BAP Priority Habitats in Gosport

Habitat	Area (hectares)
Lowland Heathland	10
Lowland Dry Acid Grassland	27
Lowland Meadows	42
Reedbeds	7
Coastal and Floodplain Grazing Marsh	4
Coastal Saltmarsh	58
Maritime Cliff and Slopes	1
Intertidal Mudflats	79
Saline Lagoons	1
Coastal vegetated Shingle	51
Lowland Mixed Deciduous Woodland	110
Wet Woodland	15

Source: Hampshire Biodiversity Information Centre (2009)

- 7.5 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 2009 survey shows that Gosport has 17 of the 50 species which represents one additional species when compared with the 2006 and 2007 surveys. The species present are set out in figure 7.2.

Figure 7.2: Hampshire BAP Species found in Gosport

Scientific name	Common name	Group	Hampshire trend 1998-2008
<i>Triturus cristatus</i>	Great crested newt	Amphibians	Decline (continuing/accelerating)
<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>Lullula arborea</i>	Woodlark	Birds	Increase
<i>Pyrrhula pyrrhula</i>	Bullfinch	Birds	Decline (slowing)
<i>Sylvia undata</i>	Dartford warbler	Birds	Increase
<i>Tringa tetanus</i>	Redshank	Birds	Decline?
<i>Vanellus vanellus</i>	Lapwing	Birds	Decline (slowing)
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterflies	Stable
<i>Lysandra coridon</i>	Charkill Blue	Butterflies	Fluctuating
<i>Gammarus insensibilis</i>	Lagoon sand shrimp	Crustacea	Decline?
<i>Carex divisa</i>	Divided sedge	Plant	Stable
<i>Chamaemelum nobile</i>	Chamomile	Plants	Stable

Orchis morio	Green-winged orchid	Plants	Decline (slowing)
Eelgrass	Zostera marina	Plants	Decline?
Arvicola terrestris	Water vole	Mammals	Stable

Source: Hampshire Biodiversity Information Centre (2009)

Indicator 7 (d)

Changes in areas designated for their intrinsic environmental value

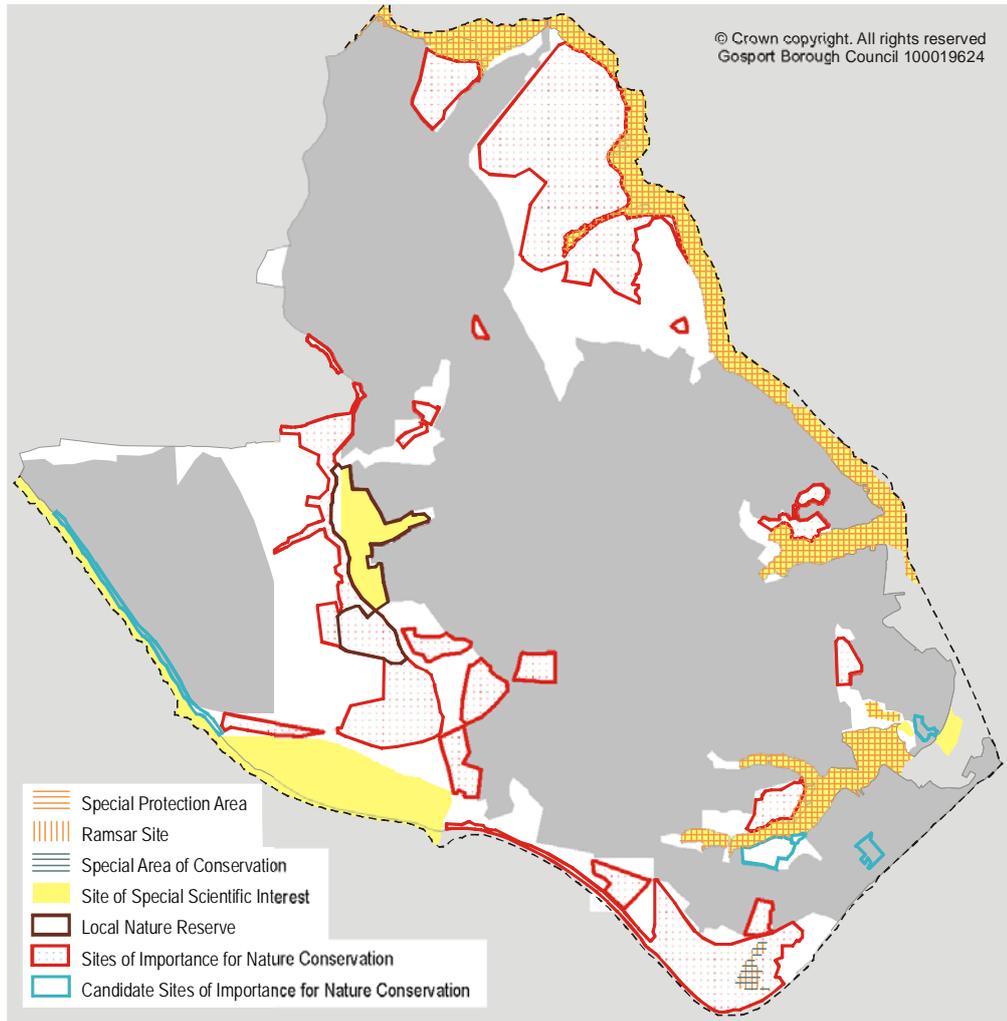
Output

2.3ha of additional land has been designated for their intrinsic environmental value in the Borough during 2008-2009.

Commentary

- 7.6 The Habitats Regulations and PPS9: Biodiversity and Geological Conservation 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. 'Saved' Policy R/OS11 of the LPR aims to protect nationally important sites namely Sites of Special Scientific Interest (SSSI). 'Saved' Policy R/OS12 relates to local designations such as Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves.
- 7.7 Nature conservation designations protect approximately 626 hectares within the Borough, which forms nearly 23% of its total area including water. This is an increase of 2.3 hectares since the 2008 Annual Monitoring Report. The additional designations are two candidate SINCs (Parkland at Haslar Hospital and the Piggeries at Clayhall Road). These sites have been identified by the Hampshire Biodiversity Information Centre as meeting the SINC criteria. Consequently the Borough Council has formally agreed that these sites should be treated as SINCs for development control purposes until such time they can be formally adopted through the forthcoming Site Allocations DPD process. The location of the nature conservation designations are shown in figure 7.3.

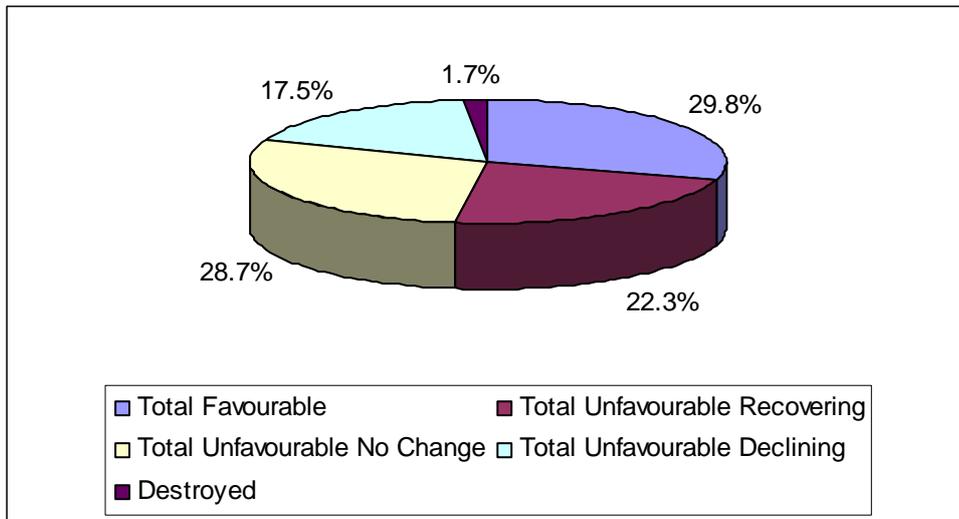
Figure 7.3: International national and local nature conservation designations



7.8 The Government's Public Service Agreement target is that 95% of SSSI land should be in 'favourable' or 'recovering' condition by 2010. There is a total of 265.1 ha of SSSIs in the Borough. The proportion of SSSIs rated by Natural England (August 2009) as being in a favourable or recovering condition in Gosport is 52.1.% (29.8% favourable, 22.3% recovering). This is an improvement on the 40.6% recorded last year (24% favourable 16.6% recovering).

7.9 However the figures are significantly lower than two years ago where 86.7% of the SSSI was considered as favourable or recovering. The main reason for this significant change is that Natural England have reassessed the condition of the Portsmouth Harbour SSSI to take into account the issue of coastal squeeze. This is where rising sea levels are reducing the extent of the important habitat as it is unable to move landward due to the presence of built development. This issue is being considered in collaboration with other authorities in South Hampshire as well as Natural England and the Environment Agency as part of the emerging PUSH Green Infrastructure Strategy, which will inform the Council's Local Development Framework.

Figure 7.4: Condition of the Borough's SSSI's



Renewable energy

Indicator 7 (e)

Renewable energy capacity installed by type

Output

There was no known renewable energy capacity installed as a result of completed planning permissions in 2008-2009

Commentary

7.10 No renewable energy schemes were granted planning permission during this monitoring period. Policy NRM14 of the *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 7.5.

Figure 7.5: Regional Targets for Achieving Electricity Generation from Renewable Resources

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

Source: South East Plan

7.11 Policy R/ENV15 of the LPR establishes the policy framework to facilitate renewable energy schemes to come forward within the local plan period.

7.12 Policy R/ENV14 of the LPR encourages energy efficiency measures to be incorporated within developments.

7.13 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) that either own their own home or rent it from a private landlord. The Council is now able to 'top up' Warm Front Grants for residents who need extra assistance. The Borough Council also supports HEAT Hampshire (Home Energy Action Taskforce) managed by

Enact who with the Council actively promote loft and cavity wall insulation 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.

- 7.14 The Borough Council working with its partners is involved in promoting energy efficiency through a number of key initiatives. The Home Improvement Agency are working with the Council to clear lofts as part of an incentive for older people who are unable to access their lofts but need contents removed ready for insulation measures to be installed. Free loft and cavity wall insulation is actively promoted for the over 70's and is managed by the Environment Centre (tec). Home Trust Loan (not for profit) is a unique home improvement loan service and works in partnership with local authorities and provide a subsidised loan, a specialist service and support that is tailored to what a person can afford. The Council actively promotes advice on the Government's Low Carbon Building Programme that provides grants of up to £2,500 per property towards the installation of microgeneration technologies. Each year the Energy Efficiency Officer runs an event at the Town Hall called the Winter Warmth Roadshow. Multi agencies attend this event that is targeted at the 60's and over to offer free impartial advice.
- 7.15 Aerial Thermal Imaging was carried out in the Gosport borough on 15th March 2009. The data has been received and has been loaded on to our GGP database and the Energy Efficiency officer has commenced training to understand how overlaying/mapping works and to enable communication on the data when required. The data will go live onto the Council website when we fully understand the thermal images and how best we can use the data.

Figure 7.6: Building Regulation approvals for cavity wall insulation and window and door replacement 2008-2009

Type of energy efficiency measure	Number of Building Regulation approvals
Cavity Wall Insulation	423
Window/Door Replacement (FENSA)	1,197
Window/Door Replacement (CERTASS)	26
Window/Door Replacement (Building Regulations)	24

Source: Fareham and Gosport Building Control Partnership

- 7.16 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 7(f)

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

Output

The open space schemes that were completed in 2008-2009 and received funding from developer contributions are set out in figure 7.7.

Figure 7.7: Open space schemes completed in 2008-2009 that received funding from developer contributions

Site	Project	Funding
Alver Valley	BMX track	£25,453
Elson Recreation Ground	Upgrade paving outside football pavilion	£2,000
Forton Recreation Ground	Teenshelter and paths	£22,942
Bridgemary Bowling Club	Upgrade fencing	£16,500
Total		£66,895

Commentary

- 7.17 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.
- 7.18 Figure 7.7 shows that a number of open spaces within the Borough benefited from developer contribution funding during the monitoring period.

Indicator 7(g)

The number and proportion of vacant allotments

Output

The number and proportion of vacant allotments across the Borough is set out in figure 7.9.

Figure 7.9: Vacancy rates for allotments in Gosport April 2009

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	323	0	0%	54
Camden	156	0	0%	38
Elson	75	0	0%	41
Lee-on-the-Solent	104	0	0%	132
Leesland Park	61	0	0%	56
Middlecroft	149	0	0%	22
Park Road	17	0	0%	56
Rowner	59	0	0%	49
Tukes Avenue	3	0	0%	3
Wych Lane	6	0	0%	13
Total	937	0	0%	464

Commentary

- 7.19 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 health and social role, as well as being a source of local food production.
- 7.20 Figure 7.9 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.
- 7.21 Figure 7.9 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.
- 7.22 The total number of plots is higher than in previous years, this is because many plots have been split due to the growing demand for allotment space. However, waiting lists have increased for the majority of allotment sites between 2008 and 2009.

Built Heritage

Indicator 7 (h)

Percentage of Conservation Areas with an up to date Appraisal

Output

62.5% of the Borough's Conservation Areas have up-to-date appraisals.

- 7.23 There are sixteen designated Conservation Areas within the Borough of Gosport.
- 7.24 Pier Street Conservation Area has been extended (March 2009) and there are proposals to potentially add two further Conservation Areas in 2010.

Indicator 7 (i)

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

Output

At April 2009 there were 27 properties or 5.1% of the total stock of Listed Buildings on the At Risk Register.

Commentary

- 7.25 In the last year 25 buildings have been added to the List of Buildings of Special Historic or Architectural Interest. The total number of buildings Listed is therefore currently 530. 11 of these new listings are 'at risk' having been vacant or in need of repair at the time of listing. A number of the previously at risk buildings have been removed from the register due to ongoing restoration works (notably Gosport Railway Station and buildings at Royal Clarence Yard).

Coast

Indicator 7(j)

Losses and gains to pedestrian access along the coastline

Output

There have been no known changes to the amount of coastline accessible to the public over the past 12 months.

Commentary

- 7.26 Saved 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. It is considered that 17.3km of the Borough's 39km is accessible to the public. Much of the coast that remains inaccessible is currently within MoD establishments.

Figure 7.10: Stokes Bay



8.0 Retail

Strategic Statement 6

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.

Development Completions

Indicator 8(a)

Total amount of retail, office and leisure developments completed in 2008-2009

Output

The completions for this period are set out in figure 8.1.

Figure 8.1: Retail, office and leisure completions (over 200m²) in Gosport 2008-2009

Use Class (Amendment) Order 2005	Completed floorspace (m2)
A1: Shops	1,340
A2: Financial and professional services	0
A3: Restaurants and cafes	788
A4: Drinking establishments	0
A5: Hot food takeaways	0
B1a: Offices not within Class A2	0
D2: Assembly and leisure	0
Total	2,128

Indicator 8(b)

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

Output

The percentages for developments completed under indicator 8(b) for 2008-2009 are set out in figure 8.2.

Figure 8.2: Retail, office and leisure completions in Gosport 2008-2009 in identified shopping centres, sites allocated for shopping and commercial uses, employment, built leisure and mixed-use development (over 200m²)

Use Class (Amendment) Order 2005	Identified shopping centre (m2)	Site allocated for retail, employment or built leisure (m2)	Other sites not identified through the 'Saved' LPR	Total completed floorspace (m2)
A1: Shops	581	759	0	1,340
A2: Financial & professional services	0	0	0	0
A3: Restaurants & cafes	176	612	0	788
A4: Drinking establishment	0	0	0	0
A5: Hot food takeaway	0	0	0	0
B1a: Offices not within Class A2	0	0	0	0
D2: Assembly & leisure	0	0	0	0
Total	757	1,371	0	2,128

Commentary

- 8.1 Saved Policy R/S1 of the LPR identifies allocation sites for shopping and commercial activities. Planning permission for Mixed Use Development was granted at Royal Clarence Yard. Over the last monitoring period, a total of 759 square metres was developed for A1 uses and 612 sq m for A3 uses. Approximately 2,000 square metres of additional commercial floorspace (A1, A2 and A3 uses) remains to be completed.
- 8.2 The LPR identifies a hierarchy of retail centres throughout the Borough. Saved policies RS/3 and RS/4 seek to maximise the vitality and viability of these centres allowing for a range of services and facilities to meet the needs of the Borough's local communities whilst still retaining shopping as the primary role of the centres. For the plan period 2008-2009 there were two completions both within Lee-on-the-Solent District Shopping Centre which represents 581 sqm of A1 and 176 sq m A3.

Figure 8.3: Milvil Road



Centre profiles

Indicator 8(c)

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

Target

Saved Policy R/S3 establishes a threshold of 66% of the commercial units at ground floor level in Gosport Town Centre and the two District Centres to be occupied by A1 and A2 uses.

Output

The percentage of the frontage occupied by A1 and A2 uses on the ground floor in these centres is set out in figure 8.4.

Figure 8.4: Percentage of commercial unit frontages within the Principal and District centres in Gosport 2009

Name of centre	Type of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Gosport Town Centre	Principal	A1	943.6	54%
		A2	291.0	17%
		Non-A1/A2	527.4	30%
		Total	1762	100%
Lee-on-the-Solent District centre	District	A1	479.9	69%
		A2	71.1	10%
		Non-A1/A2	145.6	21%
		Total	696.6	100%
Stoke Road District centre	District	A1	476.8	53%
		A2	112.9	13%
		Non-A1/A2	301.7	34%
		Total	891.4	100%

% figures subject to rounding.

Commentary

- 8.3 The retail strategy in the LPR is to maintain Gosport Town Centre as the principal centre and the two district centres as the key focus for new retail and service developments in the Borough in order to help ensure their vitality and viability. In order to implement this strategy the Council's current policy is to operate a threshold policy of no more than 33% of commercial units to be of uses other than classes A1 and A2 in the principal and district centres.
- 8.4 Figure 8.4 shows the proportion of uses in each of these three key centres. In terms of the overall mix, the split between uses in the Town Centre remains the same as the previous two years with 30% of non A1/A2 uses making up the retail and service offer of Gosport Town Centre. Within the Lee-on-the-Solent and Stoke Road District Shopping Centres, the proportion of non A1/A2 uses remains at the same level as with the 2008 survey at 21% and 34% respectively. Therefore, the proportion of non A1/A2 uses remains above the 33% threshold in Stoke Road District Shopping Centre. The emerging draft Core Strategy will also look to maintain Gosport Town Centre and the two district centres as the key focus for new retail and service developments. Future work on the Site Allocations and Distribution DPD will also result in a review the current thresholds for retail and non-retail type uses in relation to latest Government guidance.

Indicator 8(d)

Percentage of units in local and neighbourhood shopping centres occupied by A1 uses

Target

'Saved' Policy R/S4 of the LPR has a threshold of not more than 40% of the commercial units within the retail area should be non A1 uses.

Output

The percentage of the frontage occupied by A1 uses in the local and neighbourhood shopping centres is set out in figures 8.5 and 8.6 respectively.

Figure 8.5: Percentage of A1 and non A1 frontages within local centres in Gosport 2009

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	100%
Rowner Road	A1	64.9	68%
	Non A1	29.9	32%
	Total	94.8	100%
Brockhurst Road (no. 29-75)	A1	129.4	77%
	Non A1	37.9	23%
	Total	167.3	100%
Forton Road / The Crossways	A1	105.1	50%
	Non A1	103.2	50%
	Total	208.3	100%
Alverstoke Village	A1	53.5	56%
	Non A1	42.1	44%
	Total	95.6	100%

Figure 8.6: Percentage of A1 and non-A1 frontages within neighbourhood centres in Gosport 2009

Name of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Tukes Avenue	A1	30.9	100%
	Non A1	0	0%
Nobes Avenue	A1	50.0	70%
	Non A1	21.8	30%
Carisbrooke Road	A1	35.6	48%
	Non A1	38.0	52%
Brewers Lane	A1	20.0	57%
	Non A1	15.0	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	58.0	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	68.0	47%
	Non A1	76.5	53%

Bury Cross	A1	41.3	49%
	Non A1	42.7	51%
Queens Parade	A1	38.6	70%
	Non A1	16.2	30%
Portsmouth Road	A1	30.2	70%
	Non A1	12.9	30%
Dartmouth Court	A1	29.8	80%
	Non A1	7.4	20%
Anstice Court, Twyford Drive	A1	36.6	62%
	Non A1	22.6	38%

Commentary

- 8.5 Local and Neighbourhood centres remain the preferred locations for retail development outside of the Principal and District centres. They perform a different role to that of the larger centres. There are a number of these centres dispersed throughout the Borough providing for the day-to-day needs of residents within their vicinity. They allow members from local communities to purchase everyday items without the need to drive into town and this is particularly important for members of the community who do not have access to a car or have limited mobility.
- 8.6 The LPR strategy is to promote class A1 uses as the primary uses within these centres. In order to achieve this 'Saved' Policy R/S4 of the LPR identifies a threshold of not more than 40% of the commercial units within the retail area should comprise of non A1 uses. Figure 8.6 shows in 2009 that the proportion of A1 to non A1 uses in 5 of the neighbourhood centres had exceeded the 40% threshold as set out in policy R/S4. This is the same as the summer 2008 survey. The highest proportion of non A1 uses was in the Elson Road centre with 55% of frontages being occupied by non A1 uses. The proportional changes in the mix of uses still requires further monitoring to establish the effectiveness and appropriateness of the policy. As noted in paragraph 8.4, this will be undertaken as part of the technical work for the emerging site Allocations and Delivery DPD.

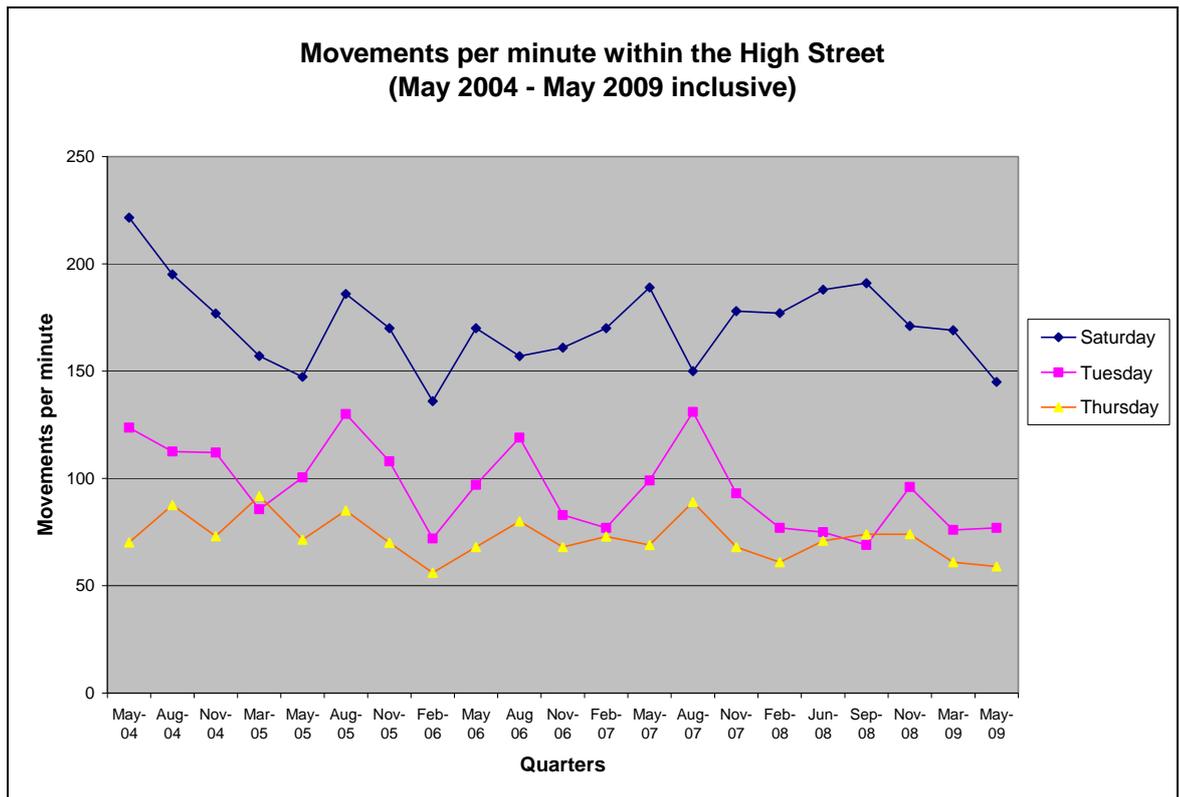
Pedestrian footfall

- 8.7 Monitoring pedestrian flow is an important health check indicator of the vitality and viability of town centres. The Borough Council have carried out footfall counts in Gosport town centre since 2004 on a quarterly basis. The surveys are carried out on three separate days over the length of Gosport High Street throughout different times of the day. The survey includes Tuesdays and Saturdays which are both market days. The market makes an important contribution not only to the local economy but also bring vibrancy to the local street scene.

Figure 8.7: Gosport High Street



Figure 8.8: Pedestrian footfall May 2004-May 2009



8.8 As in previous years, the illustrative chart shows that the busiest time in Gosport Town Centre is on a Saturday with the market playing a significant role in attracting shoppers. Seasonal variations continue to influence footfall trends with pedestrian flow being generally higher during the summer months.

8.9 Although the Morrisons supermarket attracts predominantly car borne shoppers, there appears to be a high degree of linkage between shoppers

using the foodstore and other retail and service uses located on the High Street.

Figure 8.9: Morrisons Supermarket, Gosport



Vacancy rates

Figure 8.10: Vacancy rates by frontage at shopping centres in Gosport 2009

Name of centre	Type of centre	% of vacant frontage
Gosport Town centre	Principal	9%
Lee-on-the-Solent Town Centre	District	7%
Stoke Road	District	20%
Gregson Avenue	Local	5%
Rowner Road	Local	23%
Brockhurst Road (No. 29-75)	Local	15%
Forton Road/The Crossways	Local	4%
Alverstoke Village	Local	0%
Tukes Avenue	Neighbourhood	0%
Nobes Avenue	Neighbourhood	20%
Carisbrooke Road	Neighbourhood	10%
Brewers Lane	Neighbourhood	21%
Beauchamp Avenue	Neighbourhood	0%
Rowner Lane	Neighbourhood	13%
St.Nicholas Avenue	Neighbourhood	0%
Nimrod Drive	Neighbourhood	57%
Elson Road	Neighbourhood	30%
Palmyra Road	Neighbourhood	6%
Forton Road (335-359 & 262-278)	Neighbourhood	0%
Forton Road (45-95)	Neighbourhood	23%
Bury Cross	Neighbourhood	14%
Queens Parade	Neighbourhood	0%
Portsmouth Road	Neighbourhood	29%
Dartmouth Court, Dartmouth Close	Neighbourhood	63%
Anstice Court, Twyford Drive	Neighbourhood	28%

Source: GBC June/July 2009

Commentary

- 8.10 The vacancy rates in Gosport's shopping centres have increased in a number of the centres between 2008 and 2009. The key cause of this is likely to be the impact of the current recession which has also affected vacancy rates in other centres all over the country. However it is important to remember that particularly in the context of the Borough's smaller centres which feature only a very small number of shops that changes to one or two individual units can show up as a sizeable change in terms of vacant frontage.
- 8.11 The vacancy rate in Gosport Town Centre has experienced a small increase in the percentage of vacant frontages since the last annual retail survey was from 6% to 9%. Stoke Road District Centre experienced a significant increase in the percentage of vacant frontage since 2008 from 14% to 20%. However, Lee-on-the-Solent District Centre experienced a decrease in the percentage of vacant frontage over the same period from 10% to 7%.
- 8.12 Three of the 5 local centres have remained constant since last year whilst one has experienced an increase. However, Alverstoke Village local shopping centre experienced a reduction in vacant frontage with full occupancy being recorded.
- 8.13 Of the 17 neighbourhood centres, over half (9 centres) have remained constant since 2008. The proportion of vacant frontage has increased in 5 of the centres (Nobes Avenue, Carisbrooke Road, Brewers Lane, Rowner Lane and Forton Road (No. 45-95)) and decreased in the remaining three centres (St Nicholas Avenue, Nimrod Drive and Anstice Court, Twyford Drive). The Rowner Renewal Partnership will address the issues associated with the run down retail buildings at the Nimrod Drive Centre by redeveloping the centre.

Yields

- 8.14 Figure 8.11 below compares the commercial yields for Gosport with other centres in South Hampshire since 2002. The 'all risks yield' is a simple benchmark which the property market uses to assess the comparative attractiveness of different shopping centres. It is the ratio of rental income to capital value and is expressed in terms of the open market rent of a property as percentage of the capital value.
- 8.15 The measurement demonstrates the confidence of investors in the long term profitability of a centre. A high yield indicates concern by investors that rental income might grow less rapidly than towns with low yields. Where there are high yields, investors will only commit where the returns are proportionally that much higher. Areas with low yields are therefore more attractive for investment. Figure 8.11 below shows that the commercial yields in Gosport have fallen from 9% to 8.5% by July 2006 and remained at this level up to July 2008. No later information on yields is currently available.

Figure 8.11: Commercial Yields of Shopping Centres in South Hampshire

	04/2002	04/2003	07/2004	07/2005	07/2006	07/2007	07/2008
Eastleigh	7.5%	7.5%	7.5%	7.25%	7.25%	7%	7.25%
Fareham	8%	8%	8%	7.5%	7%	6.5%	6.5%
Gosport	9%	9%	9%	9%	8.5%	8.5%	8.5%
Havant	>10%	>10%	>10%	>10%	>10%	>10%	>10%
Portsmouth	6.5%	6.5%	6.5%	6.5%	6%	5.5%	5.5%
Southampton	5%	5%	5%	5%	4.5%	4.25%	4.5%
Southsea	9%	10%	10%	10%	10%	9.5%	9.5%

Source: Property Market report, Valuation Office, July2008

9.0 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 9(a)

Total amount of completed community and health facilities

Output

A total of 1,571 square metres of new community and health facilities were completed in 2008-2009.

Commentary

- 9.1 The LPR includes several policies on community and health facilities. 'Saved' Policy R/CF1 deals with new or improved community and health facilities, 'Saved' Policy R/CF2 protects existing facilities while 'Saved' Policy R/CF3 relates to provision on major housing developments. During the monitoring period, a nursing home has been completed on the land adjoining the Huhtamaki UK premises on Rowner Road.
- 9.2 There were three D1 community related uses completed during the monitoring period. This included educational facilities such as a new children's centre at Elson County Infant School and additional sixth form facilities at Bay House School. Christchurch Community Centre was also rebuilt during the monitoring period.

Figure 9.1: Woodcot Lodge Care Centre



- 9.3 There were no leisure completions recorded during the monitoring period. However, an outline planning application was permitted in October 2009 for the erection of a replacement leisure centre at Holbrook. Planning permission was granted in May 2009 for the redevelopment and re-provision of sports

facilities for Bay House School. An outstanding planning permission remains for the erection of training facilities and ancillary facilities and construction of 14 outdoor pitches (7 full size) and ancillary facilities for Portsmouth Football Club and together with the construction of 2 community pitches and associated changing facilities.

Appendix 1: List of Output Indicators

Strategic Statement	Indicator No.	Local Plan Review policy	Core Output Indicators – Update 2/2008*	Information source
SS2 Coordinating land use and transport issues	4a	R/T2	n/a	HCC
SS2 Coordinating land use and transport issues	4b	R/T11 and Appendix E	n/a	GBC
SS3 Employment and economic development	5a	R/EMP1 and R/EMP2	BD1	GBC and HCC
SS3 Employment and economic development	5b	R/EMP1 and R/EMP2	n/a	GBC and HCC
SS3 Employment and economic development	5c	R/EMP1 and R/EMP2	BD2	GBC and HCC
SS3 Employment and economic development	5d	R/EMP1 and R/EMP2	BD3	GBC and HCC
SS3 Employment and economic development	5e	R/EMP1 and R/EMP2	n/a	GBC and HCC
SS3 Employment and economic development	5f	R/EMP1 and R/EMP2	n/a	GBC and HCC
SS4 Housing	6a	R/H1, R/H2 and R/H3	H1	GBC and HCC
SS4 Housing	6b	R/H1, R/H2 and R/H3	H2 (a)	GBC and HCC
SS4 Housing	6c	R/H1, R/H2 and R/H3	H2 (b)	GBC and HCC
SS4 Housing	6d	R/H1, R/H2 and R/H3	H2 (c)	GBC and HCC
SS4 Housing	6e	R/H1, R/H2 and R/H3	H2 (d)	GBC and HCC
SS4 Housing	6f	R/H5	H5	GBC and HCC
SS4 Housing	6g	R/H5	n/a	GBC
SS4 Housing	6h	R/H5	n/a	GBC
SS4 Housing	6i	R/H5	n/a	GBC
SS4 Housing	6j	R/H1, R/H2 and R/H3	H3	GBC and HCC
SS4 Housing	6k	R/H4	n/a	GBC and HCC
SS4 Housing	6l	R/H4	n/a	GBC and HCC
SS4 Housing	6m	R/H11 and R/H12	H4	Hampshire Authorities GTAA
SS4 Housing	6n	R/DP1	H6	GBC
SS5 Environment	7a	R/ENV1	E1	GBC
SS5 Environment	7b	R/ENV4	E1	GBC
SS5 Environment	7c	R/OS13	n/a	GBC
SS5 Environment	7d	R/OS10 and R/OS11	E2	GBC
SS5 Environment	7e	R/ENV11	E3	GBC
SS5 Environment	7f	n/a	n/a	GBC
SS5 Environment	7g	R/OS8 & Appendix O	n/a	GBC
SS5 Environment	7h	R/OS9	n/a	GBC
SS5 Environment	7i	R/BH1	n/a	GBC
SS5 Environment	7j	R/BH3	n/a	GBC
SS5 Environment	7k	R/CH2	n/a	GBC
SS6 Retail	8a	R/S1, R/S2, R/S3, R/EMP1, R/EMP2, R/CF8 and R/CF9	BD4	GBC and HCC
SS6 Retail	8b	R/S1, R/S2, R/S3, R/EMP1, R/EMP2, R/CF8 and R/CF9	BD4	GBC and HCC
SS6 Retail	8c	R/S3	n/a	GBC
SS6 Retail	8d	R/S4	n/a	GBC
SS7 Community and leisure facilities	9a	R/CF1, R/CF2, R/CF3 and R/CF4	n/a	GBC

*Regional Spatial Strategy and Local Development Framework Core Output Indicators – Updated 2/2008

APPENDIX 2

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE GOSPORT BOROUGH LOCAL PLAN REVIEW
ADOPTED MAY 2006**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

JR Cheston

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

6 May 2009

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SCHEDULE 1

POLICIES CONTAINED IN THE GOSPORT BOROUGH LOCAL PLAN REVIEW 2006

Policy Number	Policy Title/Purpose
R/DP1	General Standards of Development within the Urban Area
R/DP3	Provision of Infrastructure, Services and Facilities
R/DP4	Mixed-Use Developments
R/DP9	Outdoor Advertisements
R/DP10	Marine Parade Area of Special Character
R/T1	Land Use and Transport
R/T2	New Development
R/T3	Internal Layout of Sites
R/T4	Off-Site Transport Infrastructure
R/T5	South Hampshire Rapid Transit
R/T6	Improvements to Public Transport
R/T7	Gosport Bus Station/Ferry Interchange
R/T8	New Roads Safeguarding of Proposed Routes
R/T9	Cycleways and Footpaths
R/T10	Traffic Management
R/T11	Access and Parking
R/T12	Protection of Existing Car Parks
R/H2	Major Housing Proposals
R/H3	Major Housing Proposals as Part of a Mixed-Use Development
R/H4	Housing Densities Type and Size
R/H5	Affordable Housing
R/H6	Change of use of existing dwellings
R/H8	Accommodation for the Elderly
R/H9	Lifetime Homes
R/H10	Residential Caravans and Mobile Homes
R/H11	Sites for Gypsies and Travellers
R/H12	Site for Short Stay Travellers
R/EMP1	Allocation of Land for Employment
R/EMP2	Land Allocated for Employment Use as Part of Mixed-Use Development
R/EMP3	Protection of Existing Employment Sites from Inappropriate Development
R/EMP4	Marine Related Employment
R/EMP5	Extension of Existing Employment Uses and Redevelopment of Redundant Employment Sites
R/EMP6	Development for Employment Uses within Urban Areas
R/EMP7	Low Employment Generating Uses

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R/S1	Shopping and Commercial Allocations
R/S2	Location of Additional Shopping & Leisure Floorspace
R/S3	Principal and District Shopping Centres
R/S4	Local and Neighbourhood Centres
R/S5	Non 'Class A' Uses in Shopping Centres at Ground Floor
R/S6	Residential Development at Ground Floor within Defined Shopping Centres
R/S7	Use of Upper Floors
R/S8	Local Shops Outside Defined Centres
R/S9	Shopfronts and Commercial Facades
R/S10	Protection of Commercial and Leisure Uses in the Marine Parade Area of Special Character
R/CF1	New or Improved Community and Health Facilities
R/CF2	Protection of Existing Health and Community Facilities
R/CF3	Provision of Community Facilities on Major Housing Development
R/CF5	Development of Childcare and Day Care Facilities
R/CF6	Provision of Educational Facilities
R/CF7	Land for the provision of Additional Educational Establishments
R/CF8	Provision of Built Leisure Facilities
R/CF9	Recreation and Leisure Allocations
R/CF10	Protection of Existing Built Leisure Facilities
R/CF11	Improvement or Development of Tourist Accommodation and Conference Facilities
R/CF12	Cemetery Provision
R/BH1	Development in Conservation Areas
R/BH2	Demolition in Conservation Areas
R/BH3	Development Affecting Listed Buildings
R/BH4	Demolition of a Listed Building
R/BH5	The Local List
R/BH6	Registered Historic Parks and Gardens
R/BH7	Parks and Gardens of Local Historic Interest
R/BH8	Archaeology and Ancient Monuments
R/OS1	Development Outside of the Urban Areas
R/OS2	Strategic Gaps
R/OS3	Urban Gaps
R/OS4	Protection of Existing Open Space
R/OS5	New Open Space Provision
R/OS6	Recreation Allocation in the Alver Valley
R/OS7	Additional Open Space Allocations
R/OS8	Recreational Space for New Residential Developments
R/OS9	Allotment Gardens
R/OS11	Protection of Areas of National Nature Conservation Importance
R/OS12	Locally Designated Areas of Nature Conservation Importance
R/OS13	Protection of Habitats Supporting Protected Species

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R/OS14	Biodiversity Action Plan
R/CH1	Development within the Coastal Zone
R/CH2	Pedestrian Access Along the Coast
R/CH3	Reclamation and Dredging
R/CH4	Marina Development
R/CH5	Moorings
R/ENV2	River and Groundwater Protection
R/ENV3	Water Resources
R/ENV4	Treatment of Foul Sewage and Disposal of Surface Water
R/ENV5	Contaminated Land
R/ENV7	Hazardous Substances
R/ENV8	Development within the Proximity of Hazardous Substances
R/ENV9	Safeguarded Areas
R/ENV10	Noise Pollution
R/ENV11	Minimising Light Pollution
R/ENV12	Air Quality
R/ENV13	Telecommunications
R/ENV14	Energy Conservation
R/ENV15	Renewable Energy

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Appendix 3: Gosport Housing Trajectory 2009

	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Totals
Past completions	686	277	201																		1,164
Projections: SHLAA sites	0	0	0	21	187	133	214	162	168	139	141	52	0	0	0	0	0	0	0	0	1,217
Projections: Small sites with planning permission	0	0	0	26	26	26	26	27	0	0	0	0	0	0	0	0	0	0	0	0	131
Projections: windfalls	0	0	0	0	0	0	0	0	0	0	0	0	42	42	42	42	42	42	42	42	336
Total past completions	686	277	201																		1,164
Total projected completions				47	213	159	240	189	168	139	141	52	42	42	42	42	42	42	42	42	1,684
Cumulative completions	686	963	1,164	1,211	1,424	1,583	1,823	2,012	2,180	2,319	2,460	2,512	2,554	2,596	2,638	2,680	2,722	2,764	2,806	2,848	2,848
PLAN: SE Plan allocation annualised	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	2,500
MONITOR: No. dwellings above or below cumulative allocation	561	713	789	711	799	833	948	1012	1055	1069	1085	1012	929	846	763	680	597	514	431	348	
MANAGE: Annual requirement taking account of past and projected completions	125	95	85	79	81	72	66	52	41	29	18	4	-2	-8	-16	-28	-45	-74	-132	-306	

Appendix 4: Building for Life Criteria

ENVIRONMENT AND COMMUNITY
1. Does the development provide (or is it close to) community facilities, such as a school, parks, play areas shops pubs or cafes?
2. Is there an accommodation mix that reflects the needs and aspirations of the local community?
3. Is there a tenure mix that reflects the needs of the local community?
4. Does the development have easy access to public transport?
5. Does the development have any features that reduce its environmental impact?
CHARACTER
6. Is the design specific to the scheme?
7. Does the scheme exploit existing buildings, landscape or topography?
8. Does the scheme feel like a place with distinctive character?
9. Do the buildings and layout make it easy to find your way around?
10. Are streets defined by a well structured building layout?
STREETS, PARKING AND PEDESTRIANISATION
11. Does the building layout take priority over the streets and car parking so that the highways do not dominate?
12. Is the car parking well integrated and situated so that it supports the streets scene?
13. Are the streets pedestrian, cycle and vehicle friendly?
14. Does the scheme integrate with existing streets, paths and surrounding development?
15. Are public spaces and pedestrian routes overlooked and do they feel safe.
DESIGN AND CONSTRUCTION
16. Is public space well designed and does it have suitable management arrangements in place?
17. Do the buildings exhibit architectural quality?
18. Do internal spaces and layout allow for adaptation, conversion or extension?
19. Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
20. Do buildings or spaces outperform statutory minima, such as Building Regulations?

(Source: <http://www.buildingforlife.org/>)

Glossary

Affordable Housing

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the 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.

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.

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.

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 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.

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.

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.

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.

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 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 Sustainable Community Strategy was published Summer 2007.

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.