

Gosport Borough Council

Local Development Framework Annual Monitoring Report

November 2010

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Gosport Borough Council
Local Development Framework
Annual Monitoring Report
November 2010

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CONTENTS

Page

Executive Summary	1
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Chapters

1	Introduction	3
2	Spatial Portrait of Gosport	5
3	Local Development Scheme: Progress on Implementation	11
4	Land Use and Transport	13
5	Employment and Economic Development	19
6	Housing	24
7	Environment	41
8	Retail	50
9	Community and Leisure Facilities	60

Appendices

1	List of Output Indicators	61
2	Local Plan Review: Secretary of State's Direction	62
3	Figures for 2010 Gosport Housing Trajectory	64
4	Building for Life Criteria	65

Glossary

EXECUTIVE SUMMARY

This is the sixth 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 from April 2009 to March 2010. 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. There were no milestones in the monitoring period 2009/10. The next milestone is the consultation on the Pre-Submission draft of the Core Strategy which was programmed for September 2010. However, it has now been decided to delay the publication of the Pre-Submission Version until spring 2011. The reasons are due to changing national and local circumstances. At the national level the revocation of the South East Plan and possible changes to the planning system that may arise from the Localism Bill means the Core Strategy will need to be reassessed to see if it still delivers a sound planning framework. At the local level there is still a requirement to gather further information on one of the key strategic sites in the Borough, Gosport Waterfront. A masterplanning study is currently being undertaken and this will guide the mix and type of development that is appropriate for this site.

Consequently the timetable for the subsequent stages, including the public examination, will need to be amended. 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 2010 AMR highlight the following key points:

Housing

A total of 50 dwellings were built but in terms of net completions the figure is only 24. The rate of completions can be attributed to the downturn in the economy. However despite this year's slow rate of completions the 2010 Gosport Housing Trajectory shows that new housing is being delivered at a rate significantly above the housing target set out in the former South East Plan.

The downturn in the market is reflected in only 5 affordable housing completions being recorded.

Employment

There were 796 square metres of office floorspace completed during the monitoring period.

Retail and community uses

There were no new retail or community use floorspace completions recorded during the monitoring period.

Open Space

Developer Contributions continue to fund open space schemes across the Borough, such as new play equipment at Pirates Cove and Old Play Area as well as the provision of Petanque pitches at Stokes Bay and a new skate park at Elson Recreation Ground.

The issues identified through the monitoring of LPR policies will inform the preparation of the Local Development Framework (LDF) Core Strategy and other LDDs.

1.0 INTRODUCTION

- 1.1 This is the Sixth Annual Monitoring Report (AMR) to be produced by Gosport Borough Council. It has been prepared in accordance with the requirements of the Planning and Compulsory Purchase Act.
- 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 Planning Policy 12: *Local Spatial Planning* (PPS12), 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 2009 AMR. The document is structured around the Strategic Statements set out in the Gosport Borough 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 previous AMR referred to Regional Spatial Strategy (RSS) known as the South East Plan. On 6th July 2010 the Secretary of State for Communities and Local Government revoked the South East Plan. In a letter dated 6th July 2010 the Chief Planner to the Department of Communities and Local Government provided further advice to local authorities. The letter explained that local authorities can decide to retain the existing housing figures set out in the RSS, use figures originally submitted to RSS (known as Option 1) or put forward alternative figures that are justified by evidence. In Gosport's case the South East Plan figures and the Option figures are the same. It is considered that the South Hampshire Sub Regional Strategy which was part of the South East Plan (SE Plan) is still relevant. It was prepared by the Partnership for Urban South Hampshire (PUSH) and was based on local evidence and consultation. It is considered that the housing allocation for Gosport is still appropriate.

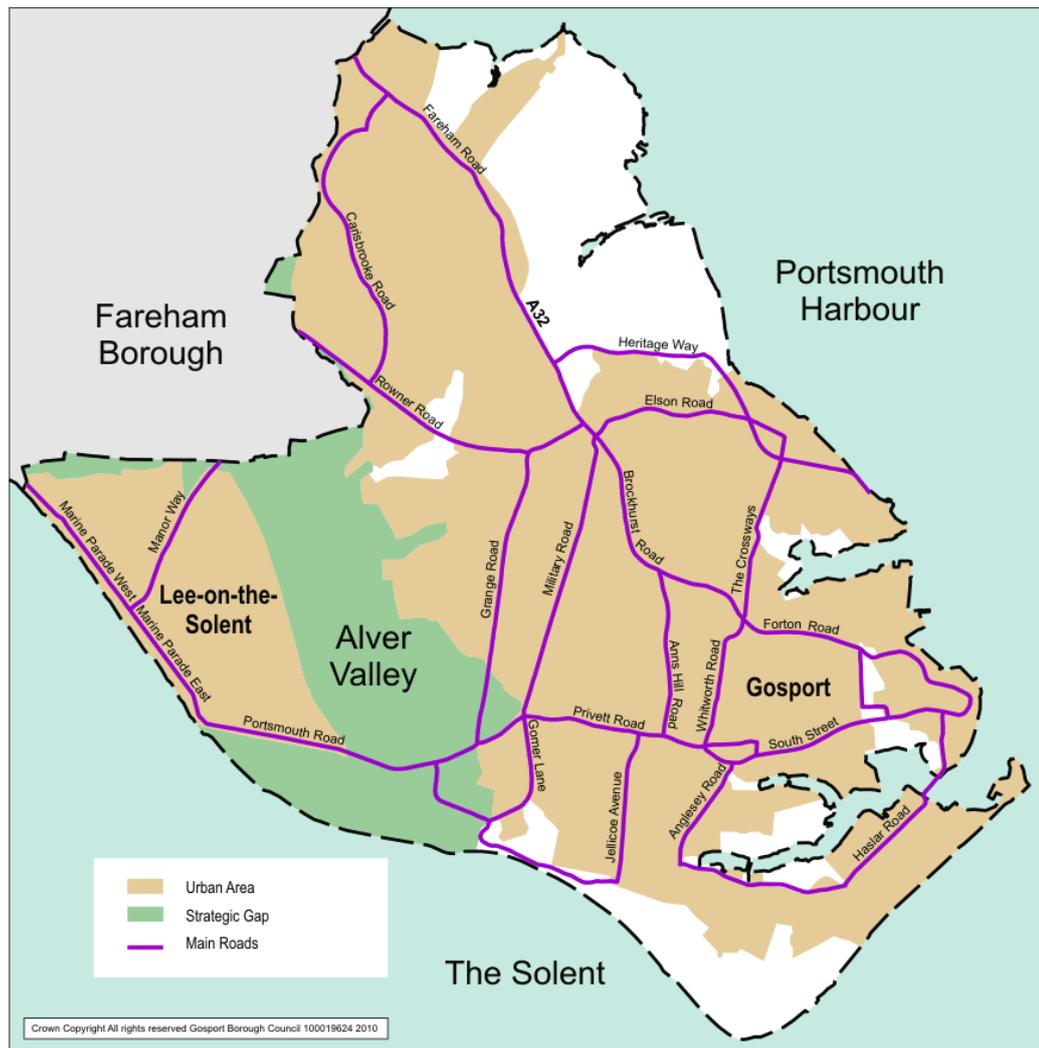
- 1.5 The 2010 Gosport AMR covers the monitoring period 1 April 2009 to 31 March 2010, and data included in it generally applies to that timescale. However, more up-to-date information has been used in certain instances notably progress on the implementation of the Local Development Scheme (LDS) and some contextual indicators such as the retail centre health checks.
- 1.6 A spatial portrait of Gosport forms Chapter 2 of this report and sets out the key contextual characteristics of the Borough. 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. It also discusses planning for Gosport in a sub-regional context and sets out an assessment of key development sites.
- 1.7 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.
- 1.8 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.
- 1.9 Chapter 6 deals with housing and includes an update of the Strategic Housing Land Availability Assessment (SHLAA) using data from the 2009/10 period and its findings have been included in the 2010 Gosport Housing Trajectory. This revision still demonstrates that there is a five year supply of deliverable housing sites.
- 1.10 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.
- 1.11 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.
- 1.12 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 2009 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.

- 2.3 However, the number of households has increased by 6.7% over the same period. As at 31st March 2010 there were 36,179 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

- 2.4 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.
- 2.5 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.
- 2.6 However, Bus Rapid Transit is being promoted by Transport for South Hampshire (TfSH) 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. TfSH is currently progressing Phase 1 of the Bus Rapid Transit (BRT) scheme, which comprises the utilisation of the former railway line between Military Road in Gosport to Redlands Lane in Fareham to provide a dedicated busway to improve access and journey times for buses on the peninsula. The busway will also be open to cyclists. Community Infrastructure Funding (CIF) for the scheme was approved by Government in March 2009, and the project is expected to be delivered by Autumn 2011. The scheme aims to help:
- Provide improved access into and out of the Gosport Peninsula;
 - Improve public transport provision for existing communities;
 - Provide real travel choices for new development; and
 - Provide commuters and road users in Gosport and Fareham with a new public transport service.

Employment and economic development

- 2.7 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.
- 2.8 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. Following the Strategic Defence and Security Review 2010 there is now some doubt that the relocation of these training facilities will take place. The review also confirmed the need to retain Portsmouth Naval Base.
- 2.9 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 the South East England Development Agency (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.
- 2.10 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 2010 was 2.5%.

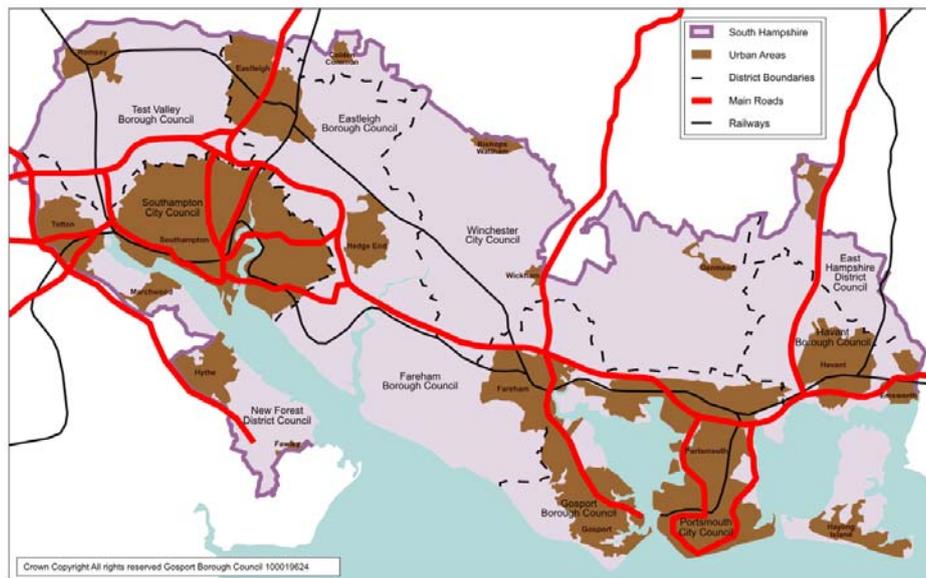
Environment

- 2.11 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 Football Club 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, 534 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

- 2.12 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 but following a change in government was revoked by the new Secretary of State in July 2010.
- 2.13 The former SE Plan recognised that there are distinct sub-regions, which require their own strategies. South Hampshire was one of these areas specifically identified in the SE Plan (see Figure 2.2). The Sub Regional Strategy for this area was developed by the Partnership for Urban South Hampshire (PUSH) and was subject to local consultation before being submitted to the South East of England Regional Assembly (SEERA). PUSH is a consortium of local authorities which includes Gosport Borough Council. The Sub Regional Study as submitted by PUSH remained largely unchanged throughout the preparation of the SE Plan. It is considered that the South Hampshire Strategy is still a valid statement and sets the sub regional context for the area.

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



- 2.14 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.
- 2.15 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.
- 2.16 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 (MoD) 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

- 2.17 There are a number of key development sites in the Borough, which are identified in Figure 2.3. Progress on each site is considered as follows.

Gosport Waterfront

- 2.18 This site has been identified in the Draft Core Strategy: Preferred Options for mixed use development. Consultants have been engaged to prepare a masterplan for the waterfront area. Initial consultation took place in March 2010.

Daedalus

- 2.19 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 continue to operate from the site. 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

- 2.20 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. 0.4 hectares of land is also available for further development.

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 no residential completions on this site during the monitoring period.

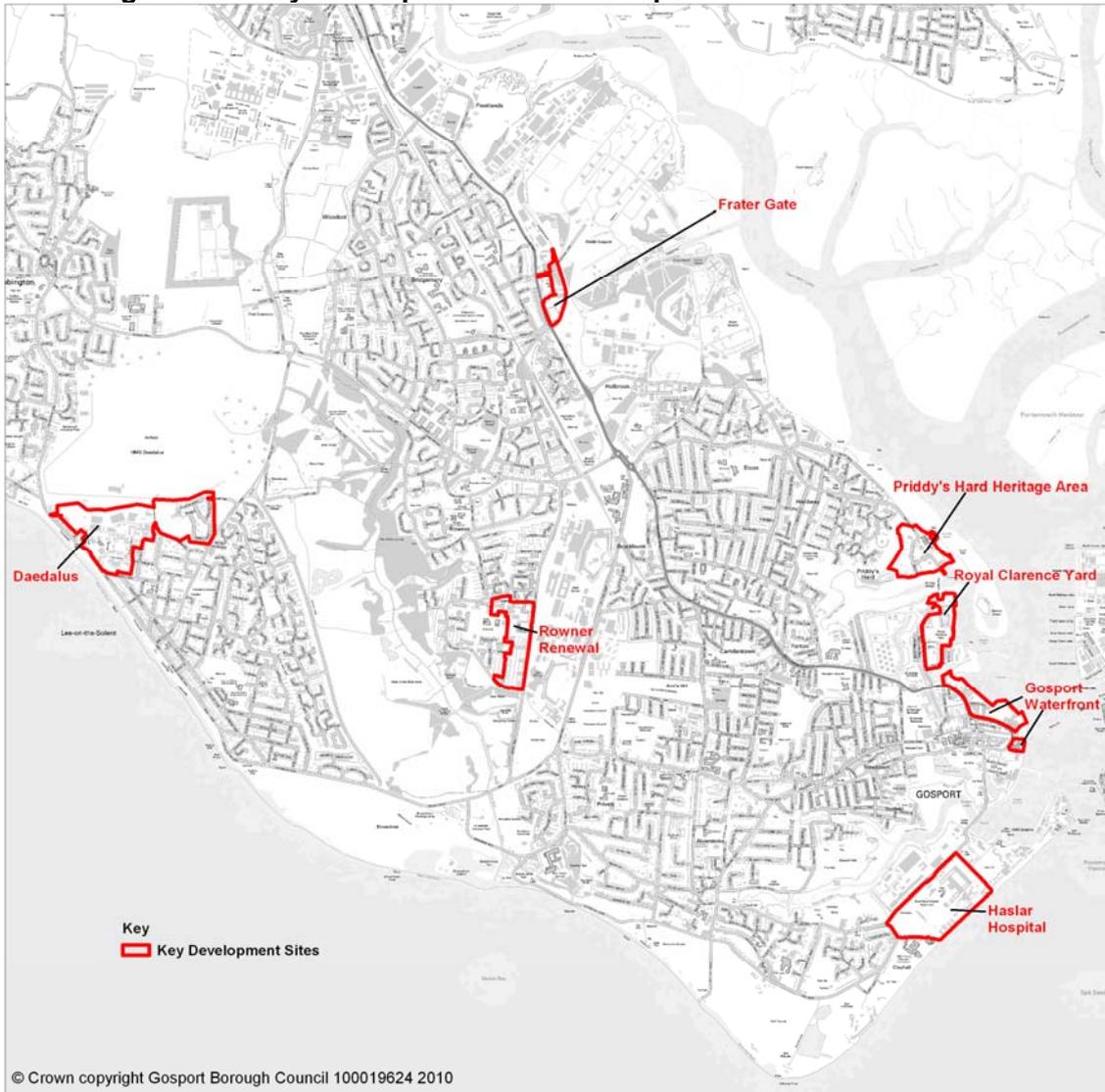
Rowner

- 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 detailed planning applications for the first phase approved in October 2009 and the second phase in September 2010.

Haslar

2.24 Royal Hospital Haslar closed in July 2009 and has been acquired by Our Enterprise who will in due course submit a planning application to develop the site. 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 (AMR) 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 April 2010 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 2010 LDS charts key dates when milestones should be achieved. There were no milestones in the monitoring period April 2009 - March 2010. However, the commentary below outlines the current position on the documents and highlights forthcoming milestones and the need to amend the 2010 LDS to take into account revised timings.

Local Plan Review

3.3 The Local Plan Review (LPR) was adopted in May 2006 but the policies would only remain in place for three years unless authorisation was 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 and will be revised in due course to take into account changes in legislation.

Core Strategy

3.5 The 2010 LDS indicated that it was the intention to publish the Pre- Submission version of the Core Strategy in September 2010. However as result of the change in Government and subsequent changes to the planning system it was decided to delay the publication until the implications of these changes could be fully considered. In addition further work was required to provide further detail on the strategic sites identified in the Core Strategy. Consequently the Pre Submission version will not be published until spring 2011. This means the subsequent stages of the preparation of the Core Strategy will need to be programmed and a revised LDS prepared.

Site Allocations and Delivery DPD

- 3.6 This DPD will consider site allocations and development management policies 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 (SHLAA) and an Employment Land Review (ELR). The first milestone was 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.
- 3.7 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

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

Gosport Waterfront SPD

- 3.9 This SPD will be linked to the Core Strategy so it will not be adopted until the Core Strategy is adopted. However, consultants have been engaged to carry out studies 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

- 3.10 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.
- 3.11 The 2010 LDS indicated that draft SPD may have been available for consultation in summer 2010. However, discussions between SEEDA, Gosport Borough Council and Fareham Borough Council have meant that the consultation draft will be delayed until early in 2011.

Other SPDs

- 3.12 Background work has commenced on the Design SPD. However, work on the Sustainable Development and Car Parking SPDs has been delayed due to a lack of resources.

4.0 LAND USE AND TRANSPORT ISSUES

Strategic Statement

The Local Plan Review (LPR) 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.

Indicator 4(a)

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 2009-2010 is set out in figure 4.5.

Figure 4.5: Percentage of number of schemes of non-residential development completed in 2009-2010 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	n/a
B1, B2 and B8	n/a
D1 and D2	n/a

- 4.1 The only completions during the monitoring period were for office development at Royal Clarence Yard. These have been excluded due to the methodological problems of calculating parking provision on mixed use sites that share parking spaces.

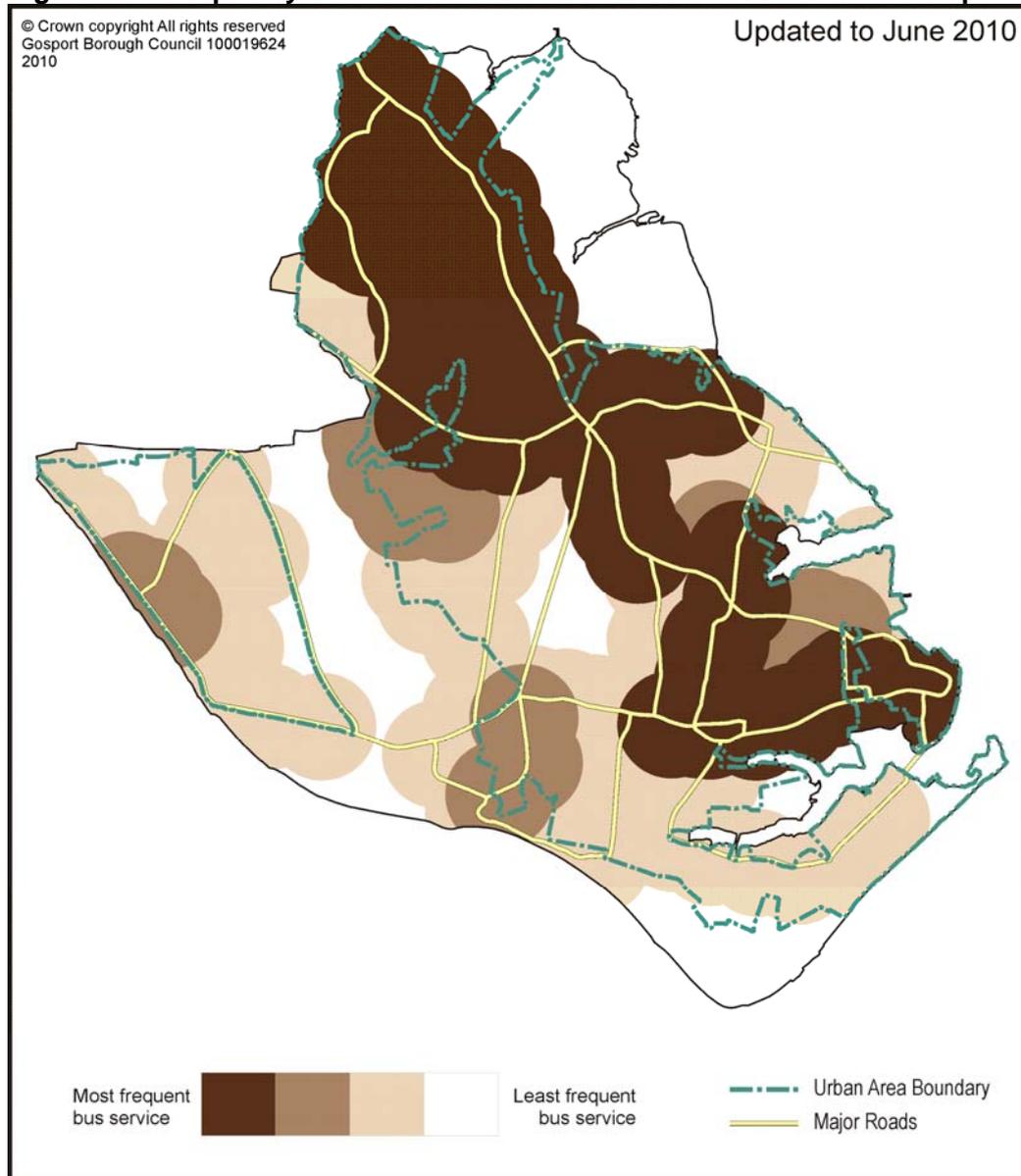
Location and Integration of New Development

Commentary

- 4.2 The need to promote development in sustainable locations is a key element of the LPR and will have an even stronger emphasis in the emerging Core Strategy.
- 4.3 The Borough Council has produced accessibility maps, figures 4.1.to 4.3, which show accessible areas within the Borough.

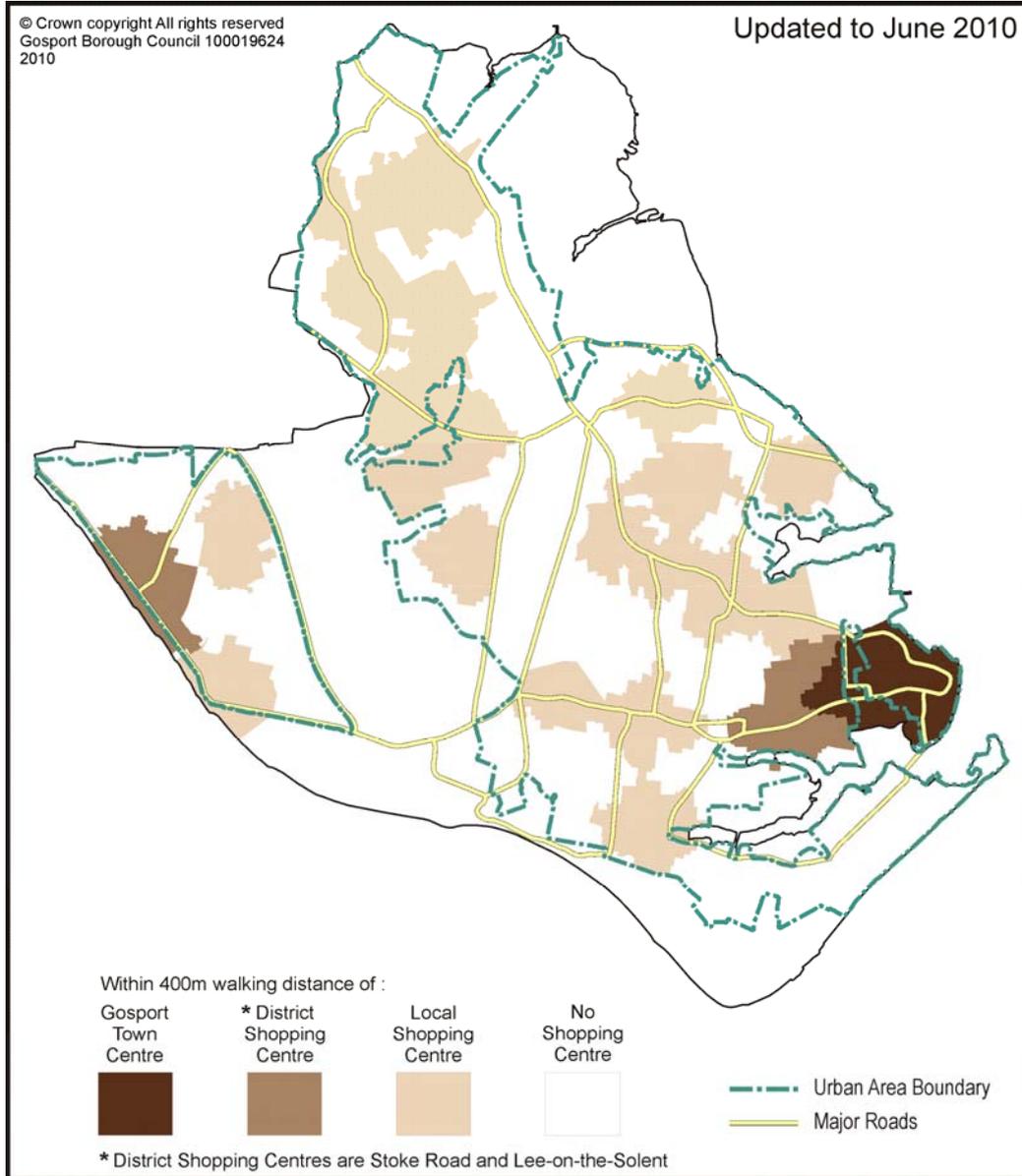
- 4.4 Figure 4.1 shows areas within the Borough that are accessible by bus. High accessibility is regarded as 12 or more buses per hour to a major centre (Gosport, Fareham and Southampton).

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



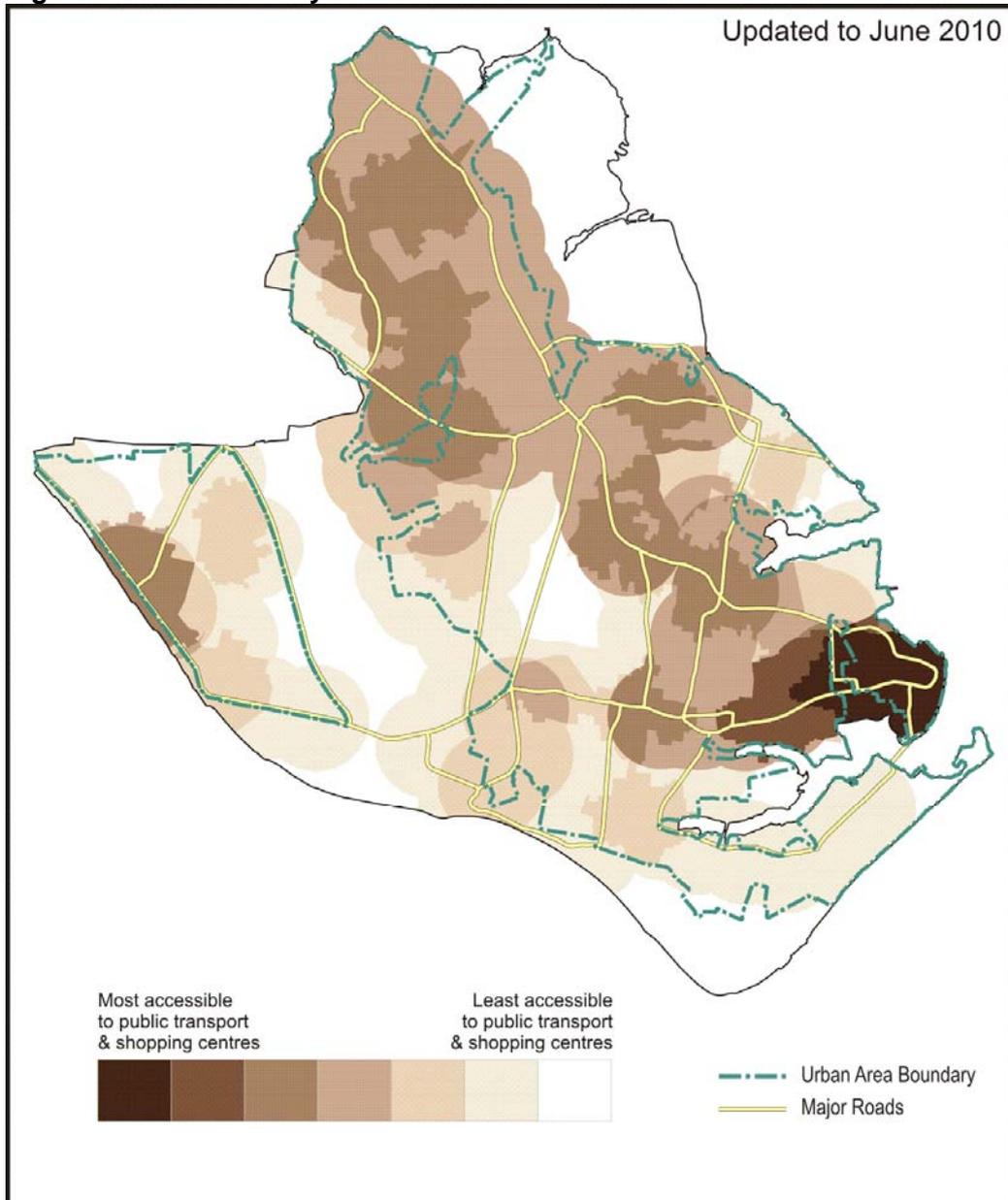
4.5 Figure 4.2 shows areas within a ped shed with a walking distance of 400m of Gosport Town Centre, the district centres of Lee and Stoke Road and the local centres.

Figure 4.2: Ped sheds around centres



- 4.6 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

- 4.7 The Borough Council, through Policy R/T4, collects developer contributions on behalf of Hampshire County Council (HCC) 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 and Transferred to HCC 2009/10

Site	Amount
Land at 66 and 68A Brewers Lane	£11,425
5 Stoke Road	£215
1 Palmyra Road	£3,745
58 Southcroft Road	£176.76
119 High Street	£941
35 St Thomas's Road	£1,980
66 Vectis Road	£7,169
30 Seymour Road	£18,725
86 High Street	£3,531
8 Beaufort Close	£460
Land North of Rowner Road	£10,000
Plot E2B Heritage Business Park	£9,572
Total	£67,939.76

5.0 EMPLOYMENT AND ECONOMIC DEVELOPMENT

Strategic Statement

The Local Plan Review (LPR) 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 2009-2010 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	796	796
B1b: Research and development	0	0
B1c: Light industry	0	0
B2: General industry	0	0
B8: Storage and distribution	0	0
B1-8 (non-specific)	0	0
Total	796	796

* 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 2009-2010 on new sites allocated for employment is set out in Figure 5.2.

Figure 5.2: Employment completions in Gosport 2009-2010 on new sites allocated for employment in the LPR

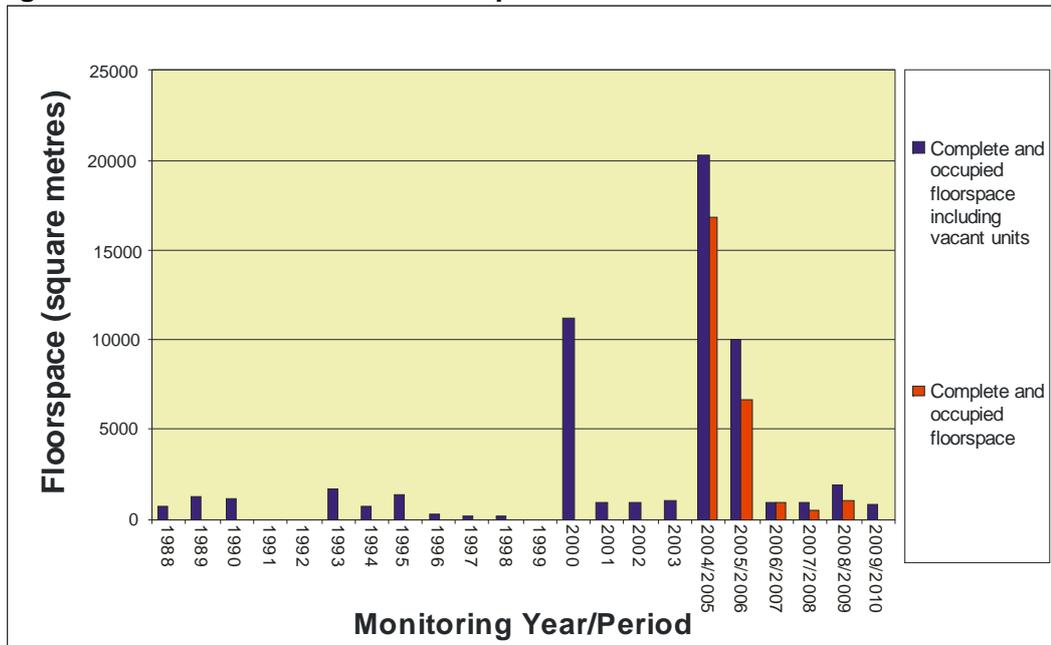
Use Class (Amendment) Order 2005	Gross employment floorspace (m2 gross internal)
B1a: Offices	796
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0
B1-8 (non-specific)	0
Total	796

* 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 was one employment completion during the monitoring period on such sites. This was at Royal Clarence Yard on land allocated for mixed use development under Policy R/EMP2 with some of the further floorspace within the granary and bakery building being converted for potential occupancy.
- 5.2 The overall level of completions has been relatively low over recent years. This is because much of the employment land allocated in the LPR has been built out. The lower level of completions could also be attributed to the economic downturn. Figure 5.3 shows the level of industrial and office completions within Gosport between 1st January 1988 and 31st March 2010.

Figure 5.3: Industrial and Office Completions 1988-2009/2010



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 2009-2010.

Commentary

5.3 The completed employment floorspace was all located on previously developed land at Royal Clarence Yard.

Figure 5.4: Royal Clarence Yard



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 2010¹

Use Class (Amendment) Order 2005	Available employment land (hectares)
B1a: Offices	0.78
B1b: Research and development	0
B1c: Light industry	0.22
B2: General industry	2.53
B8: Storage and distribution	0.02
B1 – B8 (non-specific)	25.51
Total	26.07

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 2010. Combined figures have been given when a variety of commercial end uses are possible. This approach is encouraged in the consultation paper on PPS4 'Planning for Sustainable Economic Growth' which states that local planning authorities should ensure that their development plan supports existing business sectors, taking account of whether they are expanding or contracting and, where possible, identifies and plans for new or emerging sectors likely to locate in their area, such as those producing low carbon goods or services. It also states that policies should be flexible enough to accommodate sectors not anticipated in the plan and allow a quick response to changes in economic circumstances.
- 5.5 The PUSH employment framework 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 to seek to provide this allocated floorspace. As part of this process, an 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. 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 ELR (March 2010) also provides further details on these sites and their potential for providing employment opportunities.

Indicator 5(e)

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

¹ Figure 5.5 takes account of extensions to the estimated site area available for delivering mixed use sites. Sites and areas of residue land that are not available for development have also been taken out of the available land supply total where appropriate.

Output

There was no loss of employment land in the Borough in 2009-2010.

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 2009-2010.

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 2010 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. The housing target is based on the former South East Plan figure for the reasons outlined in paragraph 1.4.

Indicator 6(a)

Plan period and housing targets

Target

The former South East Plan set a housing target 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 2005 and March 2010 (see figure 6.1)

Target

The former South East Plan period started in 2006. In order to meet the housing allocation 500 net additional dwellings (125 dwellings per year) were required between April 2006 and March 2010.

Output

The net additional number of dwellings completed for the four year period between 2006 and 2010 was 1,188. 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 2005 to 2010

Year	Net Completions
2005/2006	500
2006/2007	686
2007/2008	277
2008/2009	201
2009/2010	24
Total	1688

Commentary

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

Indicator 6(c)

Net additional dwellings 2009-2010

Output

The net total of additional dwellings completed between April 2009 and March 2010 was 24.

Indicator 6(d)

Projected net additional dwellings from 2011 to 2026 (15 year supply).

Target

- 6.3 The former South East Plan sets a target of 2,500 net additional dwellings for the period 2006 to 2026. The target for 2011 to 2026 is calculated having regard to the 1,188 dwellings built between 2006 and 2010 as well as the projected completions for 2010-2011. The residual allocation is 73.2 dwellings per year and therefore the 15 year target will be 1,098 dwellings.

Output

The projected net total of additional dwellings from 2011/12 to 2025/26 is 1,536.

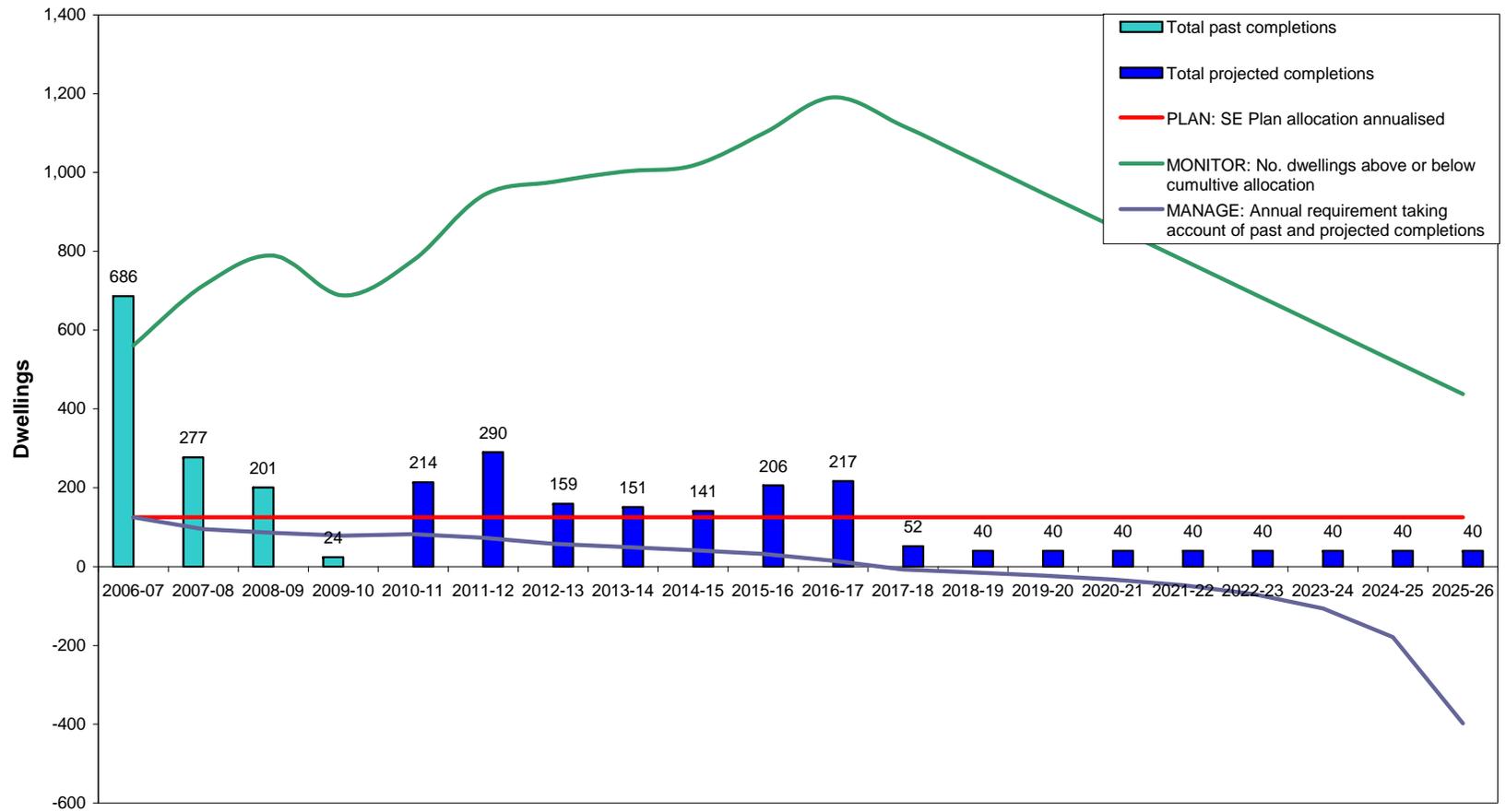
Indicator 6(e)

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 2010 which is based on the former South East Plan provides details of the managed delivery target.

Figure 6.2
Gosport Housing Trajectory 2010



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 former South East Plan. The Annual Monitoring Report will be used to regularly update the SHLAA pending a full review in due course. It should be noted that the inclusion of a site in the SHLAA table does not automatically mean it will be granted planning permission.
- 6.5 PPS 3 defines a deliverable housing site as available now, in a suitable location for development now and with a reasonable prospect of achieving the delivery of housing within five years. PPS 3 defines a developable housing site as being in a suitable location for housing and with a reasonable prospect of being available for housing development at a specific point in time. The Practical Guidance on SHLAAs states that if it is unknown when a site could be developed then it should be regarded as not currently developable and discarded from the assessment.
- 6.6 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 2009/10 and is reproduced as Figure 6.3.

Figure 6.3 Gosport SHLAA Sites updated as at 31st March 2010

Gosport SHLAA Sites					
Ref	Address	Housing Potential (Gross)	Housing Potential (net)	Deliverable or Developable	Likely Timetable
Source 1: Non-housing allocations					
H/AG/05	Royal Haslar Hospital, Haslar Road	To be determined by masterplanning process		Not currently developable	n/a
H/LE/02	Land between Magister Drive and Westland Drive, Cherque Farm	13	13	Deliverable	0-5 years
Total		13	13		
Source 2: Existing housing allocations and site development briefs					
H/AG/06	Fort Gilkicker ²	17	17	Deliverable	0-5 years
H/HD/05	Priddy's Hard Heritage Area	100	100	Deliverable	0-5 years
H/LW/07	Residual married quarters, Area 6 Daedalus (First Stage)	50	50	Deliverable	0-5 years
H/LW/07	Residual married quarters, Area 6 Daedalus (Second Stage)	102	102	Developable	6-10 years
H/LW/08	Areas 1-5 Daedalus	200	200	Deliverable	0-5 years
H/TN/02	Gosport Waterfront	To be determined by masterplanning process		Developable	6-15 years
Total		469	469		
Source 3: Unimplemented and outstanding planning permissions for housing					
H/AG/01A	47 Monckton Road	3	3	Deliverable	0-5 years
H/BN/04	389-391 Fareham Road	6	4	Deliverable	0-5 years
H/HD/04	Felicia Farm, Sealark Road	43	43	Deliverable	0-5 years
H/LE/08	Rogers House, Elmore Road ³	39	24	Deliverable	0-5 years

² The figure of 17 is derived from the allocation in the LPR ('Saved' Policy R/H2) and as at 31st March 2010 the site did not have planning permission for residential use. Since this date the site has been granted permission for 26 dwellings and this will be included in next years schedule.

³ Following advice from Hampshire County Council, the net figure for Rogers House has been revised to match the Housing Flows Reconciliation "Notes and Definitions" from DCLG (Department of Communities and Local Government) for dwellings arranged in clusters, with each "cluster" being recorded as 1 dwelling. The "cluster" has been defined as the number of dwellings sharing facilities (e.g. bathrooms).

Gosport SHLAA Sites					
Ref	Address	Housing Potential (Gross)	Housing Potential (net)	Deliverable or Developable	Likely Timetable
H/LW/02	Pier House, 1 Marine Parade East	14	14	Deliverable	0-5 years
	Total	105	88		
Source 4: Planning permissions for housing that are under construction					
H/BS/02	1-25 The Leisure, Cunningham Drive	50	44	Deliverable	0-5 years
H/CC/01	Royal Clarence Yard	304	304	Deliverable	0-5 years
H/CC/06	Former Gosport Railway Station	35	35	Deliverable	0-5 years
H/GR/01	Rowner Renewal (First Stage) ⁴	700	55	Deliverable	0-5 years
H/GR/01	Rowner Renewal (Second Stage)	See Above	144	Developable	6-10 years
H/HD/06	Shell Filling Rooms	9	9	Deliverable	0-5 years
H/LW/10	6,7,8 Marine Parade East	14	11	Deliverable	0-5 years
H/PV/02	Wiltshire Lamb, 2 Privett Road	14	13	Deliverable	0-5 years
	Total	1126	615		
Source 5: Vacant and derelict land and buildings					
H/CC/03	Weevil House & St George House, Weevil Way, RCY Retained Area	18	18	Deliverable	0-5 years
	Total	18	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					

⁴ The phasing of development at the Rowner Renewal has been informed by First Wessex. Indications show that a net increase of 199 dwellings at the site may not be fully realised due to a number of factors arising through the detailed planning applications for individual phases of development. However, as the original outline application was granted permission for a gross total of 700 dwellings this total has been carried forward for this year's figures as the site is in the early stages of development. As the site progresses and more detailed planning applications are considered a clearer picture of the expected potential at the site will evolve and will be included in next year's AMR. During 2009/10 there were a total of 6 demolitions at the site.

Gosport SHLAA Sites					
Ref	Address	Housing Potential (Gross)	Housing Potential (net)	Deliverable or Developable	Likely Timetable
Source 8: Additional housing opportunities in established residential areas					
H/AG/01B	47 Monckton Road ⁵	7	6	Deliverable	0-5 years
H/BN/02	Stoners Close	17	17	Deliverable	0-5 years
H/BN/03	Garages north of Laphorn Close	14	14	Deliverable	0-5 years
H/FT/02	Agnew House, St Vincent Road	60	22	Deliverable	0-5 years
H/HD/02	82 - 84 Priory Road ⁶	12	10	Deliverable	0-5 years
H/RH/04	Land rear of Austerberry Way	23	23	Developable	6-10 years
Total		133	92		
Source 9: Large scale redevelopment and re-design of existing residential areas					
No suitable housing sites identified as developable					
Total SHLAA Sites		1864	1295		

⁵ This site comprises two separate permissions. One permission expired prior to 31.03.2010, with a new application registered prior to 31.03.2010, which was not permitted until after 01.04.2010. Therefore this subsequent application has not been included within the "Unimplemented and outstanding permissions for housing" for the monitoring period, but has been included in the "Additional housing opportunities in established residential areas" section of the SHLAA sites table. For consistency with the previous AMR (November 2009) this site has been included within this year's SHLAA schedule to indicate changes at the site.

⁶ Since the publication of the revised PPS3 in June 2010 the definition of previously developed land now specifically excludes 'private residential gardens', therefore in future iterations of the SHLAA update the potential housing capacity of this site will need to be reviewed.

- 6.7 Local Authorities are required to prepare a housing trajectory. The 2010 Gosport Housing Trajectory has been informed by the SHLAA update and assists in monitoring supply against the former 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.
- 6.8 Total past net completion figures are annualised from April 2006 to March 2010. Housing projections are annualised from April 2010 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 2010, small sites with extant planning permission at 31st March 2010 and windfall sites after 10 years in line with paragraph 59 of *PPS3*.
- 6.9 The three lines in the Housing Trajectory were generated in the following ways:
- The 'plan' line annualises the former South East Plan housing allocation;
 - The 'monitor' line shows the number of dwellings above or below the cumulative allocation at a given time; and
 - The 'manage' line shows the annual number of completions needed to meet the former South East Plan housing allocation, taking into account shortfalls and surpluses from both previous and future years.
- 6.10 The former 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.
- 6.11 As at April 2010 some 1,188 dwellings had been built, which is over double the projected target of 500. This explains the steeply rising 'monitor' line and the steadily falling 'manage' line in the 2010 Gosport Housing Trajectory. The projected completions for the current monitoring period are 214 dwellings. The remaining former South East Plan allocation for 2011-2026 would therefore be 1,098 which is an annual requirement of 73.2 for the remaining 15 years.
- 6.12 *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.

- 6.13 The DCLG guidance on output monitoring indicates that a 5 year supply should be demonstrated following the monitoring period (ie 2011/2012 to 2015/16). The Guidance indicates that an assessment of potential completions for the current monitoring period should be made.
- 6.14 PPS3 refers to assessing the 5 year against the relevant Local Development Document (LDD). Now that the South East Plan has been revoked it could be argued that the Gosport Local Plan Review (GBLPR) is the relevant LDD. However the Secretary of State did not save GBLPR Policy R/H1 which deals with housing allocations. However for completeness the 5 year supply is assessed against the GBLPR target and the former South East Plan target.

Figure 6.4: 5 year Supply of Deliverable sites based on GBLPR

FIVE YEAR HOUSING REQUIREMENT FOR GOSPORT (based on Gosport Borough Local Plan Review 2006)		
	Dwellings	Annual Average
Housing Requirement 1996-2016 (GBLPR)	4,680	234
Completions 01.04.1996 – 31.03.2010	4334	
Projected Completions 2010/11	214	
Total Completions 01.04.1996 – 31.03.2011	4548	
Housing Requirement 2011 - 2016	132	26.4 ⁷
5 Year Requirement 2011 - 2016	132	26.4 ^b
FIVE YEAR SUPPLY OF DELIVERABLE HOUSING SITES - 10/11 - 15/16		
Large sites with planning permission	385	
Small sites with planning permission	95	
Other deliverable sites	467	
Total	947	

Figure 6.5: 5 Year Supply of Deliverable Sites based on former SE Plan

FIVE YEAR HOUSING REQUIREMENT FOR GOSPORT		
	Dwellings	Annual Average
Housing Requirement 2006-2026 (South East Plan)	2500	125
Completions 2006 - 2010	1188	
Projected Completions 2010/11	214	
Total Completions 2006 - 2011	1402	
Housing Requirement 2011 - 2026	1098	73.2 ^b
5 Year Requirement 2011 - 2016	366	73.2 ^b
FIVE YEAR SUPPLY OF DELIVERABLE HOUSING SITES - 11/12 - 15/16		
Large sites with planning permission	385	
Small sites with planning permission	95	
Other deliverable sites	467	
Total	947	

⁷ The annual average has taken into account the past level of completions

- 6.15 Figure 6.4 and 6.5 clearly demonstrates that there is a five year supply of deliverable sites. There are sufficient deliverable sites to deliver 947 dwellings which exceed the housing requirement for this period. It is considered that basing the 5 year housing land requirement on the former SE Plan is more appropriate measure for Gosport.
- 6.16 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. As stated above it is considered to be more appropriate to base this requirement on the former SE plan figure. Figure 6.6 shows that for a 10 year period there are sufficient deliverable sites to provide 1,336 dwellings which are considerably higher than the requirement of 732.

Figure 6.6: 10 Year Supply of Deliverable Sites based on former SE Plan

TEN YEAR HOUSING REQUIREMENT FOR GOPORT		
	Dwellings	Annual Average
Housing Requirement 2006-2026 (South East Plan)	2500	125
Completions 2006 - 2010	1188	
Projected Completions 2010/11	214	
Total Completions 2006 - 2011	1402	
Housing Requirement 2011 - 2026	1098	73.2 ⁶
10 Year Housing Requirement 2011 - 2021	732	73.2 ⁶
TEN YEAR SUPPLY OF HOUSING SITES – 11/12 – 20/21		
Deliverable Sites		
Large sites with planning permission	385	
Small sites with planning permission	95	
Other deliverable sites	467	
Total Deliverable Sites	947	
Developable Sites		
Developable sites without planning permission	125	
Developable sites with planning permission	144	
Total Developable Sites	269	
Windfall (Allow from 2018/19)⁸	120	40
Total	1336	

- 6.17 Figure 6.7 demonstrates that there is a 15 year supply of sites to accommodate 1,536 dwellings. This exceeds the 15 year housing requirement for the period 2011 to 2026. This supply together with the completions and projected completions up to 2011 totals 2,938 which shows that the former South East Plan allocation of 2,500 can be met within the plan period.

⁶ The annual average has taken into account the past level of completions

⁸ Although PPS3 states that windfall allowances should not be included in the first 10 year delivery it is considered that as the sites in the SHLAA are programmed to be built out by 2017/18 it would be reasonable to include a windfall allowance in years 2018/19 to 2020/21. It is likely that sites on Gosport Waterfront may have a longer lead time but until the masterplanning exercise is complete it is not possible to include any figures at this stage.

Figure 6.7: 15 Year Supply of Deliverable/Developable Sites based on former SE Plan

FIFTEEN YEAR HOUSING REQUIREMENT FOR GOSPORT		
	Dwellings	Annual Average
Housing Requirement 2006-2026 (South East Plan)	2500	125
Completions 2006 - 2010	1188	
Projected Completions 2010/11	214	
Total Completions 2006-2011	1402	
Housing Requirement 2011 - 2026	1098	73.2 ⁶
15 Year Housing Requirement 2011/12 - 2025/26	1098	73.2 ⁶
FIFTEEN YEAR SUPPLY OF HOUSING SITES - 11/12 - 25/26		
Large sites with planning permission	385	
Small sites with planning permission	95	
Other deliverable sites	467	
Total Deliverable Sites	947	
Developable Sites		
Developable sites without planning permission	125	
Developable sites with planning permission	144	
Total Developable Sites	269	
Windfall (Allow from 2018/19)	320	40
Total	1536	

Affordability

Indicator 6(f)

Affordable housing completions (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 5 affordable dwellings were completed in 2009-2010.

- 6.18 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.
- 6.19 During the monitoring period 4 dwellings were provided by Drum Housing at 77A Clayhall Road (figure 6.8) and 1 dwelling was provided by GBC at Woodlands House.

⁶ The annual average has taken into account the past level of completions

Figure 6.8: Affordable Housing at Clayhall Road



- 6.20 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.

- 6.21 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 2002 to 2009.

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

	2002	2003	2004	2005	2006	2007	2008	2009
Gosport	5.50	5.96	6.68	6.58	7.10	7.00	7.59	6.02
South East	6.90	7.48	8.09	8.60	8.58	8.88	8.82	7.71
England	4.72	5.23	6.28	6.82	7.15	7.25	6.97	6.28

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

Figure 6.10: Ratio of median quartile house prices to median quartile earnings in Gosport, the South East and England

	2002	2003	2004	2005	2006	2007	2008	2009
Gosport	4.77	5.88	6.20	6.52	6.31	6.43	6.72	5.78
South East	6.28	7.16	7.71	8.08	7.97	8.45	8.42	7.28
England	5.07	5.83	6.58	6.81	6.97	7.23	6.93	6.27

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

Commentary

- 6.22 The lower quartile affordability ratio has worsened in Gosport rising from 5.50 in 2002 to 7.59 in 2008, however, in 2009 this dropped to 6.02 demonstrating improved affordability for those on lower incomes. Furthermore, the affordability ratio for those on lower incomes in Gosport is lower than the South East and national averages. The lower quartile affordability ratio set out in figure 6.9 is higher than the median quartile affordability ratios set out in 6.10. 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 2002 to 2010 in Gosport, the South East and England is set out in figure 6.11.

Figure 6.11: Median house prices in Gosport, the South East and England (thousands)*

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2002-2010
Gosport	90.0	117.0	123.5	131.0	140.0	140.8	145.0	127.3	140.0	+56%
South East	131.0	160.0	174.0	187.0	190.5	207.0	217.5	188.0	227.5	+74%
England	97.0	123.5	141.0	155.0	160.0	171.0	175.0	159.0	185.0	+91%

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

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

Commentary

6.23 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 6.11 shows that median house prices in Gosport increased significantly between 2002 and 2008 with a dip in 2009 followed by a further increase in 2010. However, this trend is reflected regionally and nationally.

Indicator 6(i)

The fifteenth percentile house price

6.24 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 6.12.

Figure 6.12: The fifteenth percentile house price in Gosport and England (thousands)*

	2002	2003	2004	2005	2006	2007	2008	2009	2010
Gosport	62.0	79.3	92.9	97.7	105.0	101.2	101.9	75.2	105.0
England	47.0	57.0	75.0	85.0	95.0	103.0	104.0	90.0	100.0

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

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

Commentary

6.25 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

6.26 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 6.13 shows that the number of households on the Borough Council’s Joint Housing Register has doubled over the last nine years.

Figure 6.13: 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
2009-2010	3,684

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 2009-2010 were on PDL.

Figure 6.14: Dwellings built on PDL

Year	2006/07	2007/08	2008/09	2009/10
No. dwellings (gross)	730	311	206	50
Percentage (%)	100	100	100	100

Figure 6.15: Breakdown of completions on PDL by development type (2009/10)

Development Type	Completions (Gross)
New	18
Change of use	18
Conversion	14
Total	50

Commentary

- 6.27 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.
- 6.28 As a result of changes to PPS3 private residential gardens are no longer covered by the definition of PDL. Future monitoring will take account of this.

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 2010 is as follows:

Figure 6.16: Densities of new dwellings completed between 2006 and 2010

Density	06/07 (%)	07/08 (%)	08/09 (%)	09/10 (%)
Less than 30 dph	34	8	5	4
30 – 50 dph	17	30	12	12
More than 50dph	49	62	83	84

Source: Hampshire County Council

- 6.29 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.
- 6.30 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 few years. 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 2005 and 2010 according to size is set out in figure 6.17.

Figure 6.17: Number of dwellings (gross) completed 2005-2010 by dwelling size

Size	05-06 (%)	06-07 (%)	07-08 (%)	08-09 (%)	09-10 (%)	Total (%)
1 bed	141 (24)	134 (18)	78 (25)	78 (38)	21 (42)	452 (24)
2 bed	276 (46)	314 (43)	112 (35)	102 (50)	25 (50)	829 (44)
3 bed	102 (17)	79 (11)	36 (12)	9 (4)	3 (6)	229 (12)
4 bed	51 (9)	194 (27)	60 (19)	14 (7)	1 (2)	320(17)
5 bed	25 (4)	9 (1)	25 (8)	3 (1)	0 (0)	62 (3)
Total	595 (100)	730 (100)	311 (100)	206 (100)	50 (100)	1892 (100)

Commentary

- 6.31 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 6.17 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 44% of new homes were two bedroomed and 32% of new homes contained three or more bedrooms. However, the number of larger homes containing three or more bedrooms accounted for just 8% 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

- 6.32 In the Gosport Borough Local Plan there are two 'saved' policies in respect of sites for gypsies and travellers and short stay traveller (R/H11 and R/H12).
- 6.33 The South East Plan has been revoked. This means there is no regional planning policy for making provision for Gypsies and Travellers and Travelling Showpeople. Current Government advice is set out in the letter to Chief Planning Officers 6th July 2010 and states:

'Local councils are best placed to assess the needs of travellers. The abolition of Regional Strategies means that local authorities will be responsible for determining the right level of site provision, reflecting local need and historic demand, and for bringing forward land in DPDs. They should continue to do this in line with current policy. Gypsy and Traveller Accommodation Assessments (GTAAs) have been undertaken by all local authorities and if local authorities decide to review the levels of provision these assessments will form a good starting point. However, local authorities are not bound by them. We will review relevant regulations and guidance on this matter in due course.'

Design

Indicator 6(n)

The number and proportion of total new build completions on housing sites of over 10 dwellings reaching very good, good, average and poor ratings against the Building for Life criteria during the monitoring period.

Output

There were no new build developments with 10 or more dwellings completed during the monitoring period

Commentary

- 6.34 Building for Life is the national standard for well-designed homes and neighbourhoods. The initiative has been led by the Home Builders Federation and CABI. 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.

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

1 planning application was granted permission contrary to the advice of the Environment Agency during the monitoring period 2009/10.

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.

7.2 The Environment Agency objected one application for 26 dwellings at Fort Gilkicker which is in Flood Zone 3 on the grounds that a sequential test had not been undertaken. It was recommended for approval at the Regulatory Board on the 11th August 2009 as it was considered that the proposed development was the only way to restore the fort which is a scheduled ancient monument. The application was subsequently called in by the Secretary of State and has since been granted planning permission.

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 2009/10.

Commentary

7.3 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

- 7.4 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.
- 7.5 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 Dry Acid Grassland	26
Lowland Meadows	42
Purple Moor Grass and Rush Pastures	1
Lowland Heathland	10
Lowland Mixed Deciduous Woodland	110
Wet Woodland	15
Coastal and Floodplain Grazing Marsh	22
Reedbeds	11
Coastal Saltmarsh	58
Coastal vegetated Shingle	51
Intertidal Mudflats	79
Maritime Cliff and Slopes	1
Saline Lagoons	1

Source: Hampshire Biodiversity Information Centre (2010)

- 7.6 In order to monitor changes in BAP Priority Species, HBIC have selected 50 of the 1,149 BAP species that cover a broad range of flora and fauna classification groups and are representative of the various habitat species in Hampshire. The survey that was carried out in 2009 shows that Gosport has 19 of the 50 species which represents two additional species when compared with the 2008 survey. 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 1999-2009
<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	Stable
<i>Branta bernicla bernicla</i>	Dark-bellied Brent goose	Birds	Decline
<i>Lullula arborea</i>	Woodlark	Birds	Increase
<i>Pyrrhula pyrrhula</i>	Bullfinch	Birds	Stable
<i>Sylvia undata</i>	Dartford warbler	Birds	Increase
<i>Tringa tetanus</i>	Redshank	Birds	Decline
<i>Vanellus vanellus</i>	Lapwing	Birds	Stable
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterflies	Stable
<i>Lysandra coridon</i>	Chalkhill Blue	Butterflies	Fluctuating
<i>Gammarus insensibilis</i>	Lagoon sand shrimp	Crustacea	Unknown
<i>Carex divisa</i>	Divided sedge	Plant	Stable
<i>Chamaemelum nobile</i>	Chamomile	Plants	Stable
<i>Orchis morio</i>	Green-winged orchid	Plants	Decline
Eelgrass	<i>Zostera marina</i>	Plants	Decline
<i>Arvicola terrestris</i>	Water vole	Mammals	Stable
<i>Apoda limacodes</i>	Festoon	Moth	Stable
<i>Hypena rostralis</i>	Buttoned snout	Moth	Stable

Source: Hampshire Biodiversity Information Centre (2010)

Indicator 7 (d)

Changes in areas designated for their intrinsic environmental value

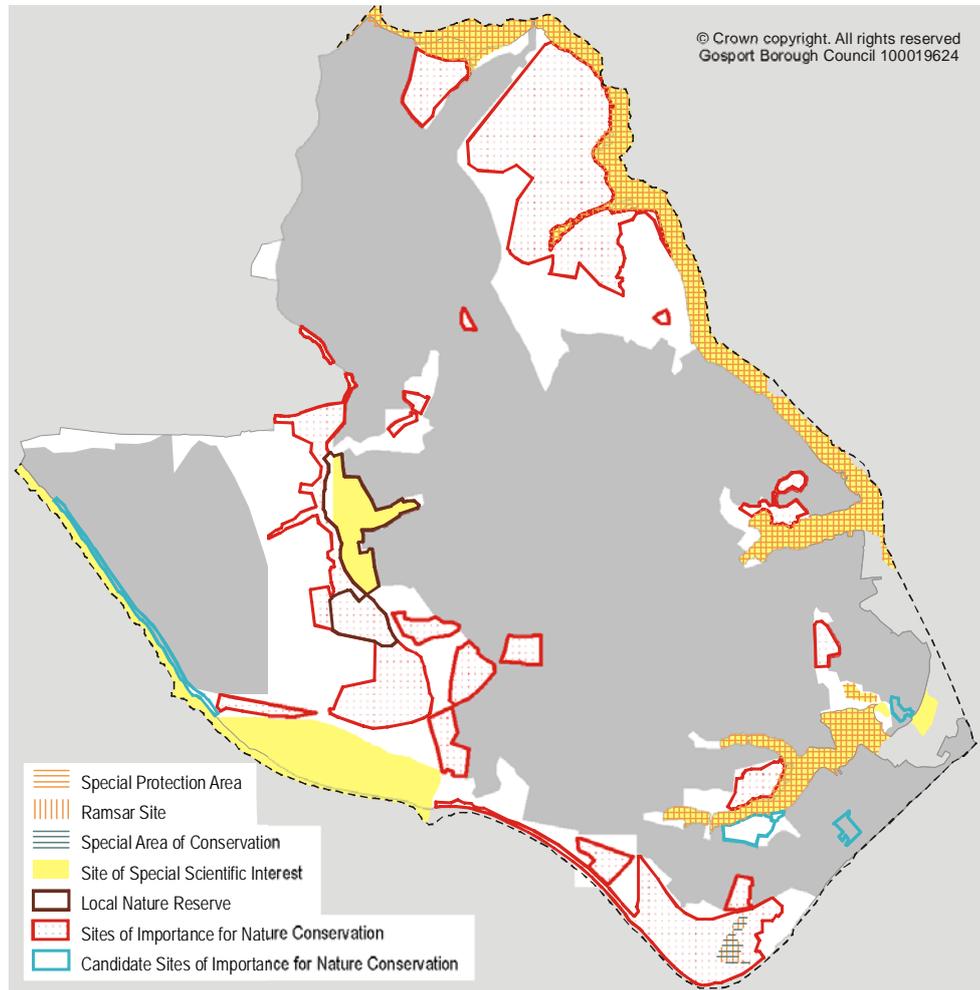
Output

There have been no changes in the area of land designated for their intrinsic environmental value in the Borough during 2009-2010

Commentary

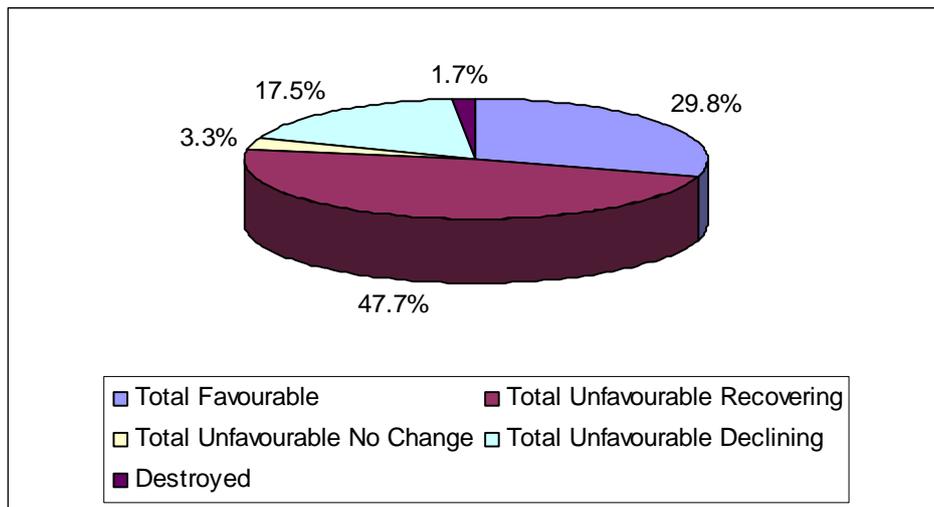
- 7.7 The Habitats Regulations and PPS9: Biodiversity and Geological Conservation aim to protect all of the internationally important nature conservation sites in the Borough namely: Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites. 'Saved' Policy R/OS11 of the LPR 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.
- 7.8 Nature conservation designations protect approximately 626 hectares within the Borough, which forms nearly 23% of its total area including water. The location of the nature conservation designations are shown in figure 7.3.

Figure 7.3: International national and local nature conservation designations



- 7.9 The Government's Public Service Agreement target is that 95% of SSSI land should be in 'favourable' or 'recovering' condition by 2010. There are a total of 265.1 ha of SSSIs in the Borough. The proportion of SSSIs rated by Natural England (August 2010) as being in a favourable or recovering condition in Gosport is 77.5% (29.8% favourable, 47.7% recovering). This is an improvement on the 52.1% recorded last year (29.8% favourable 22.3% recovering).
- 7.10 However the figures are significantly lower than three 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 has 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.

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 2009-2010

Commentary

No renewable energy schemes were granted planning permission during this monitoring period.

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

7.12 The Borough Council working with its partners is involved in promoting energy efficiency through a number of key initiatives.

- 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 supports Enact Energy who with the Council actively promotes 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. Enact Energy

also include the 'Green Project' that includes Solar Hot Water & Solar Electricity.

- The Borough Council is also supporting Crest Surveying who are actively promoting Loft and Cavity Wall insulation throughout the Borough as an 'area based insulation promotion' that provides CERT funded 'free' cavity wall and loft insulation and a competitive rate for householders that are able to pay
- The Home Improvement Agency is 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.
- The Council actively promotes advice on the Government's Feed in Tariff's Programme 'Clean Energy Cash Back Scheme' of microgeneration certified 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

7.13 Figure 7.6 shows that Gosport residents are continuing to make energy efficiency measures to their homes.

Figure 7.6: Building Regulation approvals for cavity wall insulation and window and door replacement 2009-2010

Type of energy efficiency measure	Number of Building Regulation approvals
Cavity Wall Insulation	389
Window/Door Replacement (FENSA/CERTASS)	1327

Source: Fareham and Gosport Building Control Partnership

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 2009-2010 and received funding from developer contributions are set out in figure 7.7.

Figure 7.7: Open space schemes completed in 2009-2010 that received funding from developer contributions

Site	Project	Funding
Fairway Play Area	Bow top railings	£3,500
Old Play Area	New robust play area	£26,500
Walpole Park	Improvement to play area facilities	£32,500
Elson Recreation Ground	Skate Park Provision	£11,000
Stokes Bay	Petanque pitches	£20,000
Pirates Cove	New play equipment	£12,000
Total		£105,500

Commentary

- 7.14 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.
- 7.15 Figure 7.7 shows that improvements to 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 2010

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	323	0	0%	46
Camden	156	0	0%	60
Elson	75	0	0%	56
Lee-on-the-Solent	104	0	0%	161
Leesland Park	61	0	0%	88
Middlecroft	149	0	0%	28
Park Road	17	0	0%	74
Rowner	59	0	0%	67
Tukes Avenue	3	0	0%	9
Wych Lane	6	0	0%	17
Total	937	0	0%	464

Commentary

- 7.16 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.
- 7.17 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.
- 7.18 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. The waiting lists have increased for the majority of allotment sites between 2009 and 2010.

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.

- 7.19 There are sixteen designated Conservation Areas within the Borough of Gosport.
- 7.20 There are proposals to potentially add two further Conservation Areas in 2011.

Indicator 7 (i)

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

Output

At April 2010 there were 34 properties or 6.4% of the total stock of Listed Buildings on the At Risk Register.

Commentary

- 7.21 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 534. 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. However, further assessment of the buildings at Priddy's Hard and Daedalus has led to an increase in the number of Listed Buildings on the At Risk Register.

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

7.22 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 (LPR) 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 2009-2010

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 2009-2010

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

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 2009-2010 are set out in figure 8.2.

Figure 8.2: Retail, office and leisure completions in Gosport 2009-2010 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	0	0	0	0
A2: Financial & professional services	0	0	0	0
A3: Restaurants & cafes	0	0	0	0
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	0	0	0	0

Commentary

- 8.1 Saved Policy R/S1 of the LPR identifies allocation sites for shopping and commercial activities. Furthermore, 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 2009-2010 there were no completions on any sites allocated under Policy R/S1 or on any of the retail centres designated under Saved Policies R/S3 and R/S4. However, since April 2010 floorspace has been converted for completion at Royal Clarence Yard with a restaurant opening within the granary/bakery building (see figure 8.3). This is estimated to occupy 504 square metres of floorspace.

Figure 8.3: Restaurant at Royal Clarence Yard



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 2010

Name of centre	Type of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Gosport Town Centre	Principal	A1	947.5	54%
		A2	287.1	16%
		Non-A1/A2	527.4	30%
		Total	1762	100%
Lee-on-the-Solent District centre	District	A1	483.0	69%
		A2	71.1	10%
		Non-A1/A2	142.5	21%
		Total	696.6	100%
Stoke Road District centre	District	A1	469.4	53%
		A2	125.5	14%
		Non-A1/A2	296.5	33%
		Total	891.4	100%

% figures subject to rounding.

Commentary

- 8.2 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.
- 8.3 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 three years with 30% of non A1/A2 uses making up the retail and service offer of Gosport Town Centre. Lee-on-the-Solent District Shopping Centre also has the same proportion of non A1/A2 uses as with the previous two years at 21% whilst the proportion of A1/A2 uses within Stoke Road District Shopping Centre is 33.3% therefore being marginally above the threshold.
- 8.4 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 Delivery 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 2010

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 2010

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	20.5	35%
	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 8.5 shows that the proportion of non A1 uses had exceeded the 40% threshold as set out in Policy R/S4 in 2 of the local centres in 2010 (Forton Road/The Crossways and Alverstoke Village). Figure 8.6 also shows that the proportion of non A1 uses had exceeded the 40% threshold as set out in Policy R/S4 in 5 of the neighbourhood centres in 2010 (Carisbrooke Road, Brewers Lane, Elson Road, Forton Road (No's 45-95) and Bury Cross). This is the same as with the previous two surveys in 2008 and 2009. 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 require 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

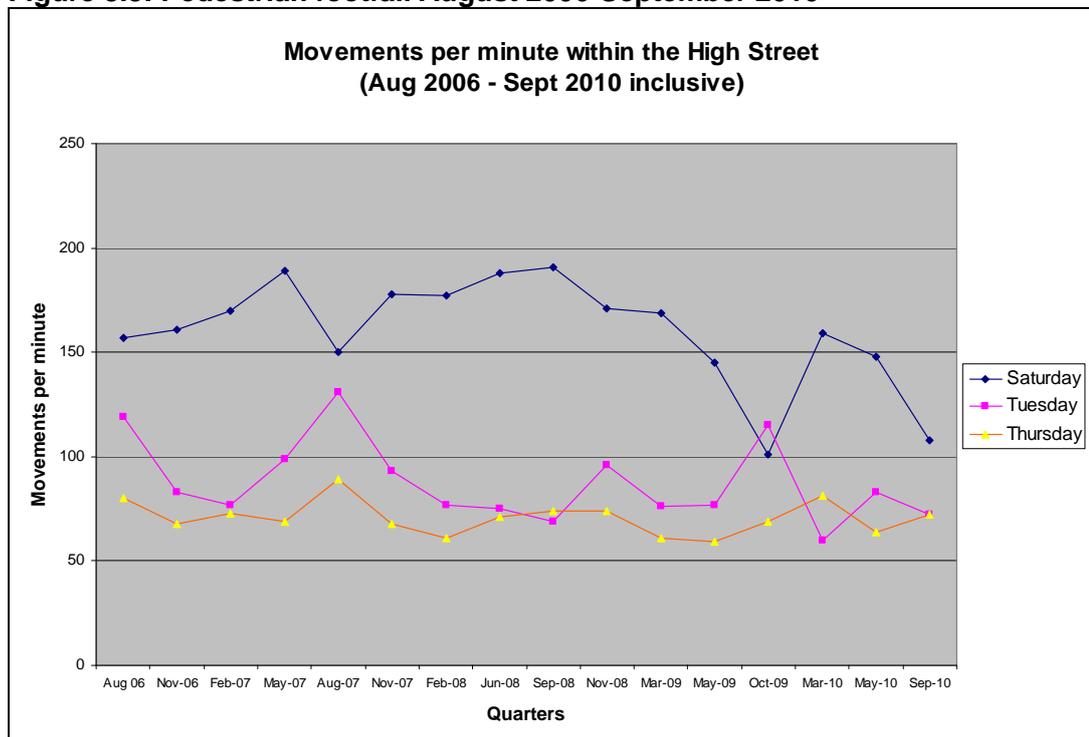
- 8.7 Monitoring pedestrian flow is an important health check indicator of the vitality and viability of town centres. The Borough Council have carried out footfall counts in Gosport town centre since 2004 on a quarterly basis. The surveys are carried out on three separate days over the length of Gosport 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 August 2006-September 2010



- 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

Name of centre	Type of centre	% of vacant frontage 2009	% of vacant frontage 2010
Gosport Town centre	Principal	9%	6%
Lee-on-the-Solent Town Centre	District	7%	4%
Stoke Road	District	20%	12%
Gregson Avenue	Local	5%	5%
Rowner Road	Local	23%	13%
Brockhurst Road (No. 29-75)	Local	15%	15%
Forton Road/The Crossways	Local	4%	2%
Alverstoke Village	Local	0%	0%
Tukes Avenue	Neighbourhood	0%	0%
Nobes Avenue	Neighbourhood	20%	10%
Carisbrooke Road	Neighbourhood	10%	20%
Brewers Lane	Neighbourhood	21%	21%
Beauchamp Avenue	Neighbourhood	0%	0%
Rowner Lane	Neighbourhood	13%	13%
St.Nicholas Avenue	Neighbourhood	0%	0%
Nimrod Drive	Neighbourhood	57%	78%
Elson Road	Neighbourhood	30%	35%

Palmyra Road	Neighbourhood	6%	6%
Forton Road (335-359 & 262-278)	Neighbourhood	0%	0%
Forton Road (45-95)	Neighbourhood	23%	23%
Bury Cross	Neighbourhood	14%	23%
Queens Parade	Neighbourhood	0%	0%
Portsmouth Road	Neighbourhood	29%	29%
Dartmouth Court, Dartmouth Close	Neighbourhood	63%	63%
Anstice Court, Twyford Drive	Neighbourhood	28%	12%

Source: GBC August 2010

Commentary

- 8.10 The vacancy rates decreased in 7 of Gosport's shopping centres between the 2009 and 2010 surveys. This included a decrease in the vacancy rates in Gosport Town Centre and in the Stoke Road and Lee-on-the-Solent District Centres. The vacancy rate in Gosport Town Centre experienced a 3% decrease in the percentage of vacant frontage in this period. Stoke Road experienced a significant decrease of 8% and Lee-on-the-Solent District Centre a decrease of 3% during this period. Three of the centres where vacancy rates have decreased are local centres with one neighbourhood centre also recording such a decrease.
- 8.11 However, vacancy rates increased in four of Gosport's shopping centres. This included an increase in the percentage of vacant frontage in the Carisbrooke Road, Nimrod Drive, Elson Road and Bury Cross neighbourhood shopping centres. The Rowner Renewal Partnership will address the issues associated with the run down retail buildings at the Nimrod Drive Centre by redeveloping the centre. Of the 17 neighbourhood centres, over half (11 centres) have remained constant since 2009.

Yields

- 8.12 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.
- 8.13 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

No community or leisure facilities were completed within the Borough in 2009-2010.

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.
- 9.2 Although there were no completions during the monitoring period, there are some notable developments which are currently under construction. This includes the provision of a new two storey detached GP surgery at Gosport War Memorial Hospital. Furthermore, planning permission was granted on appeal for the erection of a further education college with new accesses at Bridgemary School in Wych Lane.
- 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 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/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

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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Appendix 3: Gosport Housing Trajectory 2010

	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	24																	1,188
Projections: SHLAA sites	0	0	0	0	190	266	135	127	118	206	217	52	0	0	0	0	0	0	0	0	1,311
Projections: Small sites with planning permission	0	0	0	0	24	24	24	24	23	0	0	0	0	0	0	0	0	0	0	0	119
Projections: windfalls	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40	40	40	40	40	40	320
Total past completions	686	277	201	24																	1,188
Total projected completions					214	290	159	151	141	206	217	52	40	40	40	40	40	40	40	40	1,750
Cumulative completions	686	963	1,164	1,188	1,402	1,692	1,851	2,002	2,143	2,349	2,566	2,618	2,658	2,698	2,738	2,778	2,818	2,858	2,898	2,938	2,938
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	688	777	942	976	1002	1018	1099	1191	1118	1033	948	863	778	693	608	523	438	
MANAGE: Annual requirement taking account of past and projected completions	125	95	85	79	82	73	58	50	42	32	15	-7	-15	-23	-33	-48	-70	-106	-179	-398	

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.

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. As a result of changes to PPS3 private residential gardens are no longer covered by the definition of PDL. Future monitoring will take account of this.

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. However, this has been revoked by the Secretary of State for Communities and Local Government. The RSS for this area was 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.

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*.

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 as amended in October 2010 lists sixteen classes of land use. Change of use within a use class does not normally require planning permission.