

Gosport Borough Council

Local Development Framework

Annual Monitoring Report

December 2011



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for Gosport*

Gosport Borough Council
Local Development Framework
Annual Monitoring Report
December 2011

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EXECUTIVE SUMMARY

This is the seventh Annual Monitoring Report (AMR) produced by Gosport Borough Council in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011.

The AMR covers the period from April 2010 to March 2011. 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 are a number of milestones included in the 2010 LDS for the 2010/11 monitoring period. These were for the Core Strategy and Daedalus SPD.

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 changes to the planning system it was decided that the Core Strategy will need to be reassessed to see if it still delivers a sound planning framework and 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 Consequently the Pre Submission version will not be published until 2012. The precise timing of the Pre Submission consultation and subsequent stages in the preparation of the Core Strategy will be programmed in a revised LDS.

The Daedalus SPD was adopted by the Council in September 2011 which therefore met the adoption milestone of November 2011 which was programmed in the 2010 LDS.

There are no milestones for the 2010/11 monitoring period for the Gosport Waterfront SPD. The 2010 LDS indicated that a consultation version of the SPD would be published in August 2011. A masterplanning study is currently being undertaken which will guide the mix and type of development that is appropriate for this site. The preparation of the Masterplan has raised several issues that have resulted in a delay. Accordingly the preparation of the SPD has been delayed.

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 2011 AMR highlight the following key points:

Housing

A total of 177 dwellings were built but in terms of net completions the figure is only 43. The lower rate of completions over recent years including in 2010-2011 can be attributed to the downturn in the economy. However despite this year's slow rate of completions

the 2011 Gosport Housing Trajectory shows that new housing is being delivered at a rate significantly above the housing target set out in the draft Core Strategy.

Despite the economic downturn, a total of 102 gross and 82 net affordable houses were recorded as being built in 2010/11.

Employment

There were 1,521 square metres of office floorspace completed during the 2010/11 monitoring period.

Retail and community uses

There were no new retail or community use floorspace completions recorded during the 2010/11 monitoring period.

Open Space

Developer Contributions continue to fund open space schemes across the Borough, such as play area improvements at Walpole Park, improved facilities at Gosport Borough Football Club, skate board and BMX facilities at Elson Recreation Ground and improved skatepark facilities at Leesland Park and Lee Seafront.

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 Seventh 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 (2004) as amended by the Localism Act 2011.
- 1.2 The Government has indicated its intention to replace Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) with a National Planning Policy Framework (NPPF). However, until such time, 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.
- 1.3 As part of the transition towards the NPPF, the Government wrote to all Chief Planning Officers in March to announce the withdrawal of the following guidance on Local Plan Monitoring;
- ***Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005),***
 - ***Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006),***
 - ***Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2008).***
- Local authorities have more scope to decide what they wish to include in their monitoring reports while ensuring they are prepared in accordance with relevant national legislation.
- 1.4 This report follows the same basic structure as the 2010 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).
- 1.5 The Localism Act will revoke Regional Spatial Strategies (RSS) which includes the South East Plan (SE Plan). However at the time of the monitoring period the SE Plan was still part of the Development Plan.
- 1.6 The 2010 Gosport AMR covers the monitoring period 1 April 2010 to 31 March 2011, 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. More up-to-date information on major developments is also included where relevant.
- 1.7 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

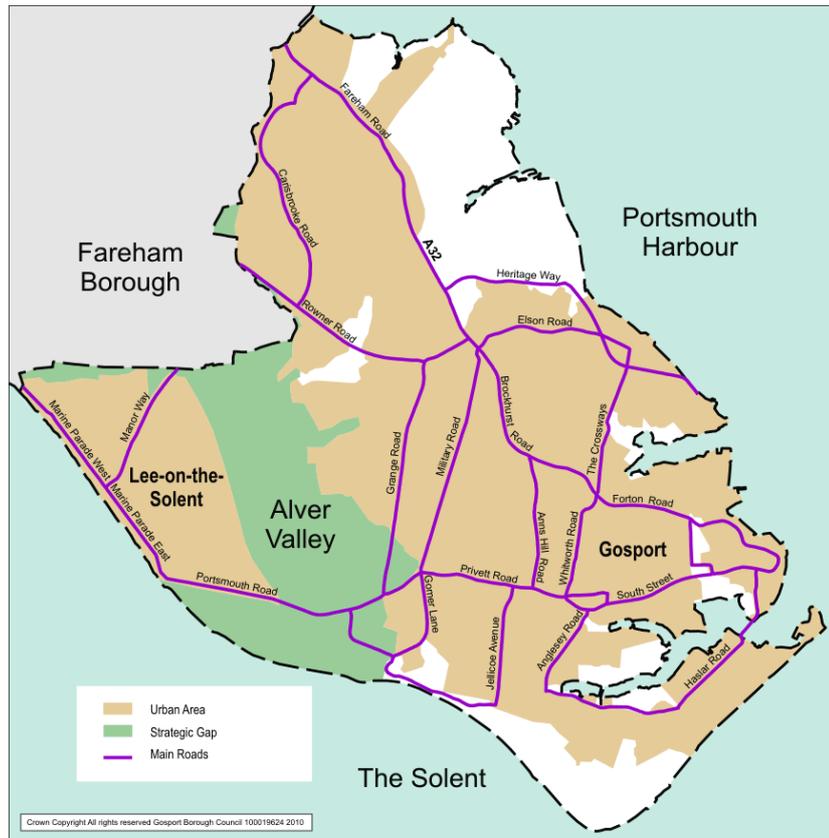
- principally from information contained in the Sustainability Profile (<http://www.gosport.gov.uk/sustainability-profile/>). This profile is regularly updated and is a supporting document to the Sustainability Appraisal which is being prepared to support the Core Strategy. Other sources of information 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.
- 1.8 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.
 - 1.9 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. The majority of outputs in Chapters 4 to 9 were calculated by the Borough Council in conjunction with Hampshire County Council (HCC).
 - 1.10 Chapter 6 deals with housing and includes an update of the Strategic Housing Land Availability Assessment (SHLAA) using data from the 2010/11 period and its findings have been included in the 2011 Gosport Housing Trajectory. This revision still demonstrates that there is a five year supply of deliverable housing sites.
 - 1.11 Non-residential completions are included in Chapters 5, 8 and 9. With regard to these, there is a monitoring threshold of 200 square metres of gross external floorspace. Combined completion figures for different use classes in respect of employment completions are given when the final end use is not known.
 - 1.12 The indicators included in this report remain largely the same although some of those reported on over previous years have been deleted. This follows a withdrawal of various local plan monitoring guidance documents as noted in paragraph 1.3 above.
 - 1.13 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 2010 based on the Office of National Statistics (ONS) mid-year estimate was 79,900. 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 2011 there were 36,062 homes in the Borough according to the Housing Flows Reconciliation Return cited by DCLG. Gosport had an urban density of 31.7 people per hectare in 2010 and is one of the most densely populated local authorities in the South East Region outside of London

(ONS and HCC 2010 Small Area Population Forecasts). This has increased from 30.2 people per hectare which was recorded in the 2001 Census.

Transport

- 2.4 Access to the peninsula is via three road routes, including the A32 (this road is part of the County Strategic Road Network), the Gosport Ferry Service and a network of cycleways. There are no rail services to Gosport and the nearest stations are Fareham and Portsmouth Harbour.
- 2.5 The dominance of the journey to work by private motor vehicle results 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, and northern parts of the road run at, or near capacity, through most of the day.
- 2.6 A number of schemes are have been planned to alleviate these issues:-

Schemes Completed

- Gosport Ferry Pontoon:-*
- 2.7 Gosport is linked to Portsmouth by the Gosport Ferry service, which is one of the busiest passenger ferry routes in the United Kingdom, carrying around 3.6 million passengers a year, and has been in operation for over 125 years. The ferry service provides a link to Portsmouth adjacent to the Portsmouth Harbour railway station. A replacement Gosport Ferry Landing Stage has been provided to improve passenger waiting and boarding facilities. This opened to the public in June this year.

Figure 2.2: New Gosport Ferry Pontoon



- Stokes Bay Cycle Route (The Ray Reece Cycleway):-*
- 2.8 The route runs along Stokes Bay Road between Gomer Lane and Anglesey Road, and includes a direct link to Bay House School. The £400k project, a partnership between Gosport Borough Council and Hampshire County Council, was wholly funded through the Sustrans Links to School Project. The project, with Department for Transport support, aims to connect schools and the communities to the National Cycle Network and provide safer routes for young people to cycle and walk to school. This was completed in June this year.
- 2.9 The new cycleway also provides improved pedestrian/cycle refuges on Stokes Bay Road, giving safer access to the beach, cafes, mini-golf and tennis courts. It's hoped sufficient funding will remain to provide new cycle parking at sites along the Bay.
- 2.10 The new cycleway forms part of the National Cycleway Network and enables cycling from Lee-on-the-Solent to the Gosport Ferry on a pleasant traffic-free route.

Schemes Under Construction:-

Bus Rapid Transit

- 2.11 Access to the Peninsula is currently being improved through the provision of Bus Rapid Transit (BRT), which will comprise 4 Km of new busway, new buses and improved services. The busway will also be open to cyclists.
- 2.12 Transport for South Hampshire is currently progressing Phase 1 of the busway utilising the former railway line between Military Road in Gosport and Redlands Lane in Fareham. Community Infrastructure Funding (CIF) for the scheme was approved by Government in March 2009, and the project is expected to be delivered by spring 2012. The scheme aims to help:
- Improve journey time reliability for buses on and off the Gosport Peninsula;
 - Improve public transport provision for existing users;
 - Provide real travel choices for new development;
 - Provide commuters and road users in Gosport and Fareham with a new public transport service;
 - Provide a direct link to Fareham railway station
 - Expand the cycle network and improve links to Fareham
- 2.13 Complementary improvement will also be made to passenger information and bus stops at the bus station and along BRT routes.

Future Schemes Identified

LTP 2011 – 2031:-

- 2.14 Hampshire County Council's Third Local Transport Plan 2011 – 2031 (LTP3) proposes in the period 2013/14 the on-line widening of Newgate Lane, within Fareham, which will be of benefit to Gosport commuters.

Employment and economic development

- 2.15 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.
- 2.16 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.
- 2.17 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.
- 2.18 Latest available information shows that there were 1,495 VAT registered businesses in Gosport. Based on the latest information available on VAT registered businesses, business density within the Borough 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 unemployed claimant rate within the Borough in October 2011 was 3.2%.

Environment

- 2.19 Despite being densely developed there are some important and attractive open spaces within the Borough. The Alver Valley, much of which is set to become a 221 hectare Country Park, forms part of the Stubbington/Lee-on-the-Solent-Fareham/Gosport Strategic Gap. The Stokes Bay/Gilkicker area also provides a significant area of open space. The quality of Gosport's environment is also reflected in its built heritage with 16 Conservation Areas, 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

- 2.20 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. The Coalition Government will revoke Regional Strategies in the Localism Act 2011.

2.21 However the during the monitoring period the SE Plan was in place as part of the Development Plan. The SE Plan recognises 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)¹. 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. Whilst it is considered that the South Hampshire Strategy is still a valid statement and sets the sub regional context for the area as part of their duty to cooperate under Localism Act PUSH are considering reviewing the Strategy.

Figure 2.3: Area covered by the South Hampshire Sub-Regional Strategy



2.22 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.

2.23 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.

2.24 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

¹ SEERA was dissolved in March 2009 with its functions being assumed by the South East Regional Partnership Board before this was disbanded in July 2010.

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

- 2.25 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

- 2.26 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. Work is currently ongoing on preparing a revised Masterplan with further consultation expected to take place in due course once this is published.

Daedalus

- 2.27 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. The ownership of much of the rest of the site including the technical area, which lies in Gosport Borough was initially purchased by the South East of England Development Agency (SEEDA) but has now been transferred to the Homes and Communities Agency (HCA). This follows the Government's decision to close the 9 Regional Development Agencies by March 2012 as part of its new policy on economic development.
- 2.28 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 worked with SEEDA to prepare an SPD for Daedalus prior to the transfer of their assets to the HCA. This was published in September 2011 and will guide future development on this site.
- 2.29 A part of the site has been retained by Defence Estates for 300 Married Quarters of which 148 have been built. A renewal of an outline planning permission to extend the time limit of Phase 2 which would comprise of the remaining 152 married quarters was refused in February this year on the grounds that it would be premature and prejudicial to employment generation on the site and because no evidence had been submitted demonstrating that there was a required need for additional Married Quarters.
- 2.30 An outline planning application was submitted by SEEDA in June 2011 in relation to the wider redevelopment of the site. The proposal is for an employment-led mixed use scheme with all matters reserved except for access. This is currently

being considered by the Borough Council with a decision to be made in due course.

- 2.31 Daedalus was also granted Enterprise Zone status in August 2011. This will allow the site to benefit from business rate discounts, simplified planning rules and investment in the site's infrastructure which is aimed at encouraging businesses to move onto the site with a resultant increase in local jobs. The Government also announced in October that money from the Regional Growth Fund will be allocated to supporting the expansion of small and medium enterprise (SMEs) at The Solent Enterprise Zone.

Priddy's Hard Heritage Area

- 2.32 Phase 1 of this development is complete with 198 dwellings built. The remaining part of the site has been acquired by Portsmouth Naval Base Property Trust who will seek to develop the site for a mix of uses whilst retaining the Explosion Museum. There are no further updates to the development status of the site to take into account of for this latest monitoring period or for the rest of 2011.

Royal Clarence Yard

- 2.33 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 a total of 48 residential completions on this site during the monitoring period.

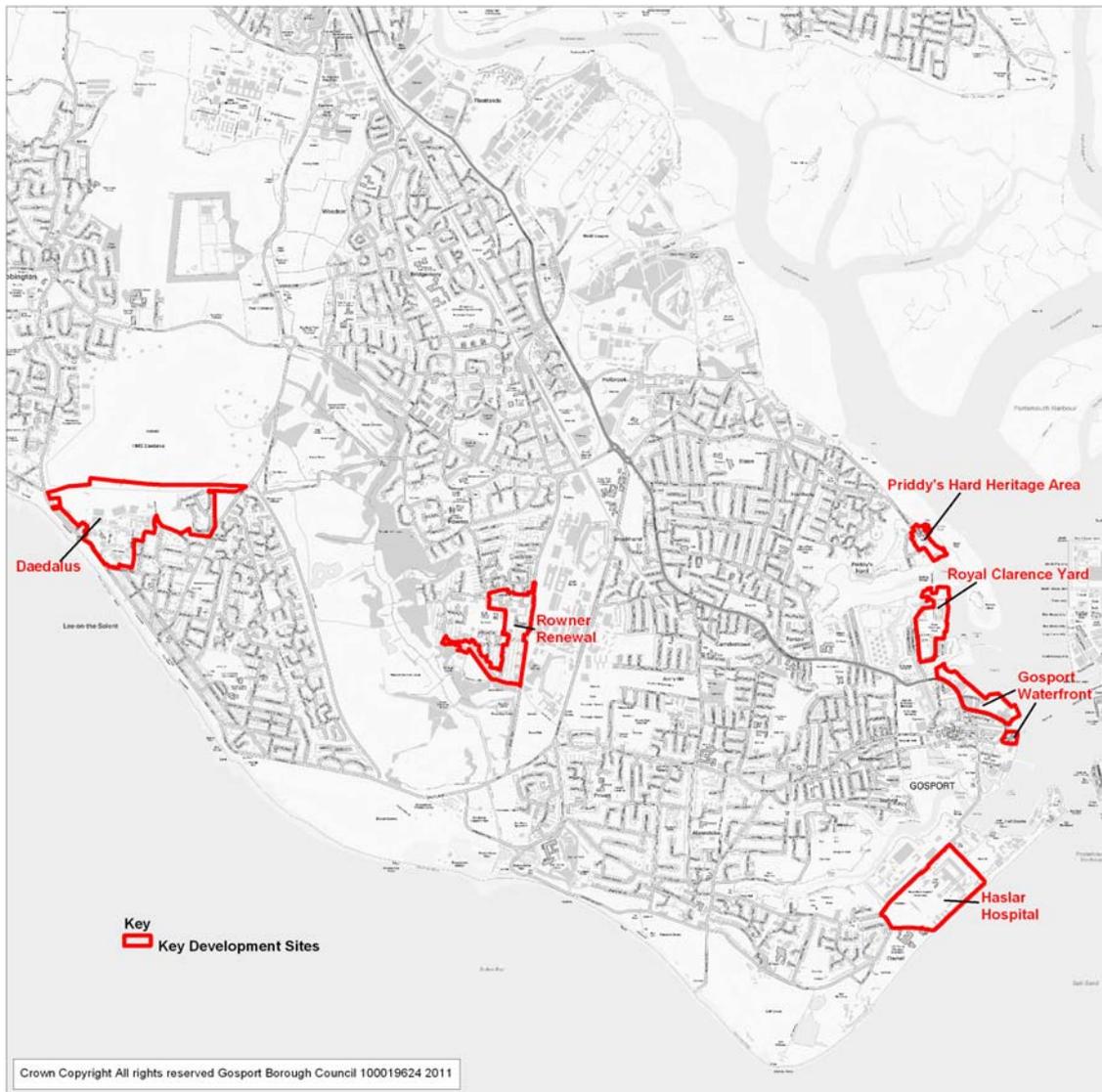
Rowner

- 2.34 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. The commencement of the scheme resulted in a total of 4 residential completions and the demolition of 113 residential units during the monitoring period.

Haslar

- 2.35 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. There are no further updates to the development status of the site to take into account for this latest monitoring period or for the rest of 2011.

Figure 2.4: 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 are a number of milestones included in the 2010 LDS for the 2010/11 monitoring period. These were for the Core Strategy and Daedalus SPD. 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 1.

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 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 2012. The precise timing of the Pre Submission consultation and subsequent

stages in the preparation of the Core Strategy will be programmed in a revised LDS.

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 by evidence included in the Strategic Housing Land Availability Assessment (SHLAA) and the 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. There were no milestones in the 2010 LDS for the 2010/11 monitoring period.
- 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 in the Core Strategy and therefore work being carried out for the SPD will provide evidence for the Core Strategy. There are no milestones for the 2010/11 monitoring period although the 2010 LDS indicated that a consultation version would be published in August 2011. Due to the delays in publishing the Masterplan, the consultation version of the SPD will also be pushed back to a later date.

Daedalus SPD

- 3.10 The Daedalus SPD was adopted by the Council in September 2011 which therefore met the adoption milestone of November 2011 which was programmed in the 2010 LDS.

Other SPDs

- 3.11 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 TRANSPORT AND LAND USE ISSUES

Strategic Statement

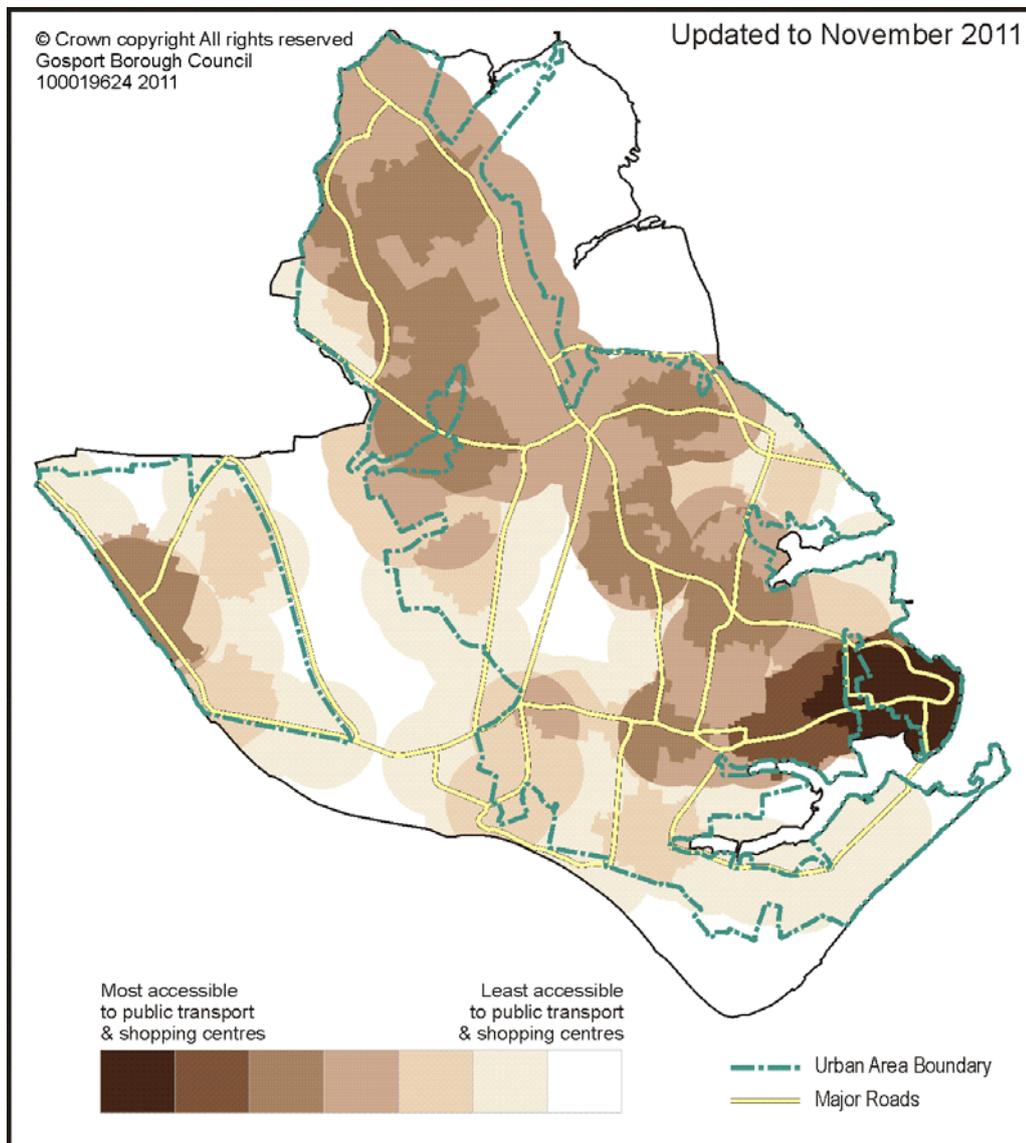
The Local Plan Review (LPR) will plan the future use of land in the Borough to reduce the need to travel and to facilitate modal transfer away from use of the private car.

Location and Integration of New Development

Commentary

- 4.1 The need to promote development in sustainable locations with regard to transport infrastructure is a key element of the LPR and will have an even stronger emphasis in the emerging Core Strategy.
- 4.2 The Borough Council has produced an accessibility residential density matrix map which shows accessible areas within the Borough. The most accessible areas within the Borough are areas within a 400 metre ped shed of Gosport Town Centre and served by at least 12 buses an hour to a major centre. The least accessible areas within the Borough are areas not within a 400 metre ped shed of any defined shopping centre within the Borough and served by 1 to 6 buses an hour to a major centre.

Figure 4.1: Accessibility Residential Density Matrix



Transport Contributions

- 4.3 The Borough Council, through Policy R/T4, collects developer contributions on behalf of Hampshire County Council (HCC) to secure the provision of transport infrastructure. Figures 4.2 and 4.3 detail contributions collected under Hampshire County Council Transport Contributions Policy (TCP), which was adopted by the Borough Council in 2007. Figure 4.2 shows contributions received between 1st April 2008 and 31st March 2010 and Figure 4.3 details transport contributions collected during the 2010/11 monitoring period.

Figure 4.2: Transport Contributions Received 1st April 2008 – 31st March 2010

Period:	Totals
Developments between 01.04.2008 - 31.03.2009	£3,745
Developments between 01.04.2009 - 31.03.2010	£70569.76 ²

Figure 4.3: Transport Contributions Received 1st April 2010 – 31st March 2011³

Site	Amount
89 Stoke Road	£1,980
Acorn Lodge, 3 Spring Garden Lane	£6,883
18 Crescent Road	£1,980
71 Manor Way	£3,745
47 Gosport Road	£920
Rogers House, Elmore Road	£40,000
17 Ensign Drive	£460
17 Lee Road	£3,745
Garage Opposite 1 Ashburton Road	£1,980
Magennis Hall, Magennis Close	£7,440
26 Bracklesham Road	£3,745
Unit 2, Toronto Place	£1,289
53 Anglesey Arms Road	£3,745
Christchurch Community Centre	£3,745
Sealark Road (formerly Green Lane), Priddy's Hard (TRO) ⁴	£2,500
Wiltshire Lamb (TRO)	£3,000
Total	£87,157.00 (inclusive of TRO payments)

- 4.4 Figure 4.4 details transport schemes that have been completed during the 2010/11 monitoring period. It is noted that the total spend for these developer funded schemes exceeds those contributions received through the application of the TCP since 2008. Figure 4.4 includes contributions received by Hampshire County Council prior to the adoption of the TCP. It is often necessary to pool contributions received over several years before sufficient funds are accumulated to deliver an appropriate scheme.

² Payment of £3745 for K.7469/1 (1. Palmyra Road) returned, as development did not commence. Additionally, payments of £2415 for K.7154/3 (172a Ann's Hill Road) and £3960 for K.17729 (56 Military Road) omitted from AMR 2010 have been included.

³ Includes a mix of payments transferred to HCC (up to 25.02.2011 including TRO monies) and those Received and retained by GBC from 25.02.2011 onwards.

⁴ Awaiting confirmation from HCC of the payment of £153,869.00 in respect of Felicia Park, Green Lane.

Figure 4.4: Schemes Completed in Gosport Borough between 1st April 2010 and 31st March 2011

Developer Funded Schemes	Amount
Brockhurst Roundabout – Provision of toucan crossing, new bus layby and improvements to the cycle network.	£226,687.58 ⁵
A32 Tichbourne Way/Aerodrome Road – Traffic signal improvements.	£6303.20
Military Road – Low-cost safety scheme	£637.84
Privett Road – Low-cost safety scheme	£4,500
Sealark Road (Formerley Green Lane), Priddy’s Hard – Traffic Regulation Order	£2,500
Total	£240,628.62

⁵ Brockhurst Roundabout scheme was finished in December 2010 and was funded mainly by Developer Funding but also with some LTP funding.

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 2010/11 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	0	0
B1b: Research and development	0	0
B1c: Light industry	0	0
B2: General industry	760.5	760.5
B8: Storage and distribution	760.5	760.5
B1-8 (non-specific)	0	0
Total	1,521	1,521

* 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 2010/11 on new sites allocated for employment is set out in Figure 5.2.

Figure 5.2: Employment completions in Gosport 2010-2011 on new sites allocated for employment in the LPR

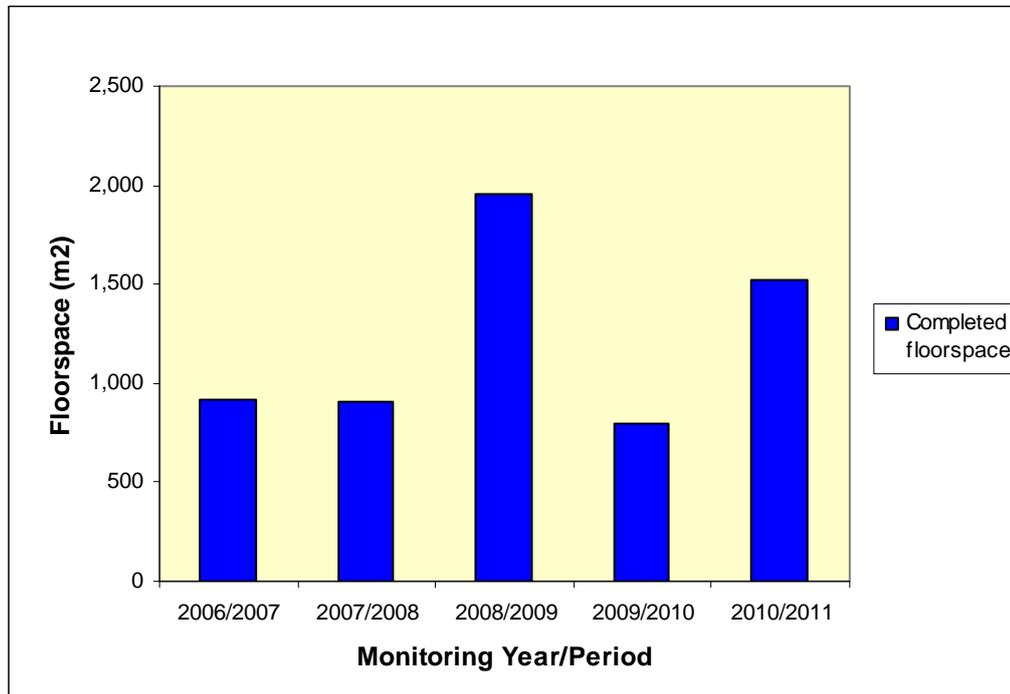
Use Class (Amendment) Order 2005	Gross employment floorspace (m2 gross internal)
B1a: Offices	0
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0
B1-8 (non-specific)	0
Total	0

* 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. Saved Policy R/EMP3 protects existing employment sites from inappropriate development within the Borough. There were no completions on sites identified under Saved Policies R/EMP1 and R/EMP2 for the monitoring period. The only completion during the period was 2b Regent Trade Park, 154 Fareham Road on land protected under Policy R/EMP3.
- 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 and a lack of speculative new build taking place. Figure 5.3 shows the level of industrial and office completions within Gosport between 1st April 2006 and 31st March 2011.

Figure 5.3: Industrial and Office Completions 2006/07-2010/11



* Completed floorspace includes that which is complete and vacant as well as that which is complete and occupied.

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 2010/11.

Commentary

5.3 The completed employment floorspace at 2b Regent Trade Park is located on the former Wyeth Pharmaceutical site at 154 Fareham Road.

Figure 5.4: Regent Trade Park



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 2011⁶

Use Class (Amendment) Order 2005	Available employment land (hectares)
B1a: Offices	1.00
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	2.40
B8: Storage and distribution	0
B1 – B8 (non-specific)	22.25
Total	25.65

⁶ 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.

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 2011. Combined figures have been given when a variety of commercial end uses are possible. This approach is encouraged in 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. This figure has been included in the draft Core Strategy: Preferred Options.
- 5.6 The Borough Council has demonstrated in its Employment Land Review (ELR) which was published in March 2010 that it can meet this figure as part of the wider employment requirements for South Hampshire through existing permissions, allocations and sites which offer a potential to be developed for employment uses. This has been published as part of the process of the Gosport LDF. The ELR assesses the supply and demand for employment floorspace and land in Gosport Borough and assists in identifying suitable employment sites which will help to increase the current low job density levels and prevent further out-commuting.
- 5.7 Existing permissions as at 31st March 2011 account for 4,212 m² (net) of floorspace towards the draft Core Strategy allocation. Daedalus which is currently an identified allocation accounts for the majority of the 81,500 m² figure with 40,700 m² of floorspace (net) identified. Other identified allocations include Gosport Waterfront and the Priddy's Hard Heritage Area. Sites which offer potential to be developed for employment include the Retained Area at Royal Clarence Yard and Frater House. It is also acknowledged that further employment floorspace could potentially be developed through a combination of MoD releases namely, Blockhouse and HMS Sultan. The ELR provides further details on these sites and their potential for providing employment opportunities which can help towards meeting the 81,500 m² target.

Indicator 5(e)

Loss of employment land to other uses throughout the Borough and on sites allocated for employment under Saved policies R/EMP1, R/EMP2 and R/EMP3 of the LPR.

Output

There was no loss of employment land in the Borough in 2010/11.

Indicator 5(f)

Loss of employment land to residential development throughout the Borough and on sites allocated for employment under Saved policies R/EMP1, R/EMP2 and R/EMP3 of the LPR.

Output

There was no loss of employment land to residential development in the Borough in 2010/11.

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 The Local Plan Review policy which set a housing allocation for Gosport was not 'Saved' by the Secretary of State for Communities and Local Government in 2009 as the statutory South East Plan set a new housing allocation for Gosport. The Localism Act will revoke the South East Plan but during the Monitoring Period 2010-2011 it was still the statutory development plan. The housing target is based on the Draft Core Strategy: Preferred Options figure which was derived from the former South East Plan figure. Housing supply can be evaluated by the use of a housing trajectory. The Gosport Housing Trajectory 2011 forms figure 6.2 of this report, with its detailed figures set out in Appendix 3. The outputs of the indicators have been derived from the trajectory.

Indicator 6(a)

Plan period and housing targets

Target

The Draft Core Strategy: Preferred Options sets 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 2006 and March 2011 (see Figure 6.1)

Target

The Draft Core Strategy: Preferred Options figure is based on the former South East Plan period which started in 2006. In order to meet the housing allocation 625 net additional dwellings (125 dwellings per year) were required between April 2006 and March 2011.

Output

The net additional number of dwellings completed for the five year period between 2006 and 2011 was 1,231. The annual completion rate is shown below.

Figure 6.1: Total net housing completions in Gosport from 2006 to 2011

Year	Net Completions
2006/2007	686
2007/2008	277
2008/2009	201
2009/2010	24
2010/2011	43
Total	1231

Commentary

- 6.2 It can be seen that the housing supply has greatly exceeded the Draft Core Strategy: Preferred Options target for this period.

Indicator 6(c)

Net additional dwellings 2010-2011

Output

The net total of additional dwellings completed between April 2010 and March 2011 was 43.

Indicator 6(d)

Projected net additional dwellings from 2012 to 2026 (14 year supply). This excludes the current monitoring period 2011-12.

Target

- 6.3 The Draft Core Strategy: Preferred Options sets a target of 2,500 net additional dwellings for the period 2006 to 2026. The target for 2012 to 2026 is calculated having regard to the 1,231 dwellings built between 2006 and 2011 as well as the projected completions for 2011-2012. The residual allocation is 66.1 dwellings per year and therefore the 14 year target will be 925 dwellings.

Output

The projected net total of additional dwellings from 2011/12 to 2025/26 is 1,221.

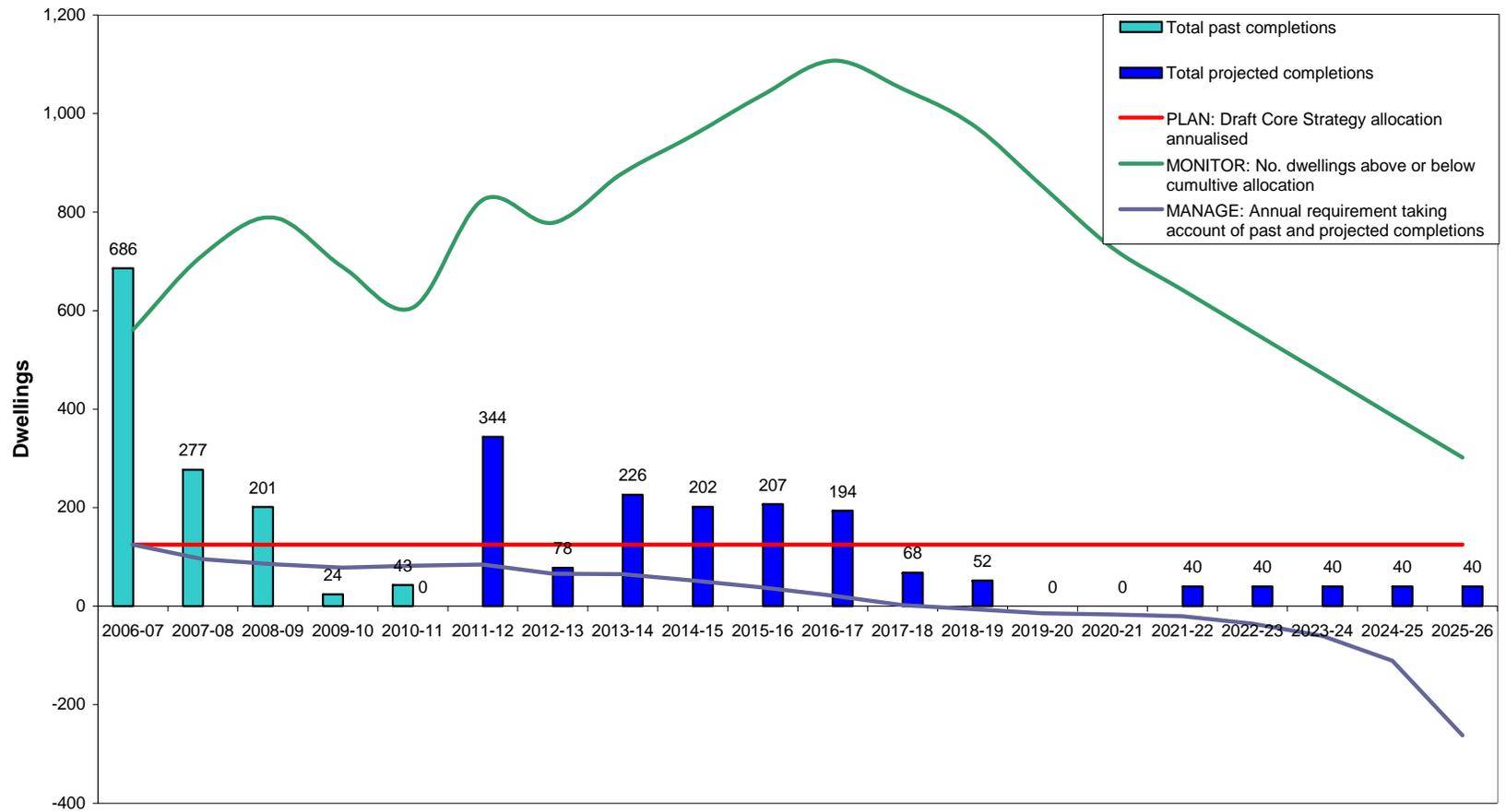
Indicator 6(e)

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

Output

The Gosport Housing Trajectory 2011 which is based on the Draft Core Strategy: Preferred Options target provides details of the managed delivery target which shows the annual rate of completions required to meet the target.

Figure 6.2
Gosport Housing Trajectory 2011



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 SHLAA provides an evidence base that shows how future housing supply can be met. The SHLAA informs the Housing Trajectory. 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 housing requirement set out in the Core Strategy: Preferred Options is derived from the former South East Plan for the reasons outlined in paragraph 6.1. The Annual Monitoring Report is 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 2010/11 and is reproduced as Figure 6.3.

Figure 6.3 Gosport SHLAA Sites updated as at 31st March 2011

SHLAA Ref	Address	Original Housing Potential (Gross)	Original Housing Potential (Net)	Dwellings Completed to Date (Gross)	Net Housing Potential at April 2011	Deliverable/Developable / Completed	Likely Timetable
Source 1: Non-housing allocations							
H/AG/05	Royal Hospital Haslar, Haslar Road	n/a	n/a	n/a	n/a	To be further assessed	n/a
H/LE/02	Land at Magister Drive, Cherque Farm	13	13	0	13	Deliverable	0-5 years
Total		13	13	0	13		
Source 2: Existing housing allocations and site development briefs							
H/LW/07 H/LW/08	Daedalus	352	352	0	352	Deliverable	0-10 years
H/TN/02	Gosport Waterfront	n/a	n/a	n/a	n/a	Developable	6-15 years
Total		352	352	0	352		
Source 3: Unimplemented and outstanding planning permissions for housing							
H/AG/01	47 Monckton Road	10	9	0	9	Deliverable	0-5 years
H/AG/06	Fort Gilkicker	26	26	0	26	Deliverable	0-5 years
H/GR/02	Site of Former Recreation Centre, Davenport Close	14	14	0	14	Deliverable	0-5 years
Total		50	49	0	29		
Source 4: Planning permissions for housing that are under construction							
H/BN/04	389-391 Fareham Road	12	10	0	10	Deliverable	0-5 years
H/CC/01	Royal Clarence Yard ⁷	394	394	138	256	Deliverable	0-5 years
H/GR/01	Rowner Renewal ⁸	700	199	4	193	Deliverable	0-5 years
H/HD/04	Felicia Farm, Sealark Road	43	43	1	42	Deliverable	0-5 years
H/HD/06	Shell Filling Rooms	9	9	0	9	Deliverable	0-5 years
H/LE/08	Rogers House, Elmore Road	39	24	0	24	Deliverable	0-5 years
H/LW/02	Pier House, 1 Marine Parade East	14	14	0	14	Deliverable	0-5 years

⁷ The figure of 394 is taken from the original application although there have been several subsequent applications.

⁸ As at April 2011 there had been 4 completions (gross) and 115 demolitions in the years 2009-10 and 2010-11. These figures also take into account the revised application which took the overall net dwellings on the site down to 193 from 199.

Source 4: Planning permissions for housing that are under construction (continued from previous page)							
H/LW/10	6,7,8 Marine Parade East	14	11	0	11	Deliverable	0-5 years
Total		1225	704	143	559		
Source 5: Vacant and derelict land and buildings							
H/CC/03	Weevil House & St George House, RCY Retained Area	18	18	0	18	Developable	6-10 years
Total		18	18	0	18		
Source 6: Surplus public sector land							
None		-	-	-	-		
Total		0	0	0	0		
Source 7: Land in non-residential use which may be suitable for redevelopment for housing							
H/HD/05	Priddy's Hard Heritage Area	100	100	0	100	Deliverable	0-5 years
Total		100	100	0	100		
Source 8: Additional housing opportunities in established residential areas							
H/BN/02	Stoners Close	17	17	0	17	Deliverable	0-5 years
H/BN/03	Garages north of Laphorn Close	14	14	0	14	Deliverable	0-5 years
H/FT/03	Wheeler Close	6	6	0	6	Deliverable	0-5 years
Total		37	37	0	37		
Source 9: Large scale redevelopment and re-design of existing residential areas							
None		-	-	-	-		
Total		0	0	0	0		
Total		1795	1273	143	1108		

- 6.7 The 2011 Gosport Housing Trajectory 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 2011. Housing projections are annualised from April 2011 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 2011, small sites with extant planning permission at 31st March 2011 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 Draft Core Strategy: Preferred Options 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 Draft Core Strategy: Preferred Options housing allocation, taking into account shortfalls and surpluses from both previous and future years.
- 6.10 The Draft Core Strategy: Preferred Options 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 2011 some 1,231 dwellings had been built, which is almost double the projected target of 625. This explains the steeply rising 'monitor' line and the steadily falling 'manage' line in the 2011 Gosport Housing Trajectory. The projected completions for the current monitoring period are 344 dwellings. The remaining Draft Core Strategy: Preferred Options allocation for 2012-2026 would therefore be 925 which is an annual requirement of 66.1 for the remaining 14 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 (i.e. 2012/2013 to 2016/17). 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). Although not adopted the Draft Core Strategy: Preferred Options figure is derived from the former South East Plan figure.

Figure 6.4: 5 Year Supply of Deliverable Sites based on Draft Core Strategy: Preferred Options

FIVE YEAR HOUSING REQUIREMENT FOR GOSPORT		
	Dwellings	Annual Average
Housing Requirement 2006-2026	2500	125
Completions 2006 - 2011	1231	
Projected Completions 2011/12	344	
Total Completions 2006 - 2012	1575	
Housing Requirement 2012 - 2026	925	66.1 ¹
5 Year Requirement 2012 - 2017	331	66.1 ¹
<i>¹The annual average has taken into account the past level of completions</i>		
FIVE YEAR SUPPLY OF DELIVERABLE HOUSING SITES - 11/12 - 16/17		
Large sites with planning permission	408	
Small sites with planning permission	93	
Other deliverable sites	400	
Total	901	

- 6.15 Figure 6.4 clearly demonstrates that there is a five year supply of deliverable sites. There are sufficient deliverable sites to deliver 901 dwellings which exceed the housing requirement for this period.
- 6.16 PPS3 requires local planning authorities to demonstrate, where possible, the level of net additional housing expected to come forward over a 15 year period and show the annualised plan target applying to each of the five years. Figure 6.6 shows that for a 10 year period there are sufficient deliverable sites to provide 1,061 dwellings which is considerably higher than the requirement of 661.

Figure 6.5: 10 Year Supply of Deliverable Sites based on Draft Core Strategy: Preferred Options

TEN YEAR HOUSING REQUIREMENT FOR GOSPORT		
	Dwellings	Annual Average
Housing Requirement 2006-2026	2500	125
Completions 2006 - 2011	1231	
Projected Completions 2011/12	344	
Total Completions 2006 - 2012	1575	
Housing Requirement 2012 - 2026	925	66.1 ¹
10 Year Housing Requirement 2012/13 - 2021/22	661	66.1 ¹
<i>¹The annual average has taken into account the past level of completions</i>		
TEN YEAR SUPPLY OF HOUSING SITES - 12/13 - 21/22		
Deliverable Sites		
Large sites with planning permission	408	

Small sites with planning permission	93	
Other deliverable sites	400	
Total Deliverable Sites	901	
Developable Sites		
Developable sites without planning permission	120	
Developable sites with planning permission	0	
Total Developable Sites	120	
Windfall (Allow windfall from 2021/22)	40	
Total	1061	

- 6.17 The remaining plan period up to 2026 when taking in to account projected completions for 2011-12 is only fourteen years. Figure 6.7 demonstrates that there is a 14 year supply of sites to accommodate 1,221 dwellings. This exceeds the 14 year housing requirement for the period 2012 to 2026. This supply together with the completions and projected completions up to 2011 totals 2,938 which shows that the Draft Core Strategy: Preferred Options allocation of 2,500 can be met within the plan period.

Figure 6.6: 14 Year Supply of Deliverable/Developable Sites based on Draft Core Strategy: Preferred Options

FOURTEEN YEAR HOUSING REQUIREMENT FOR GOSPORT		
	Dwellings	Annual Average
Housing Requirement 2006-2026	2500	125
Completions 2006 - 2011	1231	
Projected Completions 2011/12	344	
Total Completions 2006-2012	1575	
Housing Requirement 2011 - 2026	925	66.1 ¹
14 Year Housing Requirement 2011/12 - 2025/26	925	66.1 ¹
¹ The annual average has taken into account the past level of completions		
FOURTEEN YEAR SUPPLY OF HOUSING SITES - 11/12 - 25/26		
Deliverable Sites		
Large sites with planning permission	408	
Small sites with planning permission	93	
Other deliverable sites	400	
Total deliverable sites	901	
Developable Sites		
Developable sites without planning permission	120	
Developable sites with planning permission	0	
Total Developable Sites	120	
Windfall (Allow windfall from 2021/22)	200	40
Total	1221	

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 102 affordable dwellings were completed in 2010-2011.

- 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 some large schemes with affordable housing were completed, most notably the 49 units at 1-25 The Leisure, now Juniper Court and 35 at the Former Gosport Railway Station at Spring Garden Lane.

Figure 6.7: Affordable Housing at Gosport Railway Station



- 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 2003 to 2010.

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

	2003	2004	2005	2006	2007	2008	2009	2010
Gosport	5.96	6.68	6.58	7.10	7.00	7.59	6.02	7.34
South East	7.48	8.09	8.60	8.58	8.88	8.82	7.71	8.51
England	5.23	6.28	6.82	7.15	7.25	6.97	6.28	6.69

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

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

	2003	2004	2005	2006	2007	2008	2009	2010
Gosport	5.88	6.20	6.52	6.31	6.43	6.72	5.78	6.20
South East	7.16	7.71	8.08	7.97	8.45	8.42	7.28	8.23
England	5.83	6.58	6.81	6.97	7.23	6.93	6.27	7.01

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 5.96 in 2003 to 7.34 in 2010. Furthermore, the affordability ratio for those on lower incomes in Gosport is lower than the South East average. The lower quartile affordability ratio set out in Figure 6.8 is higher than the median quartile affordability ratios set out in 6.9. This highlights affordability issues and problems for first-time buyers getting on the property ladder in Gosport.

Indicator 6(h)

Annual growth in median house prices

Output

The growth in median house prices from 2004 to 2011 in Gosport, the South East and England is set out in Figure 6.10.

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

	2004	2005	2006	2007	2008	2009	2010	2011	2004-2011
Gosport	123.5	131.0	140.0	140.8	145.0	127.3	140.0	132.5	+7%
South East	174.0	187.0	190.5	207.0	217.5	188.0	227.5	217.0	+25%
England	141.0	155.0	160.0	171.0	175.0	159.0	185.0	175.0	+24%

* 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 between 2004 and 2008 with a dip in 2009 followed by a further increase in 2010. Median house prices then dipped again in 2011. 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 6.11.

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

	2003	2004	2005	2006	2007	2008	2009	2010	2011
Gosport	79.3	92.9	97.7	105.0	101.2	101.9	75.2	105.0	90.9
England	57.0	75.0	85.0	95.0	103.0	104.0	90.0	100.0	97.0

* 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

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

Figure 6.12: Number of households on Gosport's Joint Housing Register

Year	Number of households
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
2010-2011	3,791

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

Nearly all the homes completed during 2010-2011 were on PDL, however, there was 1 new home completed at Felicia Park which was not on PDL.

Figure 6.13: Dwellings built on PDL

Year	2007/08	2008/09	2009/10	2010/11
No. dwellings (gross)	311	206	50	177
Percentage (%)	100	100	100	99.4%

Figure 6.14: Breakdown of completions on PDL by development type (2010/11)

Development Type	Completions (Gross)
New	159
Change of use	7
Conversion	11
Total	177

Commentary

- 6.27 Both the national and local targets for house building on PDL were exceeded in the monitoring period, with almost 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 2007 and 2011 is as follows:

Figure 6.15: Densities of new dwellings completed between 2007 and 2011

Density	07/08 (%)	08/09 (%)	09/10 (%)	10/11 (%)
Less than 30 dph	8	5	4	2
30 – 50 dph	30	12	12	26
More than 50dph	62	83	84	72

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. Whilst the amount of development above 50 dph has decreased over the monitoring period it still accounts for a high proportion of developments. 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 2006 and 2011 according to size is set out in Figure 6.16.

Figure 6.16: Number of dwellings (gross) completed 2006-2011 by dwelling size

Size	06-07 (%)	07-08 (%)	08-09 (%)	09-10 (%)	10-11 (%)	Total (%)
1 bed	134 (18)	78 (25)	78 (38)	21 (42)	96 (54)	407 (28)
2 bed	314 (43)	112 (35)	102 (50)	25 (50)	56 (32)	609 (41)
3 bed	79 (11)	36 (12)	9 (4)	3 (6)	23 (13)	150 (10)
4 bed	194 (27)	60 (19)	14 (7)	1 (2)	0 (0)	269 (18)
5 bed	9 (1)	25 (8)	3 (1)	0 (0)	1 (1)	38 (3)
Total	730 (100)	311 (100)	206 (100)	50 (100)	176 ⁹ (100)	1473 (100)

⁹ This varies from the gross figure of 177 as caravan was counted for which we have no information regarding the size

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 41% of new homes were two bedroomed and 31% of new homes contained three or more bedrooms. However, the number of larger homes containing three or more bedrooms accounted for just 14% of homes built during the monitoring period. Whilst this is an increase on last year it is still low in comparison to 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).

7.0 ENVIRONMENT

Strategic Statement

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

Flood Defence and Water Quality

Indicator 7 (a)

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

Output

No planning applications were granted permission contrary to the advice of the Environment Agency during the monitoring period 2010/11.

Commentary

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

Indicator 7 (b)

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

Output

No planning permissions were granted contrary to the advice of the Environment Agency in this category during the period 2010/11.

Commentary

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

Nature Conservation

Indicator 7 (c)

Changes in priority habitats and species of biodiversity importance

Output

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

Commentary

- 7.3 Saved Policy R/OS13 of the LPR aims to ensure that species and habitats set out in the UK and Hampshire Biodiversity Action Plans (BAP) will be protected and where possible enhanced.

7.4 The Hampshire Biodiversity Information Centre (HBIC) has produced revised data relating to the presence of priority habitats for each district in Hampshire, as outlined in the Hampshire Biodiversity Action Plan (2006). Figure 7.1 includes the latest known information for Gosport. Further surveys are being undertaken through the Hampshire Habitat Survey Programme on the extent of priority habitats. There are no changes from last year. The most significant habitats in terms of the proportion of the Hampshire total are: coastal vegetated shingle (with 18.5% of the Hampshire total); reedbeds (6.6%); and coastal saltmarsh (3.4%).

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 (2011)

7.5 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. For the year to 31st March 2011, the change in status of the 50 BAP priority species is reported for the period 2000 to 2010. The survey shows that Gosport has 19 of the 50 species which represents two additional species when compared with the 2008 survey but no change from last year. 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 2000-2010
<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	Stable
<i>Pyrrhula pyrrhula</i>	Bullfinch	Birds	Stable
<i>Sylvia undata</i>	Dartford warbler	Birds	Decline
<i>Tringa tetanus</i>	Redshank	Birds	Decline
<i>Vanellus vanellus</i>	Lapwing	Birds	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterflies	Increase
<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	Stable
<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 (2011)

Indicator 7 (d)

Changes in areas designated for their intrinsic environmental value

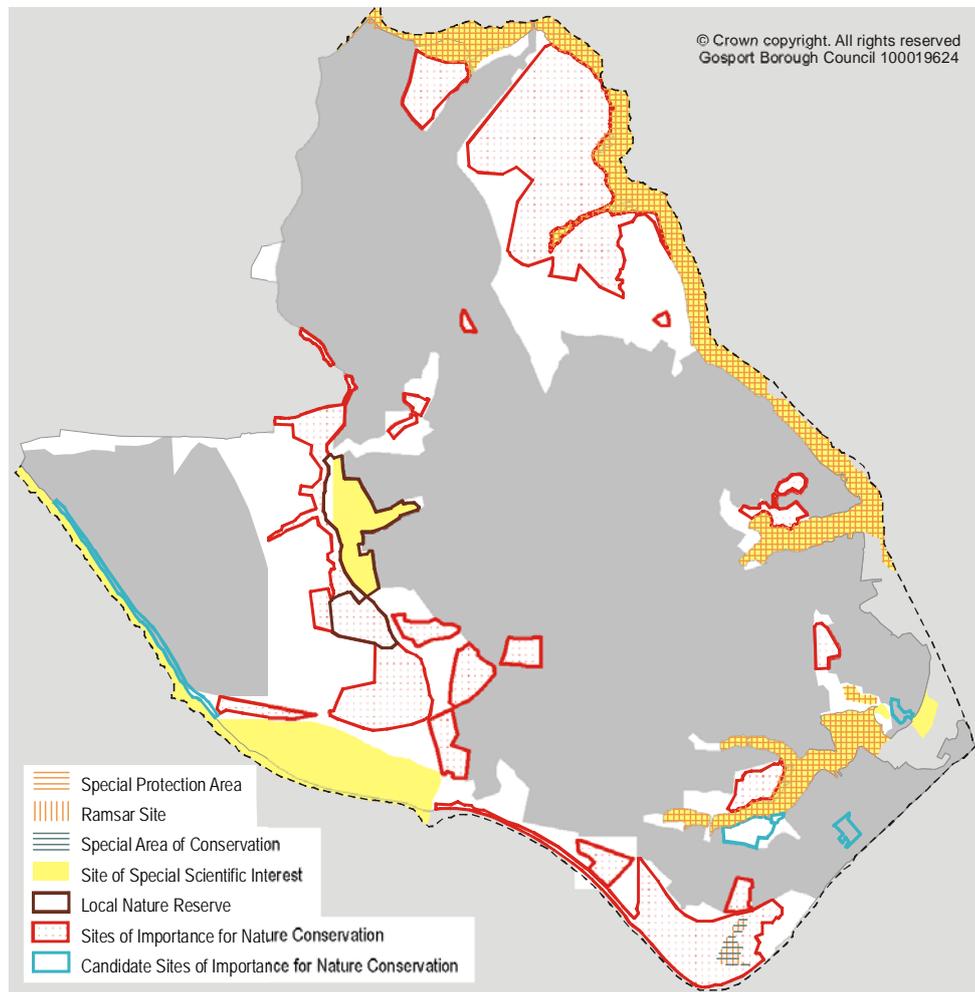
Output

There have been no changes in the area of land designated for their intrinsic environmental value in the Borough during 2010-2011

Commentary

- 7.6 The Habitats Regulations and PPS9: Biodiversity and Geological Conservation aims to protect all of the internationally important nature conservation sites in the Borough namely: Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites. 'Saved' Policy R/OS11 of the LPR aims to protect nationally important sites namely Sites of Special Scientific Interest (SSSI). 'Saved' Policy R/OS12 relates to local designations such as Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves.
- 7.7 Nature conservation designations protect approximately 626 hectares within the Borough, which forms nearly 23% of its total area including water. The location of the nature conservation designations are shown in Figure 7.3.

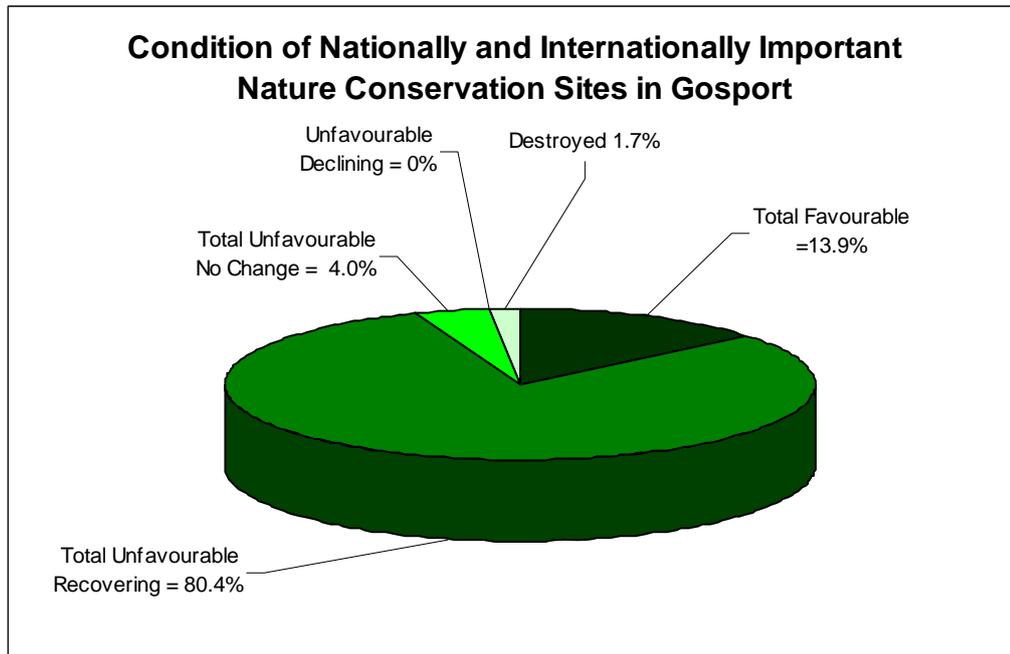
Figure 7.3: International national and local nature conservation designations



7.8 There is a total of 265.1 ha of SSSIs in the Borough. The proportion of SSSIs rated by Natural England (as at 31st March 2011) as being in a 'favourable or recovering' condition in Gosport is 94.3% (13.9% favourable, 80.4% recovering). 4.0% is classed as unfavourable declining. Importantly no areas are classified as 'unfavourable and declining'¹⁰.

¹⁰ These figures are supplied by HBIC based on Natural England (NE) surveys. However for the first time the data used has been supplied by HBIC which is more accurate in terms of district-level information because NE do not always assign separate portions of SSSIs to the correct District; where the majority of a SSSI occurs within another District (and hence is assigned to that District) HBIC clips the SSSI management units exactly to the District boundaries. Consequently a direct comparison with last year's figures is not possible.

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 2010-2011

Commentary

- 7.9 No renewable energy schemes were granted planning permission during the 2010-2011 monitoring period. However, the proposed Gosport Leisure Centre development will include a combination of energy efficient measures and gas fired CHP to act as a lead boiler within a centralised heating system and will also help to provide power to the development.
- 7.10 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.

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 2010-2011 and received funding from developer contributions are set out in Figure 7.5.

Figure 7.5: Open space schemes completed in 2010-2011 that received funding from developer contributions

Site	Project	Funding
Privett Enclosure	GBFC – Improved Facilities	£840
Elsion Recreation Ground	Skate Board and BMX Facility	£14,439
Walpole Park	Play Area Improvements	£34,202
Leesland	Skatepark – provide concrete equipment	£47,725
Lee Seafront	Skatepark – extension and upgrade	£24,049
Total		£121,255

Commentary

- 7.11 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.
- 7.12 Figure 7.5 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 7.6.

Figure 7.6: Vacancy rates for allotments in Gosport October 2011

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	299	0	0%	50
Camden	145	0	0%	17
Elson	76	0	0%	56
Lee-on-the-Solent	105	0	0%	173
Leesland Park	60	0	0%	89
Middlecroft	164	0	0%	45
Park Road	17	0	0%	88
Rowner	63	0	0%	70
Tukes Avenue	3	0	0%	11
Wych Lane	6	0	0%	21
Total	938	0	0%	620

Commentary

- 7.13 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.
- 7.14 Figure 7.6 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.
- 7.15 Figure 7.6 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 April 2010 and October 2011.

Built Heritage

Indicator 7 (i)

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

Output

At April 2011 there were 32 properties or 5.99% of the total stock of Listed Buildings on the At Risk Register.

Commentary

- 7.16 The number of buildings on the List of Buildings of Special Historic or Architectural Interest is currently 534 which is the same number as April 2010. Furthermore, there are two fewer buildings on the Listed Buildings on the At Risk Register compared to April 2010.

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

7.17 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 7.7: 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 floorspace with planning permission completed in 2010/11

Output

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

Figure 8.1: Retail, office and leisure floorspace completions with planning permission (over 200m²) in Gosport 2010-2011

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 with planning permission 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 2010/11 are set out in Figure 8.2.

Figure 8.2: Retail, office and leisure floorspace completions with planning permission (over 200m²) in Gosport 2010-2011 in identified shopping centres, sites allocated for shopping and commercial uses, employment, built leisure and mixed-use development

Use Class (Amendment) Order 2005	Identified shopping centre (m2)	Site allocated for retail, employment or built leisure (m2)	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 2010/11 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.
- 8.2 However, there were two notable retail completions within the Borough located on land not allocated under Policy R/S1 or in any of the centres designated under Saved Policies R/S3 and R/S4. Both of these were associated with permitted changes of use from A4 to A1 with the opening of a Spar within the former Kings Head Public House on Forton Road and a Co-Operative within the former Wych Way Inn on Wych Lane.

Figure 8.3: Spar, Forton Road



Centre profiles

Indicator 8(c)

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

Target

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

Output

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

Figure 8.4: Percentage of commercial unit frontages within the Principal and District centres in Gosport July 2011

Name of centre	Type of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Gosport Town Centre	Principal	A1	949.9	54%
		A2	295.2	17%
		Non-A1/A2	507.6	29%
		Total	1752.7	100%
Lee-on-the-Solent District centre	District	A1	500.0	72%
		A2	71.1	10%
		Non-A1/A2	125.5	18%
		Total	696.6	100%
Stoke Road District centre	District	A1	470.5	53%
		A2	131.5	15%
		Non-A1/A2	289.4	32%
		Total	891.4	100%

% figures subject to rounding.

Commentary

- 8.3 The retail strategy in the LPR is to maintain Gosport Town Centre as the principal centre and the two district centres as the key focus for new retail and service developments in the Borough in order to help ensure their vitality and viability. In order to implement this strategy the Council's current policy is to operate a threshold policy of no more than 33% of commercial units to be in uses other than classes A1 and A2 in the principal and district centres.
- 8.4 Figure 8.4 shows the proportion of uses in each of these three key centres. In terms of the overall mix, the split between uses has changed slightly with 29% of non A1/A2 uses making up the retail and service offer of Gosport Town Centre. This compares with 30% of the centre comprising of A1/A2 uses making up the retail and service offer of Gosport Town Centre over previous years. The proportion of non A1/A2 uses has also fallen in Lee-on-the-Solent District Shopping Centre to 18% of the retail and service offer compared to 21% over previous years. The proportion of A1/A2 uses within Stoke Road District Shopping Centre is 32% which is down slightly on the 33.3% which was recorded in 2010.
- 8.5 The emerging 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 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 July 2011

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%

% figures subject to rounding.

Figure 8.6: Percentage of A1 and non-A1 frontages within neighbourhood centres in Gosport July/August 2011

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	32.7	75%
	Non A1	11.1	25%
St. Nicholas Avenue	A1	20.3	65%
	Non A1	10.7	35%
Nimrod Drive	A1	48.5	65%

Name of centre	Use class	Frontage (m)	% of frontage occupied by use class type
	Non A1	26.5	35%
Elson Road	A1	30.5	45%
	Non A1	37.9	55%
Palmyra Road	A1	58.0	72%
	Non A1	22.7	28%
Forton Road (335-359 & 262-278)	A1	74.5	87%
	Non A1	11.6	13%
Forton Road (45-95)	A1	63.8	44%
	Non A1	80.7	56%
Bury Cross	A1	35.3	42%
	Non A1	48.7	58%
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%

% figures subject to rounding.

Commentary

- 8.6 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 local residents to purchase everyday items without the need to drive into town and this is particularly important for residents who do not have access to a car or have limited mobility.
- 8.7 The LPR strategy is to promote class A1 uses as the primary use 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 2011 (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 three surveys in 2008, 2009 and 2010. The highest proportion of non A1 uses was in the Bury Cross centre with 58% 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 8.5, this will be undertaken as part of the technical work for the emerging Site Allocations and Delivery DPD.

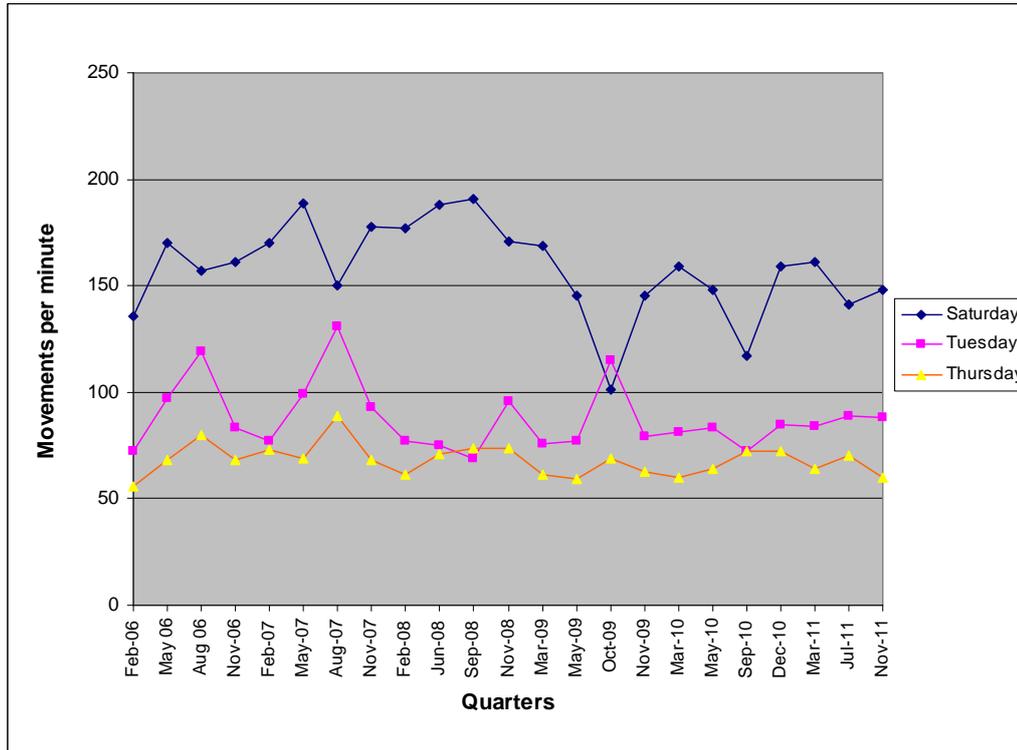
Pedestrian footfall

- 8.8 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 brings vibrancy to the local street scene.

Figure 8.7: Gosport High Street



Figure 8.8: Pedestrian footfall February 2006-November 2011



8.9 The illustrative chart continues to show 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.

8.10 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 and KFC



Vacancy rates

Figure 8.10: Vacancy rates by frontage at shopping centres in Gosport July/August 2011

Name of centre	Type of centre	% of vacant frontage 2010	% of vacant frontage 2011
Gosport Town centre	Principal	6%	8%
Lee-on-the-Solent Town Centre	District	4%	5%
Stoke Road	District	12%	18%
Gregson Avenue	Local	5%	10%
Rowner Road	Local	13%	19%
Brockhurst Road (No. 29-75)	Local	15%	15%
Forton Road/The Crossways	Local	2%	15%
Alverstoke Village	Local	0%	0%
Tukes Avenue	Neighbourhood	0%	0%
Nobes Avenue	Neighbourhood	10%	10%
Carisbrooke Road	Neighbourhood	20%	0%
Brewers Lane	Neighbourhood	21%	0%
Beauchamp Avenue	Neighbourhood	0%	0%
Rowner Lane	Neighbourhood	13%	13%
St.Nicholas Avenue	Neighbourhood	0%	0%
Nimrod Drive	Neighbourhood	78%	78%
Elson Road	Neighbourhood	30%	51%
Palmyra Road	Neighbourhood	6%	6%
Forton Road (335-359 & 262-278)	Neighbourhood	5.1%	10.6%
Forton Road (45-	Neighbourhood	23%	17%

Name of centre	Type of centre	% of vacant frontage 2010	% of vacant frontage 2011
95)			
Bury Cross	Neighbourhood	23%	23%
Queens Parade	Neighbourhood	0%	0%
Portsmouth Road	Neighbourhood	29%	29%
Dartmouth Court, Dartmouth Close	Neighbourhood	63%	63%
Anstice Court, Twyford Drive	Neighbourhood	12%	12%

Commentary

- 8.11 The Carisbrooke Road, Brewers Lane and Forton Road (45-95) Local Centres were the only protected shopping centres within the Borough which experienced a decrease in vacancies between the 2010 and 2011 surveys. Vacancies increased in Gosport Town Centre and in the Stoke Road and Lee-on-the-Solent District Shopping Centres over the same period. The increase in vacancies was the most significant within Stoke Road District Shopping Centre with a 6% increase compared to that recorded in the 2010 survey. Vacancies increased in 3 out of the 22 Local and Neighbourhood Shopping Centres over the period. This included a 5%, 6%, 13% and 21% increase in vacancies in the Gregson Avenue, Rowner Road and Forton Road/The Crossways Local Shopping Centres and Elson Road Neighbourhood Shopping Centre respectively.
- 8.12 The Nimrod Drive Neighbourhood Shopping Centre has a very high vacancy rate. This is related to the fact that the area is set to undergo a comprehensive redevelopment. In due course, these units will be demolished and be replaced with a new superstore and a number of smaller retail units to create a new local centre. Of the 17 neighbourhood centres, over half (10 centres) have remained constant since 2009.

9.0 COMMUNITY AND LEISURE FACILITIES

Strategic Statement

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

Indicator 9(a)

Total amount of completed community and health facilities

Output

A total of 692 square metres of new community and health facilities were completed in 2010/11.

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 There was one notable development completed during the monitoring period for the provision of a new two storey detached GP surgery at Gosport War Memorial Hospital. This opened to patients in September 2010. A change of use was also granted permission during the 2010/11 monitoring period for a diving museum within No 2 battery in Stokes Bay. Furthermore, planning permission was granted on appeal in March 2009 for the erection of a further education college with new accesses at Bridgemary School in Wych Lane. No work has commenced on this scheme to date.

Figure 9.1: The Diving Museum at No 2 Battery



- 9.3 There were no leisure completions recorded during the monitoring period. Following an outline planning application being approved in October 2008, a full planning application was approved in July for the erection of a replacement leisure centre at Holbrook.
- 9.4 Planning permission was granted in May 2009 for the redevelopment and re-provision of sports facilities for Bay House School. Work on this scheme is yet to commence.
- 9.5 Planning permission 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 expired in July. In light of the changed financial situation at Portsmouth Football Club, this scheme will no longer be implemented.

APPENDIX 1

**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 2: Gosport Housing Trajectory 2011

	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
Past completions	686	277	201	24	43														
Projections: SHLAA sites	0	0	0	0	0	320	49	203	178	184	194	68	52	0	0	0	0	0	0
Projections: Small sites with planning permission	0	0	0	0	0	24	24	23	23	23	0	0	0	0	0	0	0	0	0
Projections: windfalls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40	40
Total past completions	686	277	201	24	43														
Total projected completions					0	344	73	226	201	207	194	68	52	0	0	40	40	40	40
Cumulative completions	686	963	1,164	1,188	1,231	1,575	1,648	1,874	2,075	2,282	2,476	2,544	2,596	2,596	2,596	2,636	2,676	2,716	2,756
PLAN: SE Plan allocation annualised	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
MONITOR: No. dwellings above or below cumulative allocation	561	713	789	688	606	825	773	874	950	1032	1101	1044	971	846	721	636	551	466	381
MANAGE: Annual requirement taking account of past and projected completions	125	95	85	79	82	85	66	66	52	39	22	3	-6	-14	-16	-19	-34	-59	-108

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.

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.

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 2011-2031

The LTP comprises two distinct parts:

- (i) a 20 year Strategy Document (2011 – 2031); and
- (ii) a rolling 3 year implementation plan.

The Strategy Document will outline the broad approach for transport within Hampshire and will be delivered through three year implementation plans (initially 2011 – 2014), which will set out a draft capital programme of schemes for each period. Schemes will only be included where there is certainty over funding availability and deliverability.

HCA – Homes and Communities Agency

The Homes and Communities Agency is the national housing and regeneration agency for England, with a capital investment budget of nearly £7bn. They contribute to economic growth by helping communities to realise their aspirations for prosperity and to deliver high-quality housing that people can afford.

They provide investment for new affordable housing and to improve existing social housing, as well as for regenerating land.

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 2006. 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 was adopted May 2006. 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 ten Local Authorities (East Hampshire District Council, Eastleigh Borough Council, Fareham Borough Council, Gosport Borough Council, Hampshire County Council, Havant Borough 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, the RSS will be revoked through the Localism Act. The RSS for this area is the South East Plan.

SEEDA – South East England Development Agency

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

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 (Brundland 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.