

# Annual Monitoring Report

December 2012

*Delivering  
for Gosport*



**Gosport Borough Council**  
**Local Development Framework**  
**Annual Monitoring Report**  
**December 2012**

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## **EXECUTIVE SUMMARY**

This is the eighth Annual Monitoring Report (AMR) produced by Gosport Borough Council in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The AMR covers the period from April 2011 to March 2012. 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.

Following the publication of the NPPF the decision was made to publish a single Local Plan rather than the Core Strategy and Site Allocations and Delivery Plan as two separate DPDs. Consultation with community stakeholders on the draft Local Plan was scheduled for November-December 2012 in the 2012 LDS but this timetable has been revised with consultation taking place between 19th December and 13th February.

There are no milestones for the 2011/12 monitoring period although the Daedalus SPD was adopted by the Council in September 2011. An SPD for the Gosport Waterfront and Town Centre will be produced in due course in addition to SPDs for both Parking and Design.

The AMR considers the policy performance of the Local Plan Review (LPR). A number of indicators and outputs are set out by topic areas; targets are included where relevant. Brief commentaries discuss key findings and highlight linked contextual indicators. In addition, the issues identified through the monitoring of LPR policies will inform the preparation of the Local Development Framework (LDF) Local Plan 2011-2029.

The key performance indicators in the 2012 AMR highlight the following key points:

### **Housing**

A total of 339 dwellings were built in terms of net completions. The housing delivery rate has picked up significantly compared to last year and this can be attributed to works progressing on the Rowner Regeneration project known as Alver Village. The 2012 Gosport Housing Trajectory shows that new housing is being delivered at a rate significantly above the housing target set out in the South East Plan.

### **Employment**

There was no new office floorspace completed during the 2011/12 monitoring period.

### **Retail and community uses**

556 square metres of new retail or community use floorspace completions were recorded during the 2011/12 monitoring period.

### **Open Space**

Developer Contributions continue to fund open space schemes across the Borough, such as play area improvements at Nobes Avenue, improvements at Privett Park including the upgrading of the tennis courts and a skate park at Lee-on-the-Solent.

The issues identified through the monitoring of LPR policies will inform the preparation of the Local Development Framework (LDF) Local Plan 2011-2029 and other LDDs.

## 1.0 INTRODUCTION

- 1.1 This is the eighth Annual Monitoring Report (AMR) to be produced by Gosport Borough Council. It has been prepared in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 The Government has replaced Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) with a National Planning Policy Framework (NPPF).
- 1.3 As part of the transition towards the NPPF, the Government wrote to all Chief Planning Officers in 2011 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 2011 AMR. The document is structured around the main themes set out in the Gosport Borough Local Plan Review (LPR), which was adopted in May 2006. This focus will change in future AMRs once the Local Plan 2011-2029 is adopted.
- 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 2012 Gosport AMR covers the monitoring period 1 April 2011 to 31 March 2012, 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). More up-to-date information on major developments is also included where relevant.
- 1.7 The Gosport Profile and Key Development Sites form 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 draft Local Plan 2011-2029. 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 Local Development Framework (LDF) and the duty to cooperate is dealt with in Chapter 3 of the AMR with an examination of timetables and milestones set out in the LDS 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 themes identified in Chapter 14 (Monitoring and Resources) of the 'Saved' Local Plan Review (May 2006). In each Chapter 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).

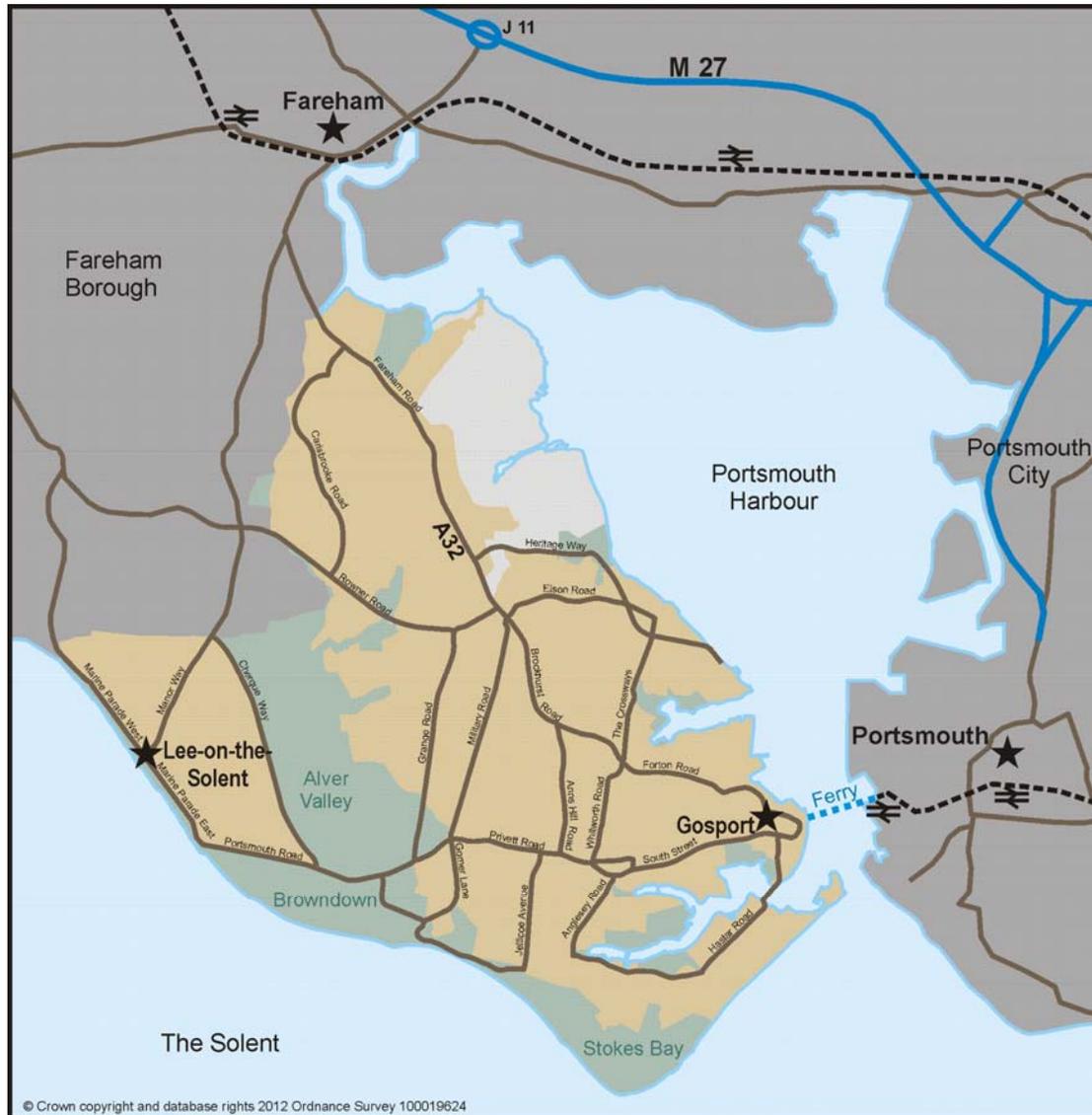
- 1.10 Chapter 6 deals with housing and includes an update of the Strategic Housing Land Availability Assessment (SHLAA) using data from the 2011/12 period taken from the 2012 SHLAA which will be published in due course. The findings have been included in the 2012 AMR Gosport Housing Trajectory (based on the South East Plan). 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 GOSPORT PROFILE AND KEY DEVELOPMENT SITES

### Location

- 2.1 Gosport Borough is located in South Hampshire on the western side of Portsmouth Harbour opposite the city of Portsmouth. The Borough is a peninsula of 2,750 hectares surrounded on three sides by The Solent and Portsmouth Harbour with almost 39 kilometres of coastline. It is predominately urban in character and contains two principal settlements, Gosport and Lee-on-the-Solent, separated by the Alver Valley.

Figure 2.1: Location of Gosport Borough



### Population and households

- 2.2 The population of the Borough is fairly stable and has been recorded in the 2011 Census at 82,622 persons. In the 2001 Census the population was recorded as 76,415 persons, which represents an increase of 8.1% from the 2001 figure.
- 2.3 There were a total of 35,430 households recorded by the 2011 Census. This represents an increase of 13.1% from the 31,337 households recorded in the 2001 Census. The 2011 Census recorded an urban density in Gosport of 32.6 people per hectare and is one of the

most densely populated areas in the South East Region. This represents an increase from 30.2 people per hectare which was recorded in the 2001 Census.

- 2.4 According to the latest long term population projections the Borough's population will increase by about 1.2% over the period to 2029 (the period for the Draft Local Plan) with the number of households projected to increase by 7.5%<sup>1</sup>. The average household size is 2.33 persons and is projected to decrease to 2.24 persons by 2029.
- 2.5 The Borough's population is ageing due largely to a longer life expectancy and a low birth rate, this is in line with the national trend. The proportion of over 65's will increase from 17.6% in 2011 to 24.6% in 2029 with the number of residents over 65 increasing by 41.4% over the same period which represents approximately 6,000 people. As part of this trend there is a marked increase in those living beyond 85 with an 85% increase over the period 2011-2029.
- 2.6 At the same time the number aged under-16 is falling in both proportion and absolute terms. In 2011 18.7% of the population was under 16, by 2029 this is projected to fall to 17.7%. It is projected that there will be a 4% fall in the number of people aged under 16. It is however important to acknowledge that some areas of the Borough such as Grange ward have experienced a population increase amongst the younger age groups and has one of the most youthful age profiles in England.
- 2.7 In relation to the traditional working age population (16-64), it is projected that these age groups will decrease by 8.4% in absolute terms over the 2011-2029 period with the proportion falling from 63.7% in 2011 to 57.7% in 2029. According to the latest available forecasts the economically active population (i.e. those employed, self-employed or actively seeking employment), will fall by 5%<sup>2</sup>. This forecast takes into account the predicted increases in retirement age. This represents approximately 1,800 less people in the workforce which may have positive and negative implications for the Borough. For example a reduced workforce will lead to less commuting and therefore less pressure on the local road system at peak time however a smaller workforce will have implications for wealth generation and spending power in the local economy.

## Transport

### Bus Rapid Transit

- 2.8 Phase 1A of the Bus Rapid Transit (BRT), branded as "Eclipse" was officially opened on the 22<sup>nd</sup> April 2012, thereby just missing the 2011/12 monitoring period, but is included here for information
- 2.9 The BRT utilises a section of the former railway corridor between Titchborne Way in Gosport to Redlands Lane in Fareham to provide a dedicated busway to improve access and journey times for buses on the peninsula. Community Infrastructure Funding (CIF) for the scheme was approved by Government in March 2009. The scheme:
- Provides improved access into and out of the Gosport Peninsula;
  - Improves public transport provision for existing communities and;
  - Provides travel choice for new development.
- 2.10 In addition, the busway is open to cyclists and significantly improves links between Gosport and Fareham by providing an alternative to cycling along the busy A32.

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<sup>1</sup> Hampshire County Council Long-term population forecasts (March 2012)

<sup>2</sup> Hampshire County Council Long-term population forecasts (March 2012)

- 2.11 Further progression of the BRT will depend upon detailed design and future availability of funding. It is proposed that Phase 1 of the BRT will form part of a wider scheme for South Hampshire with further parts of the network extending to Gosport Town Centre, Fareham Railway Station / Town, Fareham SDA, QA Hospital and Portsmouth.
- 2.12 The County Council has reviewed future stages of the BRT network and reports to TfSH<sup>3</sup> indicate that the priority for Gosport is the extension of the existing busway from Tichborne Way to Rowner Road. Design work for this phase is currently being undertaken to enable the County Council to take advantage of any funding opportunities arising. The County Council is of the view that the business case for further extensions of the busway towards the town centre is weaker as services need to disperse away from the corridor to serve the diverse residential areas of southern Gosport.
- 2.13 However, improvements are being made through the award of the Better Bus Fund and the Local Sustainable Transport Fund to improve bus stop infrastructure, provide bus priority measures and address significant bottlenecks in street running services. Notably, a bus priority lane is to be provided on the Fareham Road approach to, and southbound between, the Brockhurst Roundabouts.

#### **Overview of Schemes Completed 2011/12**

- 2.14 Further detail on the schemes listed below can be found in Chapter 4 – Transport and Land Use Issues.
- Gosport Ferry Pontoon – replacement of existing failing structure with a new pontoon on the Gosport side of Portsmouth Harbour.
  - Gosport Ferry Cycle Parking – improved cycle parking facilities adjacent to the Gosport Ferry Ticket Office / Gosport Bus Station
  - Stokes Bay Cycle Route (The Ray Reece Cycleway) – a new cycleway which forms part of the National Cycle Network Route 2 to provide a safer route for young people to cycle and walk to school.
  - Richmond Road, Lee-on-the-Solent – a scheme to improve safety at the junction of Marine Parade West and Richmond Road.

#### **Future Schemes Identified (At November 2012)**

- 2.15 The following Transport schemes are currently programmed by Hampshire County Council/TfSH.

#### **Newgate Lane Widening/Peel Common Roundabout Improvements**

- 2.16 This scheme to improve access to Gosport and in particular to the Enterprise Zone at Daedalus includes significant works to junctions in the northern section of Newgate Lane, the widening of the southern section of Newgate Lane and the reconfiguration and signalisation of the Peel Common Roundabout. The scheme includes an off road cycle track to Speedfields Park.

*Estimated Scheme Cost - £8.5million<sup>4</sup>  
(LTP/Growing Places/Developer Contribution)  
Provisionally programmed 2014/15*

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<sup>3</sup> Information is contained within the Report to the Transport for South Hampshire Joint Committee, 29<sup>th</sup> May 2012, Agenda Item 8 “South East Hampshire Bus Rapid Transit Progress Update” and the “South East Hampshire BRT Future Phases Study” which was appended to the report. Documents available at: [http://www3.hants.gov.uk/councilmeetings/meetingsummary.htm?sta=0&currentpage=1&tab=1&date\\_ID=1026](http://www3.hants.gov.uk/councilmeetings/meetingsummary.htm?sta=0&currentpage=1&tab=1&date_ID=1026)

<sup>4</sup> As detailed in the Gosport Borough Transport Statement – Gosport Schedule of Transport Improvements (September 2012)

### **Marine Parade East Cycle Track**

- 2.17 An off road cycle track from the Lee-on-Solent Sailing Club compound to Flower Building near Pier Street to extend the National Cycle Network Route 2 and complete links between Lee and Gosport centre and the coastal route. The Planning Application for this scheme was registered at GBC on the 27<sup>th</sup> November 2012 (Ref: K.18150)

*Estimated Scheme Cost - £180,000<sup>5</sup>  
(Developer Contribution)  
Provisionally programmed 2013*

### **Brockhurst Roundabout bus priority, pedestrian and cycle measures**

- 2.18 A bus priority lane on the Fareham Road approach to, and southbound between the Brockhurst Roundabouts is proposed and bus detection measures incorporated in existing signal controls. The extension of the existing shared use cycle track and the provision of a toucan crossing is included along Rowner Road to improve links to the busway and Medical Centre.

*Estimated Scheme Cost - £0.8million<sup>6</sup>  
(Better Bus Fund)  
Provisional programmed 2013*

### **Local Sustainable Transport Fund (LSTF)**

- 2.19 The award of £18 million of LSTF funds to HCC (along with contributions from other stakeholders) is to be used to promote an interoperable smart ticket for bus and ferry travel for South Hampshire. Area-wide and corridor-specific travel choice interventions, aimed at encouraging uptake of public transport, walking and cycling are also proposed. Physical interventions are planned along nine corridors and at interchanges in Portsmouth, Gosport and Southampton, including real time passenger information, bus priority, and provision for cycling and walking.
- 2.20 The proposed LSTF measures in Gosport include various bus stop infrastructure improvements and bus priority measures on Eclipse bus routes and enhanced pedestrian facilities at five sites in the town centre area.

### **Other/LTP Schemes**

- A range of pedestrian and cycle facilities are also proposed within the County Council's Minor Works and Traffic Management programme for 2013/14 to improve general accessibility, pedestrian safety and access to bus services.

### **Employment and economic development**

- 2.21 There have been significant changes in the employment structure in the Borough over last the 15 years. Historically, Gosport developed primarily as a support base for the Royal Navy providing significant employment for local residents. There is significant naval heritage across the Borough including a string of forts and buildings associated with supplying and training the Royal Navy as well as the former military hospital at Haslar. Employment at Portsmouth Naval Base has fallen while several other Ministry of Defence establishments in the Borough and around the Harbour have closed. This has led to a significant supply of brownfield land in the Borough with each site having a particular mix of issues including contamination, historic buildings and flood risk. Some of these sites have been redeveloped and others are available for re-use and are addressed within this Plan.
- 2.22 As a result of these changes a large number of residents of the Borough now work in different locations, particularly along the A27-M27 corridor in areas where the journey to

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<sup>5</sup> As detailed in the Gosport Borough Transport Statement – Gosport Schedule of Transport Improvements (September 2012)

<sup>6</sup> As detailed in the Gosport Borough Transport Statement – Gosport Schedule of Transport Improvements (September 2012)

work is predominantly by private car. The latest evidence<sup>7</sup> shows that nearly two-thirds of employed Gosport residents work outside the Borough which has increased from 49% at the time of the 2001 Census. Gosport had the highest workplace self-containment ratio among Hampshire districts with 74% of Gosport based jobs filled by local residents. This suggests that when local jobs are provided they are successfully filled by local residents<sup>8</sup>.

- 2.23 There are a number of important clusters of businesses in the Borough relating to advanced manufacturing, aviation and marine industries which employ significantly higher proportions of the workforce than the proportion nationally.
- 2.24 There are approximately 26,000 jobs in Gosport Borough<sup>9</sup> which has declined from 33,000 in 2000 representing a 21% decrease in the employment base. Despite the closure of several Ministry of Defence establishments, there is still a higher than average proportion of jobs within the public administration sector (including defence, health and education) compared to that at county and regional level. Furthermore, there is a significantly lower proportion of jobs within the finance, IT and other business activities sector in comparison to county and regional levels.
- 2.25 In 2010 there were 2,100 firms<sup>10</sup> in Gosport which is the lowest total number of firms out of all Hampshire Districts (including Portsmouth and Southampton). The majority of these were small firms with 82.4% of these accounting for 1-9 employees. This is comparable with other districts within Hampshire (including Portsmouth and Southampton). A total of just 0.2% of firms in Gosport accounted for 250 or more employees. The low proportion of businesses of this size within the Borough is again comparable with other districts in Hampshire (including Portsmouth and Southampton) although is amongst the lowest proportion in this size category along with Hart and New Forest (both also have 0.2% of firms accounting for 250 or more employees).
- 2.26 Gosport has the lowest business density and the lowest business start-up rate in the South-East and amongst the lowest in the country. This is related to local skills deficiencies and lower levels of entrepreneurship which is often associated with areas that have a high dependency on large public sector employers such as the Ministry of Defence.
- 2.27 The unemployment rate at October 2012 remained lower than the national average with 3.1% claiming Job Seekers Allowance (JSA). Furthermore, the youth unemployment rate is also higher than the overall unemployment rate with 6.6% of 18-24 year olds claiming JSA. Certain areas of the Borough such as the Town and Grange wards experience higher levels of employment deprivation. The 2010 Indices of Deprivation also show that two Super Output Areas within Town ward and one within the Privett ward were within the top 15% of the most deprived nationally in terms of employment deprivation. Gosport has lower education attainment levels than the Hampshire average.
- 2.28 Earnings by residence (both male and female) are lower within the Borough compared to those at national and regional level. Earnings by residence have also shown a general long term trend to be below the national and regional level but more recently has been above those at national level. Further analysis shows that male full time workers earnings by workplace are currently above the national average whereas female full time workers earnings remain below the national average.

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<sup>7</sup> 2008 MVA Study

<sup>8</sup> Annual Population Survey 2008

<sup>9</sup> ONS 2010-this is a workplace measure and includes employee jobs, self-employed, Government trainees and HM forces

<sup>10</sup> ONS cited by A Profile for Hampshire 2011

- 2.29 Overall many of the factors identified above point to an underperforming economy with an inadequate skills base. The economic-led regeneration of the Borough is therefore identified as a key priority.

### Housing

- 2.30 The need to provide sufficient housing for local residents is an important matter in terms of affordability and the type of accommodation available at a satisfactory standard.
- 2.31 The Borough is characterised by smaller properties with 60% comprising terraced housing or flats compared to the national average of 40.7%. There is also a much lower proportion of detached housing in Gosport comprising just 12% of the housing stock compared to the national average of 27%<sup>11</sup>. In terms of tenure, the majority of the houses are in the owner occupied sector with the majority of flats in the rented sector. In terms of bedroom size, 43% of the stock was three bedroom units, 33% two bedroom units, 12% one bedroom units and 12% with four or more bedrooms.<sup>12</sup>
- 2.32 Over the last decade the Borough has experienced a high rate of housing completions which have been well ahead of meeting the target set in the former South East Plan of 2,500 new homes between 2006 and 2026. However, the economic downturn has resulted in a decline in the number of completions over recent years. The Borough Council has also achieved the provision of 40% affordable housing for residential development on most sites of at least 0.5 hectare or 15 dwellings or more in total. The provision of affordable housing has dropped off over recent years due to the current economic downturn. However, the proportion of affordable housing completions in the Borough as a percentage of all housing completions in 2010/11 was the highest out of all the PUSH authorities with 57.6% of all completions being classed as affordable housing<sup>13</sup>. This can be attributed to the regeneration of the Rowner estate.
- 2.33 House prices have shown a fall in the Borough over the 2010/11 period with prices dropping by 5.3%. This compares with a 2.2% reduction overall in the PUSH region. Although some PUSH authorities such as Fareham have seen a rise in prices over this period (1% increase) the decrease is not as sharp as that in Havant which has a recorded drop of 9.8%<sup>14</sup>.

### Health

- 2.34 There are two areas of Town Ward which are within the top 15% of areas in England which experience health deprivation. The Borough has lower life expectancies when compared to the Hampshire average. Higher mortality rates are caused by higher smoking, heart disease and stroke and cancer related deaths in comparison to the Hampshire average. The Borough also has the highest overall fertility rate in Hampshire, the highest infant mortality rate and under 18 conception rates amongst Hampshire districts.
- 2.35 There are also a number of other health indicators such as higher risk drinking, and child and adult obesity that are higher than the national average.

### Local infrastructure and facilities

- 2.36 Good infrastructure to serve existing residents and meet the requirements of new development is vitally important to deliver a genuine sustainable community. As highlighted above transport is a particular concern but there are other infrastructure needs facing the Borough including flood defences, enhanced community facilities such as health and education in parts of the Borough as well as improved leisure and cultural facilities.

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<sup>11</sup> Census 2001

<sup>12</sup> The Gosport Housing Needs Assessment 2007

<sup>13</sup> South Hampshire Housing Market – Annual Market Monitoring Report 2012

<sup>14</sup> South Hampshire Housing Market – Annual Market Monitoring Report 2012

- 2.37 Access to local facilities is very important for the quality of life and well-being of local residents. The hierarchy of local centres in the Borough provide a focus for many facilities and it is important that these remain vibrant and viable. Gosport Town Centre is the principal town centre in the Borough with a variety of convenience and comparison shops<sup>15</sup> and a range of services. It provides an attractive shopping environment with neighbouring open spaces and waterfront. It performs relatively well despite competition from higher order centres in the sub-region, although it is considered to be increasingly vulnerable in the face of strengthening competition from Portsmouth, Fareham and Southampton in the context of a difficult economic climate. The Borough has significant leakage of retail expenditure by its residents to areas outside of the Borough.
- 2.38 In addition there are two district centres, at Lee-on-the-Solent and Stoke Road and 22 smaller centres which provide convenience shopping and services within their respective neighbourhoods.
- 2.39 The enhancement of leisure and cultural facilities in order to increase participation and improve the physical and mental well-being of local residents is identified as an area where the Local Plan can help deliver improvements. The construction of the Gosport Leisure Park includes a new leisure centre that is almost complete. Local schools, colleges and clubs also play an important role in local sports provision.
- 2.40 Local residents primarily use facilities in Portsmouth and Fareham for many cultural facilities such as theatres and cinemas although there are a number of smaller local community venues in the Borough. The Borough has good provision in terms of museums and display facilities including the Explosion Museum, the Submarine Museum and the Gosport Discovery Centre as well as limited openings of a number of other heritage facilities in the Borough.

#### Quality of the Environment

- 2.41 Despite being densely developed there are some important and attractive open spaces within the Borough. The Alver Valley, Stokes Bay/Gilkicker area and Lee-on-the-Solent seafront provide significant areas of open space which are popular with local residents and attract visitors from outside the Borough.
- 2.42 Gosport has a diverse range of biodiversity and geological assets which include: internationally important Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites; nationally important Sites of Special Scientific Interest (SSSIs); as well as locally important Sites of Importance for Nature Conservation (SINCs). The Borough also has numerous locations which contain UK and Hampshire Biodiversity Action Plan priority species. Gosport is an important location for feeding and roosting Brent Geese and wading birds. Under national, regional and local policy, these special and sensitive habitats will have continued protection. It will also be important to enhance biodiversity within the Borough.
- 2.43 The quality of Gosport's environment is also reflected in its built heritage with 16 Conservation Areas, 534 Listed Buildings and 14 Scheduled Ancient Monuments as well as historic Parks & Gardens.
- 2.44 As Gosport is a low-lying coastal borough it is at risk of tidal flooding. The Government has categorised the levels of flood risk in terms of Flood Zones ranging from 1 to 3 with 3 being at most risk of flooding. These zones do not take account of existing flood defence measures. A total of 384<sup>16</sup> hectares of land is located within Flood Zones 2 and 3 representing 15.1% of the Borough's land area<sup>17</sup>.

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<sup>15</sup> Convenience and comparison shops are defined in the glossary

<sup>16</sup> Based on Environment Agency maps November 2012.

<sup>17</sup> 57 hectares in Flood Zone 2 only and 327 hectares in Flood Zone 3

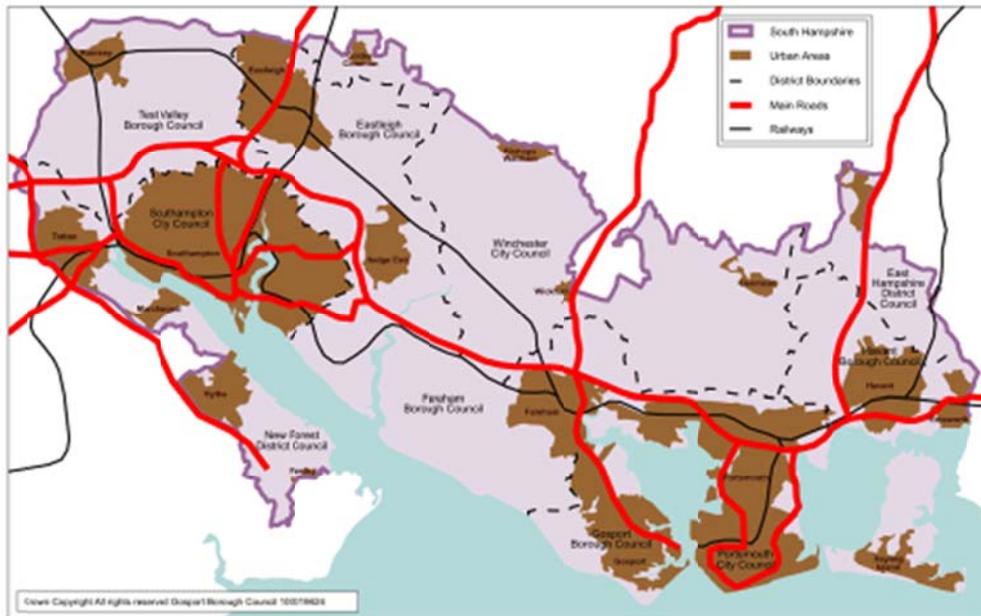
2.45 To ensure the environment is protected there is a need to use resources more sustainably. Whilst Gosport has amongst the lowest CO<sub>2</sub> emissions per capita (tonnes CO<sub>2</sub> per resident)<sup>18</sup>, there is significant potential to reduce energy usage. Similarly in terms of water management there is a need to reduce consumption of water and reduce waste water across the South Hampshire area which is increasingly being affected by environmental constraints exacerbated by climate change<sup>19</sup>. The reduction of the waste of materials is also an issue facing Hampshire with an urgent need to increase recycling and composting.

**Planning for Gosport in a sub-regional context**

2.46 In terms of regional planning Gosport is located in the South East of England. Section 109 of the Localism Act 2011 will result in the Regional Special Strategy for the South East, 'The South East Plan' (SE Plan) being revoked. However, this power cannot be exercised until a satisfactory Strategic Environmental Assessment has been undertaken regarding the effect of the revocation. Therefore, the SE Plan remains part of the Development Plan until it is formally abolished.

2.47 The SE Plan recognises that there are distinct sub-regions, which require their own strategies with South Hampshire being 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) which is a consortium of local authorities which includes Gosport Borough Council. The South Hampshire Strategy was refreshed in October 2012 as part of the requirement for the duty to cooperate under the Localism Act.

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



2.48 Within the sub-region Gosport Borough has a distinct identity and it is important that this is retained. Large parts of the Borough are already developed and consequently much of the open space is highly valued in terms of nature conservation interest and/or its recreational importance. However, Gosport has an important role to play in promoting sustainable economic regeneration in the sub-region which can be achieved through the redevelopment

<sup>18</sup> 4.0 tonnes Per Capita Emissions (t) of CO<sub>2</sub> per resident in Gosport (as at 2009). For comparison, the England average is 7.2 tonnes of CO<sub>2</sub> per resident (as at 2009) (Department for Energy and Climate Change Full Local CO<sub>2</sub> emission estimates)

<sup>19</sup> Partnership for Urban South Hampshire (PUSH) / Atkins (2009) - South Hampshire: Integrated Water Management Strategy [www.push.gov.uk/090301 - iwms\\_revised\\_final.pdf](http://www.push.gov.uk/090301 - iwms_revised_final.pdf)

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**

- 2.49 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**

- 2.50 This site has been identified in the Gosport Borough Local Plan Review and in the new Draft Local Plan for mixed use development. Further details about specific dwelling numbers and the mix of dwellings expected to be developed in Gosport Waterfront will be published in a Supplementary Planning Document at a later date.

### **Daedalus**

- 2.51 Daedalus site lies in both Gosport and Fareham Boroughs and was released by the MoD in March 2006. Both the Maritime and Coastguard Agency (MCA) and the Homes and Communities Agency (HCA) own respective parts of the site. The HCA acquired land previously owned by SEEDA following the Government's decision to close 9 Regional Development Agencies around the country by March 2012. This includes the built up area within the Borough Council Boundary. The MCA own most of the airfield which lies in the Fareham administrative boundary and continue to operate from the site. In November 2011, it was announced that the MCA facility at Daedalus would form part of a new coastal operational hub.
- 2.52 An outline application was submitted by SEEDA in 2011 prior to the HCA taking control of its assets in April. This has been granted planning permission in principle pending the signing of a Section 106 agreement. The proposal is for an employment-led mixed-use scheme which will be expected to bring a large number of jobs to the area, mostly in marine and aerospace fields. There will also be 200 homes, retail and community facilities. The Council also worked closely with SEEDA to prepare an SPD prior to the transfer of their assets to the HCA. This was published in November 2011 with the intention of guiding future development on this site.
- 2.53 A further site has been retained by Defence Estates for Married Quarters. This site has now been transferred to the HCA.
- 2.54 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 2011 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.
- 2.55 Following the approval of the planning application subject to the signing of a Section 106 agreement and the granting of the Enterprise Zone, the Council along with Fareham Borough Council are considering whether to prepare a Local Development Order (LDO) which would simplify the planning process. Benefits of this would include developers not being required to seek detailed planning approval so long as the development is in line with the LDO. The main objective of the LDO would be to speed up development and remove unnecessary barriers to business setting up operations. However, Conservation Areas and

parts of the site such as where Listed Buildings and other areas where internationally important habitats are located will still be required to go through the full planning process.

#### **Priddy's Hard Heritage Area**

- 2.56 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 for this latest monitoring period or for the rest of 2012.

#### **Royal Clarence Yard**

- 2.57 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 70 residential completions on this site during the monitoring period. There was also one commercial completion on the site with the opening of Reds Brasserie within part of the Waterfront development.

#### **Rowner**

- 2.58 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. So far, planning permission has been granted for Phase 1 which will consist of 219 dwellings and Phase 2 which will consist of 101 dwellings, a foodstore and 3no.retail units.

- 2.59 Further to the works already underway on the site, a total of 100 residential units were completed with none demolished during the 2011/12 monitoring period. Works on constructing the proposed foodstore which will be operated by Tesco also commenced during the monitoring period. Further to Phases 1 and 2, Phase 3 which consists of 175no.residential units together with parking and open space (including a LEAP) and a partial revision of parking layout was approved by the Council in December 2012.

#### **Haslar**

- 2.60 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 Local Plan 2011-2029 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 2012.

**Figure 2.3: Key development sites in Gosport**



### **3.0 LOCAL DEVELOPMENT FRAMEWORK: PROGRESS ON IMPLEMENTATION AND DUTY TO COOPERATE**

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 as well as looking at progress on other documents within the LDF that are not referred to in the LDS. The current Gosport LDS was published in February 2012. This chapter also looks at the Council's compliance with the duty to cooperate.

3.2 The 2012 LDS charts key dates when milestones should be achieved. However, there are no milestones included in the 2012 LDS for the 2011/12 monitoring period.

#### **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) has been revised to take account of new legislations and was adopted in September 2012.

#### **Gosport Borough Local Plan 2011-2029**

3.5 Following the publication of the NPPF the decision was made to publish a single Local Plan rather than the Core Strategy and Site Allocations and Delivery Plan as two separate DPDs. Consultation with community stakeholders on the draft Local Plan was scheduled for November-December 2012 in the LDS but this timetable has been revised with consultation taking place between 19<sup>th</sup> December and 13<sup>th</sup> February. Following the consideration of representations the Plan will be amended accordingly although there has been some slippage in the LDS timetable. Consequently further consultation will take place in August 2013 with the final Plan being submitted to the Secretary of State in December 2013 for an anticipated adoption date of July 2014.

#### **Adopted SPDs**

##### **Marine Parade Area of Special Character SPD**

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

##### **Daedalus**

3.7 The Daedalus SPD was adopted by the Council in September 2011.

#### **Forthcoming SPDs**

##### **Gosport Waterfront and Town Centre SPD**

3.8 This SPD will be linked to the draft Local Plan 2011-2029 so it will not be adopted until the Local Plan is adopted. The site is identified as a Regeneration Area in the draft Local Plan and therefore work being carried out for the SPD will provide evidence for the Local Plan.

#### **Other SPDs**

##### **Design SPD**

3.9 It is proposed to prepare a design SPD for consultation in Spring 2013.

### **Parking SPD**

- 3.10 It is proposed to prepare a parking SPD in Spring 2013.

### **Duty to Cooperate**

- 3.11 The legal obligations in respect of the Council's duty to co-operate in its planning derive from:
- The National Planning Policy Framework (NPPF)
  - Town and Country (Local Planning) (England) Regulations 2012
- 3.12 Section 110 of the Localism Act mandates a 'duty to co-operate' for local planning authorities. In addition, the National Planning Policy Framework identifies a number of strategic priorities which it expects joint working on for the mutual benefit of neighbouring authorities in respect of their town planning responsibilities and powers.
- 3.13 Gosport Borough sits in that part of Hampshire known as the 'PUSH' area (Partnership for Urban South Hampshire). PUSH is a co-operative exercise by ten local authorities to facilitate cross-boundary joint working. Gosport participates in officer and member PUSH meetings and participates in the deliberations of several of PUSH's topic-specific groups.
- 3.14 Gosport has extensive co-operative relationships with adjoining local authorities, with county and county-equivalent councils as well as Local Enterprise Partnerships and Private Sector Utility Companies which demonstrates that co-ordinated planning in the areas of land use, infrastructure provision and environmental issues is intrinsic to the planning process and the planning outcomes achieved in Gosport.
- 3.15 The commitment of Gosport Council in particular to the voluntary bodies of which it is a member – in particular PUSH – demonstrates the Council's recognition of the complex spatial issues that exist in South Hampshire, and the consequent need to plan in a co-ordinated, complementary cross-border fashion.
- 3.16 The co-operation relationships which Gosport has are permanent and on-going, and will continue to inform Gosport's strategic planning in all facets, resulting in a more sustainable planning system and pattern of development and land use activity patterns.
- 3.17 The similar views regarding the need to co-operate, regardless of any legal obligation to do so, held by other councils and authorities in South Hampshire mean that all councils and authorities value the input and recognise the powers and obligations of each other, and this provides a sound footing for on-going co-operation between authorities in South Hampshire, to the long-term benefit of the South Hampshire community.

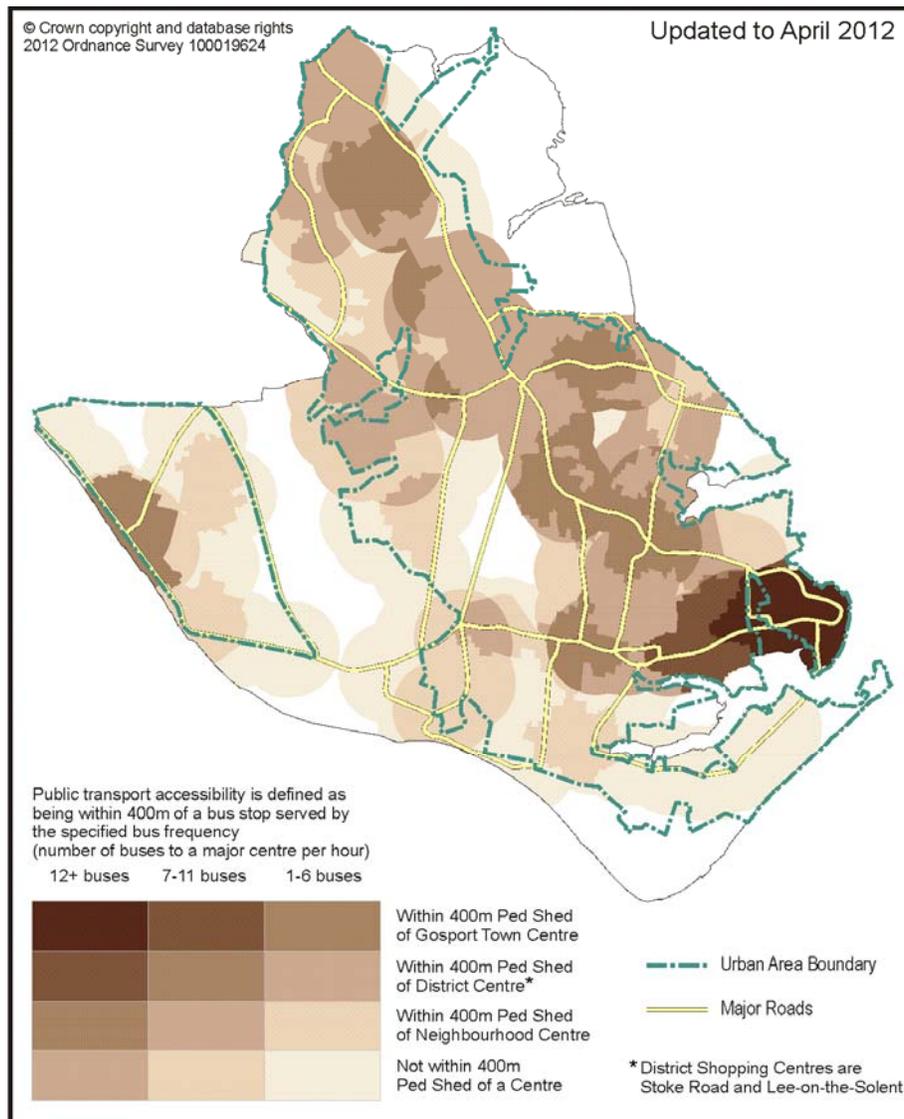
## 4.0 TRANSPORT AND LAND USE ISSUES

### 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 Local Plan.
- 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.
- 4.3 It is acknowledged that the First Bus timetable changed significantly in November 2012. The implications of these changes will be incorporated into next years AMR.

**Figure 4.1: Accessibility Residential Density Matrix**



### Transport Contributions

- 4.4 The Borough Council, through Policy R/T4, collects developer contributions on behalf of Hampshire County Council (HCC) to secure the provision of transport infrastructure. Figure 4.2 shows contributions received between 1st April 2008 and 31st March 2011 with Figure 4.3 detailing contributions specifically collected in the 2011/12 monitoring period under the Hampshire County Council Transport Contributions Policy (TCP), which was adopted by the Borough Council in 2007. Figure 4.4 details transport contributions received by Hampshire County Council in the 2011/12 monitoring period.

**Figure 4.2: Historic Transport Contributions Received 01.04.2008 – 31.03.2011<sup>20</sup>**

Period:	Totals
Developments between 01.04.2008 - 31.03.2011	£150,046.76 <sup>21</sup>

**Figure 4.3: Transport Contributions Received by GBC 01.04.2011 - 31.03.2012<sup>22</sup>**

Site	Amount
36 Cavanna Close	£3,745.00
Land at Wych Way Inn, 163 Wych Lane	£18,725.00
389 – 391 Fareham Road	£37,450.00
31a Brockhurst Road	£3,960.00
116 High Street (Gosport) – 30 Coates Road	£5,940.00
142 Portsmouth Road	£3,745.00
47 Monckton Road	£22,470.00
Land North of 47 Monckton Road	£16,371.00
Plot 2b Regent Trade Park	£24,840.00
6, 7 & 8 Marine Parade East	£36,285.01
113 – 117 Elson Road	£2,410.00
18 Russell Road	£1,380.00
26 Bracklesham Road	£1,980.00
Land at Wych Way Inn, 163 Wych Lane (TRO)	<b>£3,500.00</b>
<b>TOTAL</b>	<b>£182,841.01</b> (inclusive of TRO payments)

<sup>20</sup> 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 - it does not necessarily translate into monies that can be spent. Individual s106 agreements must be looked at to ascertain the availability of the money.

<sup>21</sup> Adjustments:-

- Payment of £3745 for K.7469/1 (1. Palmyra Road) refunded as development did not commence. Monies refunded on 11.05.2011 and deleted from total.
- 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 added.
- Payment of £11,425 for K.3113/1 (Land at 66 and 68a Brewers Lane) refunded as development did not commence. Monies refunded on 24.05.2012 and deleted from total.

<sup>22</sup> This table refers to money collected and retained by GBC during the 2011/12 monitoring period – it does not necessarily translate into monies that can be spent. Individual s106 agreements must be looked at to ascertain the availability of the money.

**Figure 4.4: Transport Contributions Received By HCC 01.04.2011 - 31.03.2012**

Site	Amount
Sealark Road (formerly Green Lane), Priddy's Hard	<b>£159,180.64</b>

**Schemes Completed**

**Gosport Ferry Pontoon**

- 4.5 A replacement pontoon for the Gosport Ferry was completed in June 2011 to replace the existing failing structure. The new pontoon provides improved passenger waiting and boarding facilities on the Gosport side of Portsmouth Harbour. This scheme was wholly funded by Gosport Borough Council and cost in the region of £4.5 million.

**Gosport Ferry Cycle Parking**

- 4.6 Improved cycle parking facilities have been provided at the Gosport Ferry through Hampshire County Council revenue funding to the value of £21,189. The new cycle parking facilities provide increased capacity and improved security for bicycles parked there.

**Stokes Bay Cycle Route (The Ray Reece Cycleway)**

- 4.7 The Ray Reece Cycleway was completed in June 2011. The route runs along Stokes Bay Road between Gomer Lane and Anglesey Road, and includes a direct link to Bay House School. The £400,000 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.

- 4.8 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. The provision of improved cycle parking facilities is currently being assessed to complement the new cycleway.

- 4.9 The new cycleway forms part of the National Cycleway Network and enables cycling from Lee-on-the-Solent to the Gosport Ferry to be partly undertaken on a pleasant off-carriageway route. Hampshire County Council is currently progressing a scheme to provide improved signage along the route between Lee-on-the-Solent and Gosport Town Centre.

**Richmond Road, Lee-on-the-Solent**

- 4.10 This £13,566 road safety improvement scheme was funded through developer contributions, and provides a solution to reducing the speed of vehicles entering Richmond Road from Marine Parade West. The build out and smaller entry radius requires cars to turn in later and slower and provides improved visibility to the pram ramps. Pedestrians crossing from the west can now better see approaching traffic. This scheme also provides a more appropriate setting to the War Memorial.

**Additional Information**

- 4.11 In the December 2011 AMR it was reported that the Brockhurst Roundabout scheme to provide toucan crossings, a new bus layby and improvements to the cycle network was completed during the 2010/11 financial year (December 2010). It is understood that developer contributions for this scheme were used together with some LTP funding, and

spending spanned three financial years. Below is detailed the totals of developer contributions used.<sup>23</sup>

- 2009/10 - £13,469.13
- 2010/11 - £226,687.58
- 2011/12 - £7280.72 (for remedial works to the Bus Stop)

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<sup>23</sup> Information received from Hampshire County Council, Strategic Transport Group

## 5.0 EMPLOYMENT AND ECONOMIC DEVELOPMENT

### 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 2011/12 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 (m <sup>2</sup> gross internal)	Net additional employment floorspace (m <sup>2</sup> gross internal)
B1a: Offices	0	0
B1b: Research and development	0	0
B1c: Light industry	0	0
B2: General industry	0	0
B8: Storage and distribution	0	0
B1-8 (non-specific)	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

\* 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 2011/12 on new sites allocated for employment is set out in Figure 5.2.

**Figure 5.2: Employment completions in Gosport 2011/12 on new sites allocated for employment in the LPR**

Use Class (Amendment) Order 2005	Gross employment floorspace (m <sup>2</sup> 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
<b>Total</b>	<b>0</b>

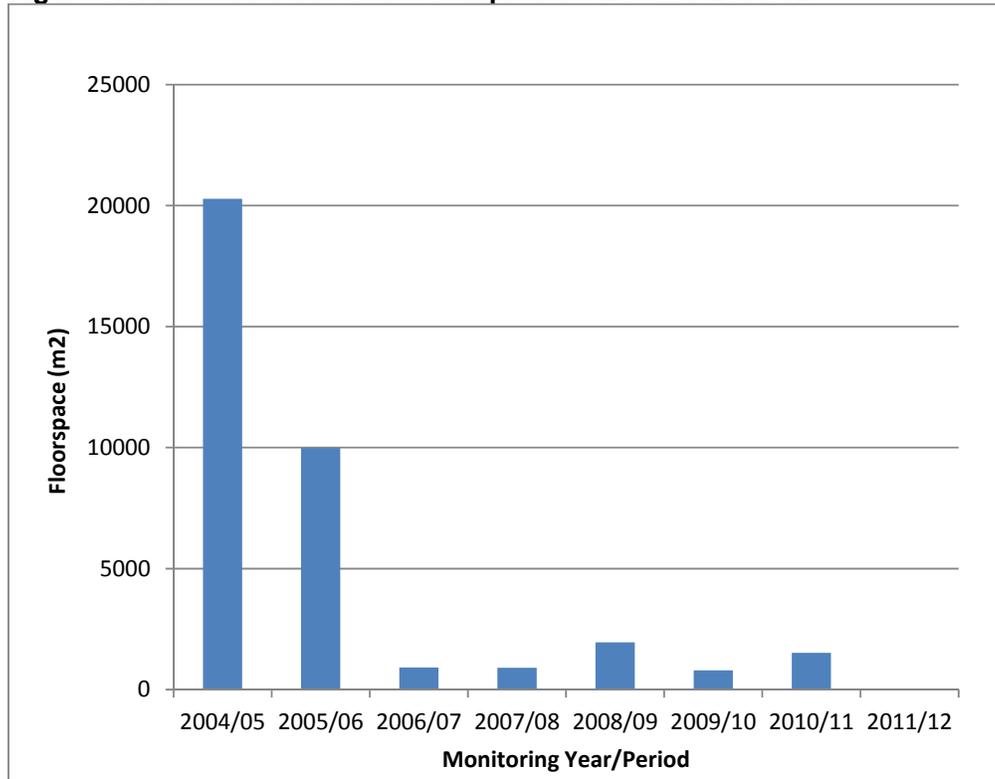
\* Gross employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.

### 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, R/EMP2 and R/EMP3 for the monitoring period.

5.2 The recorded level of zero completions is reflective of a historically low level of completions across all Hampshire districts for the 2011/12 monitoring period. This also follows the trend for a relatively low level of completions over recent years. This is because much of the employment land allocated in the LPR has been built out. The lack of completions can also be attributed to the economic downturn and double dip recession with 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 2012. This clearly illustrates the drop in employment floorspace completions over recent years.

**Figure 5.3: Industrial and Office Completions 2006/07-2011/12**



\* 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**

There was no completed floorspace on previously developed or undeveloped land during 2011/12.

**Commentary**

5.3 There were no recorded employment completions during the monitoring period. However, this masks the fact that there is still a movement of companies taking place within the Borough with companies expanding into larger premises.

**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 5.4.

**Figure 5.4: Employment land available by type as at 31<sup>st</sup> March 2012<sup>24</sup>**

Use Class (Amendment) Order 2005	Available employment land (hectares)
B1a: Offices	1.0
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	2.40
B8: Storage and distribution	0
B1 – B8 (non-specific)	22.30
<b>Total</b>	<b>25.70</b>

**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 2012. Combined figures have been given when a variety of commercial end uses are possible. This therefore fits with the approach of the NPPF which is committed to securing economic growth in order to create jobs and prosperity.
- 5.5 The revised South Hampshire Strategy (October 2012) published by PUSH apportions the amount and type of employment floorspace that would be expected to be provided between 2011 and 2026. The allocation for Gosport is 84,000 m<sup>2</sup> net additional floorspace (74,000 m<sup>2</sup> manufacturing and 10,000 offices). This figure has been included in the Draft Local Plan (December 2012) in Policy LP3: Spatial Strategy and Policy LP16: Employment Land.
- 5.6 The Borough Council has demonstrated in its Employment Land Review (ELR) which was refreshed in December 2012 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. 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 2012 account for 3,682 m<sup>2</sup> (net) of floorspace towards the draft Local Plan allocation. Daedalus which is in the process of being granted permission pending the signing of a Section 106 agreement accounts for much of the 84,000 m<sup>2</sup> figure with over 55,000 m<sup>2</sup> 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 84,000 m<sup>2</sup> PUSH allocation.

**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 2011/12.

<sup>24</sup> 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.

***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 2011/12.

## 6.0 HOUSING

### Housing supply

- 6.1 The Local Plan Review policy which set out 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. Although the Localism Act will revoke the South East Plan, it was still the statutory development plan during the 2011/12 monitoring period. Housing supply can be evaluated by the use of a housing trajectory. The Gosport Housing Trajectory 2012 forms Figure 6.2 of this report, with its detailed figures set out in Appendix 2. The outputs of the indicators have been derived from the trajectory. The housing target is based on the South East Plan figure.

#### Indicator 6(a)

Plan period and housing targets.

#### Target

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

#### Indicator 6(b)

Net additional dwellings completed between April 2011 and March 2012 (see Figure 6.1).

#### Target

The South East Plan sets a housing target for Gosport of 2,500 dwellings to be provided between 2006 and 2026. In order to meet the housing allocation 750 net additional dwellings (125 per year) were required between April 2006 and March 2012.

#### Output

The net additional number of dwellings completed for the one year period between 2011 and 2012 was 339. The annual completion rate is shown below. The previous four years have been shown to add further context.

**Figure 6.1: Total net housing completions in Gosport from 2006 to 2012**

	Net Completions
2006/2007	686
2007/2008	277
2008/2009	201
2009/2010	24
2010/2011	43
2011/2012	339
<b>Total</b>	<b>1,570</b>

#### Commentary

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

#### Indicator 6(c)

Net additional dwellings 2011/12.

#### Output

The net total of additional dwellings completed between April 2011 and March 2012 was 339.

#### Indicator 6(d)

Projected net additional dwellings from 2013/14 to 2028/29.

**Target**

- 6.3 The South East Plan sets a target of 2,500 net additional dwellings for the period 2006 to 2026. The target for 2013 to 2026 is calculated having regard to the 1,570 dwellings built between 2006 and 2012 as well as the projected completions for 2012-2013. The residual allocation is 70.5 dwellings per year and therefore the 13 year target (until the end of the plan period) will be 917 dwellings.

**Output**

The projected net total of additional dwellings from 2013/14 to 2028/29 is 2,616.

**Indicator 6(e)**

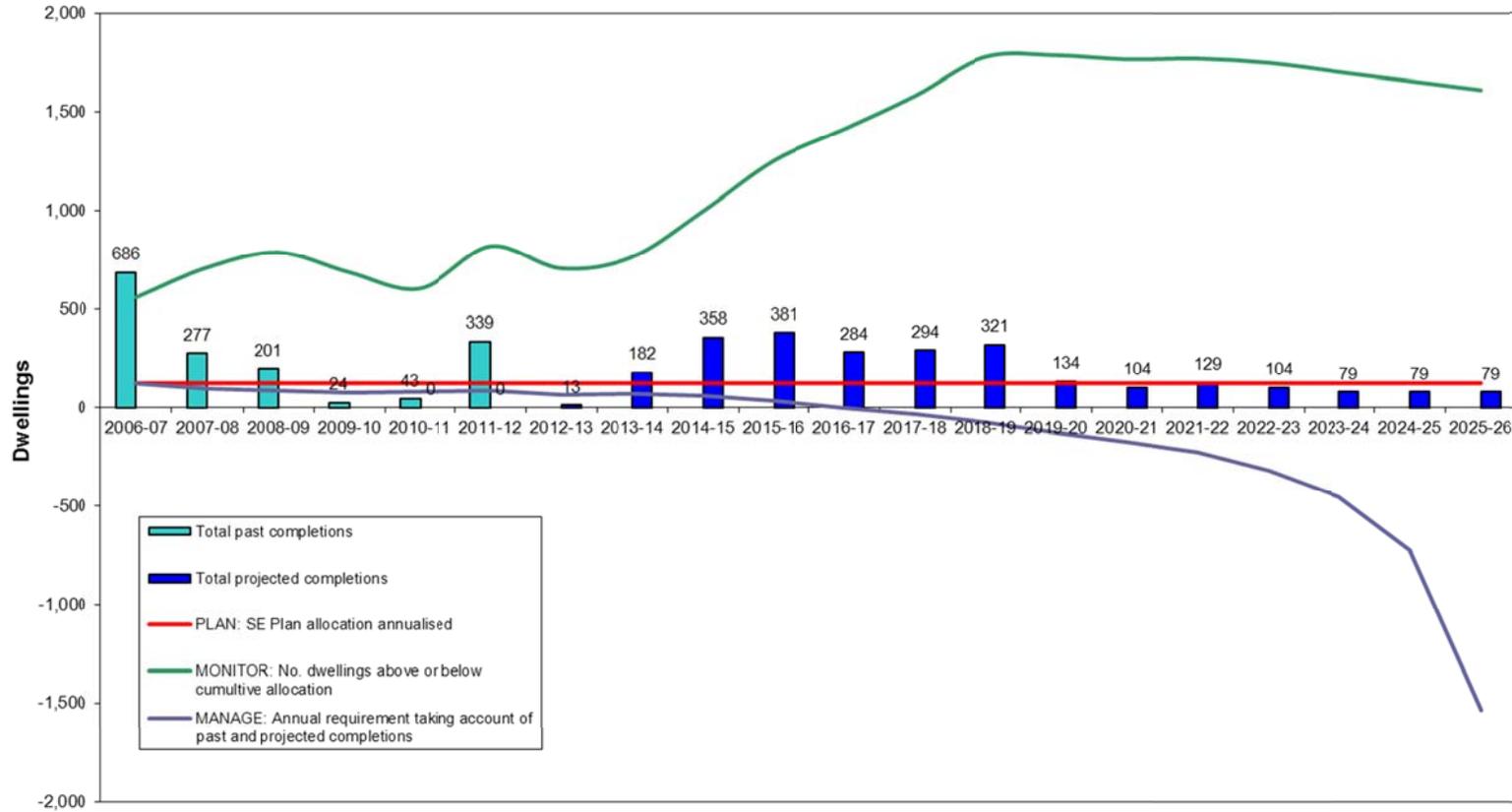
Annual number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

**Output**

The Gosport Housing Trajectory 2012 which is based on the South East Plan provides details of the managed delivery target.

Figure 6.2

Gosport Housing Trajectory 2012



**Commentary**

- 6.4 Local planning authorities are required by national planning policy, set out in the National Planning Policy Framework (NPPF), to prepare Strategic Housing Land Availability Assessments (SHLAA). An update of the Gosport SHLAA 2009 has been published in December 2012 and demonstrates that there is a sufficient supply of housing sites to meet the housing requirement set out in the South East Plan and the forthcoming Local Plan. The Annual Monitoring Report will be used to regularly update the SHLAA. It should be noted that the inclusion of a site in the SHLAA does not automatically mean it will be granted planning permission.
- 6.5 The NPPF defines a deliverable housing site as available now, in a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development of the site is viable. The NPPF defines a developable housing site as being in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. The Practice 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 uses a base date of 2011/12 and a threshold of 10 units or 0.2 hectares. Table 3 in the SHLAA listed deliverable and developable sites. This table is reproduced as Figure 6.3.

**Figure 6.3 SHLAA Sites as at April 2012**

Gosport SHLAA Sites (as at April 2012)				
Source 1: Planning permissions for housing that are under construction				
Ref	Address	Housing Potential (net)	Deliverable or Developable	Likely Timetable
H/AG/01	47 Monckton Road	7	Deliverable	0-5 years
H/CC/01	Royal Clarence Yard	186	Deliverable	0-5 years
H/GR/01	Rowner Renewal (First Stage)	208	Deliverable	0-5 years
H/GR/01	Rowner Renewal (Second Stage)		Developable	6-10 years
H/HD/06	Shell Filling Rooms	9	Deliverable	0-5 years
<b>TOTAL</b>		<b>410</b>		
Source 2: Unimplemented and outstanding planning permissions for housing				
Ref	Address	Housing Potential (net)	Deliverable or Developable	Likely Timetable
H/AG/06	Fort Gilkicker	26	Deliverable	0-5 years
H/GR/02	Site of Former Recreation Centre, Davenport Close	14	Deliverable	0-5 years
<b>TOTAL</b>		<b>40</b>		
Source 3: Housing allocations in emerging Local Plan and site development briefs				
Ref	Address	Housing Potential (net)	Deliverable or Developable	Likely Timetable
H/AG/05	Royal Haslar Hospital, Haslar Road	300		
H/BN/02	Stoners Close	17	Deliverable	0-5 years
H/BN/03	Garages north of Laphorn Close	14	Deliverable	0-5 years
H/FT/03	Wheeler Close	16	Deliverable	0-5 years
H/HD/05	Priddy's Hard Heritage Area (First Phases)	100	Deliverable	0-5 years
H/LE/02	Land between Magister Drive and Westland Drive	13	Deliverable	0-5 years
H/LW/07	Daedalus	350	Deliverable	0-5 years
H/TN/02	Gosport Waterfront	700	Deliverable	0-5 years
H/TN/10	Small Town Centre Sites	200	Deliverable	0-5 years
<b>TOTAL</b>		<b>1710</b>		
Source 4: Non-housing allocations				
Ref	Address	Housing Potential (net)	Deliverable or Developable	Likely Timetable
<b>TOTAL</b>		<b>0</b>		
Source 5: Vacant and derelict land and buildings				
Ref	Address	Housing Potential (net)	Deliverable or Developable	Likely Timetable
<b>TOTAL</b>		<b>0</b>		
Source 6: Surplus public sector land				
Ref	Address	Housing Potential (net)	Deliverable or Developable	Likely Timetable
<b>TOTAL</b>		<b>0</b>		
Source 7: Land in non-residential use which may be suitable for redevelopment for housing				
Ref	Address	Housing Potential (net)	Deliverable or Developable	Likely Timetable
<b>TOTAL</b>		<b>0</b>		
Source 8: Additional housing opportunities in established residential areas				
Ref	Address	Housing Potential (net)	Deliverable or Developable	Likely Timetable
<b>TOTAL</b>		<b>0</b>		
Source 9: Large scale redevelopment and re-design of existing residential areas				
Ref	Address	Housing Potential (net)	Deliverable or Developable	Likely Timetable
<b>TOTAL</b>		<b>0</b>		
<b>Total SHLAA Sites</b>		<b>2160</b>		

- 6.7 Local Authorities are required to prepare a housing trajectory. The 2012 Gosport Housing Trajectory has been informed by the updated SHLAA and assists in monitoring supply against the draft Local Plan housing requirement. It shows a number of bars and lines, which represent different elements of the housing supply. The key components forming the bar chart element of the Housing Trajectory are completions and projections. A detailed breakdown of the figures is shown in Appendix 2.
- 6.8 The total past net completion figure for the first year is shown and housing projections are annualised from April 2006 to March 2026. This complies with paragraph 47 of the NPPF 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 as at 1<sup>st</sup> April 2012, small sites with extant planning permission as at 1<sup>st</sup> April 2012 and windfall sites from 2013/14.
- 6.9 The three lines in the Housing Trajectory were generated in the following ways:
- The 'plan' line annualises the draft Local Plan housing allocation;
  - The 'monitor' line shows the number of dwellings above or below the cumulative allocation at a given time; and
  - The 'manage' line shows the annual number of completions needed to meet the draft Local Plan housing allocation, taking into account shortfalls and surpluses from both previous and future years.
- 6.10 The South East Plan sets out the housing provision for Gosport for the 2006 to 2026 period. The total requirement is 2,500 dwellings, in order to meet this level of provision a target of 125 dwellings a year would need to be built; this is shown by the 'plan' line.
- 6.11 As at April 2012 some 1,570 dwellings had been built, which is more than double the target of 750. The projected completions for the current monitoring period are 13 dwellings. The low number of projected completions for 2012/13 is due to a large number of demolitions scheduled for 2012/13 at Rowner. The remaining draft South East Plan allocation for 2013-2026 would therefore be 917 which is an annual requirement of 70.5 for the remaining 13 years.
- 6.12 Planning policy set out in the NPPF requires local planning authorities to identify and update annually a supply of specific, deliverable housing sites sufficient to provide five year worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Figure 6.4 demonstrates that there is over a 100% buffer.
- 6.13 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.

**Figure 6.4: 5 Year Supply of Deliverable Sites based on the South East Plan**

<b>FIVE YEAR HOUSING REQUIREMENT FOR GOSPORT</b>		
	<b>Dwellings</b>	<b>Annual Average</b>
Housing Requirement 2006-2026 (South East Plan)	2,500	125
Completions 2006 - 2012	1,570	
Projected Completions 2012/13	13	
<b>Total Completions 2006 - 2013</b>	<b>1,583</b>	
Housing Requirement 2013 - 2026	917	70.5 <sup>1</sup>
5 Year Requirement 2013/14 – 2017/18	353	70.5 <sup>1</sup>
<sup>1</sup> The annual average has taken into account the past level of completions		
<b>FIVE YEAR SUPPLY OF DELIVERABLE HOUSING SITES - 2013/14 - 2017/18</b>		
Large sites with planning permission	450	
Small sites with planning permission	104	
Other deliverable sites	905	
<b>Total Deliverable Sites</b>	<b>1,459</b>	
Windfall	145	29
<b>Total</b>	<b>1,604</b>	

*\*Low projected completions due to large number of demolitions scheduled for 2012-13 at Rowner*

- 6.14 Figure 6.4 clearly demonstrates that there is a five year supply of deliverable sites. There are sufficient deliverable sites to deliver 1,604 dwellings which exceed the housing requirement for this period.
- 6.15 The NPPF also requires Local Authorities to identify a supply of specific developable sites, for years 2006-2010 and, where possible, for years 2011-2015. Figure 6.5 shows that for a 10 year period there are sufficient deliverable sites to provide 2,304 dwellings which is considerably higher than the requirement of 705.

**Figure 6.5: 10 Year Supply of Deliverable Sites based on the draft Local Plan**

<b>TEN YEAR HOUSING REQUIREMENT FOR GOSPORT</b>		
	<b>Dwellings</b>	<b>Annual Average</b>
Housing Requirement 2006-2026 (South East Plan)	2,500	125
Completions 2006 - 2012	1,570	
Projected Completions 2012/13	13	
<b>Total Completions 2006 - 2013</b>	<b>1,583</b>	
Housing Requirement 2013 - 2026	917	70.5 <sup>1</sup>
10 Year Housing Requirement 2013/14 - 2022/23	705	70.5 <sup>1</sup>
<sup>1</sup> The annual average has taken into account the past level of completions		
<b>TEN YEAR SUPPLY OF HOUSING SITES - 2013/14 - 2022/23</b>		
<b>Deliverable Sites</b>		
Large sites with planning permission	450	
Small sites with planning permission	104	
Other deliverable sites	1,460	
<b>Total Deliverable Sites</b>	<b>2,014</b>	
Windfall	290	29
<b>Total</b>	<b>2,304</b>	

- 6.16 Figure 6.6 demonstrates that there is a 13 year supply of sites (until the end of the plan period) to accommodate 2,616 dwellings. This exceeds the 13 year housing requirement for the period 2013 to 2026. This supply together with the completions and projected completions up to 2013 totals 4,199 which shows that the South East Plan allocation of 2,500 can be met within the plan period.

**Figure 6.6: 13 Year Supply of Deliverable/Developable Sites based on the South East Plan**

<b>THIRTEEN YEAR HOUSING REQUIREMENT FOR GOSPORT (END OF PLAN PERIOD)</b>		
	<b>Dwellings</b>	<b>Annual Average</b>
Housing Requirement 2006-2026 (South East Plan)	2,500	125
Completions 2006 - 2012	1,570	
Projected Completions 2012/13	13	
<b>Total Completions 2006-2013</b>	<b>1,583</b>	
Housing Requirement 2011 - 2026	917	70.5 <sup>1</sup>
13 Year Housing Requirement 2013/14 - 2025/26	917	70.5 <sup>1</sup>
<sup>1</sup> The annual average has taken into account the past level of completions		
<b>THIRTEEN YEAR SUPPLY OF HOUSING SITES – 2013/14 - 2025/26</b>		
<b>Deliverable Sites</b>		
Large sites with planning permission	450	
Small sites with planning permission	104	
Other deliverable sites	1,685	
<b>Total deliverable sites</b>	<b>2,239</b>	
Windfall	377	29
<b>Total</b>	<b>2,616</b>	

### Affordability

#### Indicator 6(f)

Affordable housing completions (gross).

#### Target

The LPR seeks to secure the provision of 40% affordable housing on development sites proposing 10 dwellings or more.

#### Output

A gross total of 163 affordable dwellings were completed in 2011/12.

- 6.17 Saved Policy R/H5 deals with affordable housing and sets a 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.
- 6.18 During the monitoring period some large schemes with affordable housing were completed, most notably the 70 units as part of the redevelopment of the Rowner Regeneration Area and 42 at Felicia Park.
- 6.19 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 the NPPF that plans should proactively drive and support sustainable economic development and take account of market signals such as land prices and housing affordability. Indicator 6(g) relates to affordability, Indicator 6(h) relates to growth in house prices and indicator 6(i) relates to low housing demand. Up to date data for these indicators is not available so the latest available figures have been used.

#### Indicator 6(g)

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

- 6.20 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 6.7 and 6.8 respectively for Gosport, the South East and England from 2004 to 2011.

**Figure 6.7: Ratio of lower quartile house prices to lower quartile earnings in Gosport, the South East and England**

	2004	2005	2006	2007	2008	2009	2010	2011
Gosport	6.68	6.58	7.10	7.00	7.59	6.02	7.46	6.44
South East	8.09	8.60	8.58	8.88	8.82	7.71	8.51	8.18
England	6.28	6.82	7.15	7.25	6.97	6.28	6.69	6.53

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

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

	2004	2005	2006	2007	2008	2009	2010	2011
Gosport	6.20	6.52	6.31	6.43	6.72	5.78	6.29	5.10
South East	7.71	8.08	7.97	8.45	8.42	7.28	8.23	7.98
England	6.58	6.81	6.97	7.23	6.93	6.27	7.01	6.65

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

**Commentary**

- 6.21 Figure 6.7 shows that the lower quartile affordability ratio has actually improved in Gosport in the last year dropping from 7.46 in 2010 to 6.44 in 2011. 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 6.7 is higher than the median quartile affordability ratios set out in Figure 6.8. 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 2005 to 2011 in Gosport, the South East and England is set out in Figure 6.9.

**Figure 6.9: Median house prices in Gosport, the South East and England (thousands)\***

	2005	2006	2007	2008	2009	2010	2011	2005-2011
<b>Gosport</b>	131.0	140.0	140.8	145.0	127.3	140.0	132.5	+1%
<b>South East</b>	187.0	190.5	207.0	217.5	188.0	227.5	217.0	+16%
<b>England</b>	155.0	160.0	171.0	175.0	159.0	185.0	175.0	+13%

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

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

**Commentary**

- 6.22 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 6.9 shows that median house prices in Gosport

generally increased between 2005 and 2008 but experienced big dips in 2009 and 2011. This is a trend that is reflected both nationally and regionally although drop in median house prices seems more marked in Gosport with prices nearly dropping to 2005 levels.

**Indicator 6(i)**

The fifteenth percentile house price.

- 6.23 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 6.10.

**Figure 6.10: 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**

- 6.24 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**

- 6.25 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 6.11 shows that the number of households on the Borough Council's Joint Housing Register has more than doubled over the last ten years although 2011/12 did see the first reduction during this time.

**Figure 6.11: 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
2011-2012	3,751

**Housing distribution and type**

**Indicator 6(j)**

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

**Target**

The LPR has set a local target of 90% of new housing to be located on PDL.

**Output**

Some 54 dwellings out of 339 were built on non-PDL. This represents 16% of all completions during the monitoring period. This is largely down to the 42 completed at Felicia Park.

**Figure 6.12: Dwellings built on PDL**

Year	2007/08	2008/09	2009/10	2010/11	2011/12
No. dwellings (gross)	311	206	50	177	293
Percentage (%)	100	100	100	99.4	84

**Figure 6.13: Breakdown of completions on PDL by development type (2011/12)**

Development Type	Completions (Gross)
New	260
Change of use	20
Conversion	13
<b>Total</b>	<b>293</b>

**Commentary**

- 6.26 The local target for house building on PDL was not met during the monitoring period. However, this was down to the development at Felicia Park which was refused by the Council but later granted planning permission on appeal by the Planning Inspectorate.

**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 6.14: Densities of new dwellings completed between 2007 and 2011**

Density	2007/08 (%)	2008/09 (%)	2009/10 (%)	2010/11 (%)	2011/12 (%)
Less than 30 dph	8	5	4	2	3
30 – 50 dph	30	12	12	26	49
More than 50dph	62	83	84	72	48

Source: Hampshire County Council

- 6.27 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.
- 6.28 The amount of low density development has increased over the monitoring period, however overall in the last 5 years it has reduced 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 draft Local Plan 2029 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 2012 according to size is set out in Figure 6.15.

**Figure 6.15: Number of dwellings (gross) completed 2006-2011 by dwelling size**

Size	2006/07 (%)	2007/08 (%)	2008/09 (%)	2009/10 (%)	2010/11 (%)	2011/12 (%)	Total (%)
1 bed	134 (18)	78 (25)	78 (38)	21 (42)	96 (54)	83 (24)	490 (27)
2 bed	314 (43)	112 (35)	102 (50)	25 (50)	56 (32)	183 (53)	792 (43)
3 bed	79 (11)	36 (12)	9 (4)	3 (6)	23 (13)	63 (18)	213 (12)
4 bed	194 (27)	60 (19)	14 (7)	1 (2)	0 (0)	18 (5)	287(16)
5 bed	9 (1)	25 (8)	3 (1)	0 (0)	1 (1)	0 (0)	38 (2)
Total	730 (100)	311 (100)	206 (100)	50 (100)	176 (100)	347 (100%)	1820 (100)

**Commentary**

- 6.29 Policy R/H4 states that proposals for residential development should provide a mix of dwelling sizes and types to reflect the needs of those seeking housing in the Borough. The gross housing completions set out in Figure 6.15 show that a range of dwelling sizes have been provided in the Borough over the last six years. It can be seen that over the last 5 years 43% of new homes were two bedroomed and 30% of new homes contained three or more bedrooms.

**Gypsies and travellers**

**Indicator 6(m)**

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

**Commentary**

- 6.30 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

### 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 2011/12.

#### 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 2011/12.

#### 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

It is not possible to compare with the previous data relating to priority habitats and species of biodiversity importance<sup>25</sup>.

#### 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. The most significant habitats in terms of the

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<sup>25</sup> HBIC, along with other biological records centres in the SE Region, have had to translate their habitat data into a new classification system called IHS (Integrated Habitat System), which has been funded by Natural England. It is not a straightforward 1:1 translation from the previous Phase 1 habitat categories into IHS and there will continue to be changes to the baseline which are solely due to the on-going re-interpretation of old survey data into IHS.

proportion of the Hampshire total are: coastal vegetated shingle (with 19.9% of the Hampshire total); and reedbeds (8.5%).

**Figure 7.1: BAP Priority Habitats in Gosport**

Priority Habitat	Comments on Status	Ha. in Gosport Borough	% of total Hants area
<b>Lowland Dry Acid Grassland</b>	Comprehensive. Some overlap with Lowland Heath	17	0.4
<b>Lowland Meadows</b>	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	44	2.5
<b>Purple Moor Grass and Rush Pastures</b>	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1	0.3
<b>Lowland Heathland</b>	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	1	0
<b>Lowland Mixed Deciduous Woodland</b>	Further work is needed as currently all semi-natural deciduous woodland (both ancient & non-ancient) has been included yet not all of it has been surveyed for the qualifying NVC types. Includes some Lowland Beech & Yew Woodland yet to be separated out.	67	0.1
<b>Wet Woodland</b>	Other areas may exist that have yet to be surveyed for qualifying NVC types.	17	0.9
<b>Coastal and Floodplain Grazing Marsh</b>	Further work is needed to identify all qualifying grazing marsh from survey data. Some overlap with Lowland Meadows and with Purple Moor Grass & Rush Pastures.	115	1.2
<b>Reedbeds</b>	EA data to be verified/ NE data to be added & verified.	14	8.5
<b>Coastal saltmarsh</b>	EA data to be verified	26	1.5
<b>Coastal Vegetated Shingle</b>	EA data to be verified	55	19.9
<b>Intertidal mudflats</b>	EA data to be verified	107	1
<b>Maritime Cliff and Slopes</b>	EA data to be verified	1	2.2
<b>Saline lagoons</b>	EA data verified & saline lagoons added back in	1	1.7

Source: Hampshire Biodiversity Information Centre (2012)

- 7.5 In order to monitor changes in BAP Priority Species, HBIC have selected 50 of the 493 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 31<sup>st</sup> March 2012, the change in status of the 50 BAP priority species is reported for the period 2000/1 to 2010/11. 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 2000/01-2010/11
Triturus cristatus	Great crested newt	Amphibians	Decline (continuing/accelerating)
Lucanus cervus	Stag beetle	Beetles	Stable
Alauda arvensis	Skylark	Birds	Stable
Branta bernicla bernicla	Dark-bellied Brent goose	Birds	Decline
Lullula arborea	Woodlark	Birds	Increase
Pyrrhula pyrrhula	Bullfinch	Birds	Stable
Sylvia undata	Dartford warbler	Birds	Decline
Tringa tetanus	Redshank	Birds	Stable
Vanellus vanellus	Lapwing	Birds	Decline
Argynnis paphia	Silver-washed fritillary	Butterflies	Increase
Lysandra coridon	Chalkhill Blue	Butterflies	Fluctuating
Gammarus insensibilis	Lagoon sand shrimp	Crustacea	Unknown
Carex divisa	Divided sedge	Plant	Stable
Chamaemelum nobile	Chamomile	Plants	Stable
Orchis morio	Green-winged orchid	Plants	Decline
Eelgrass	Zostera marina	Plants	Stable
Arvicola terrestris	Water vole	Mammals	Stable
Apoda limacodes	Festoon	Moth	Stable
Hypena rostralis	Buttoned snout	Moth	Stable

Source: Hampshire Biodiversity Information Centre (2011)

### Indicator 7 (d)

Changes in areas designated for their intrinsic environmental value.

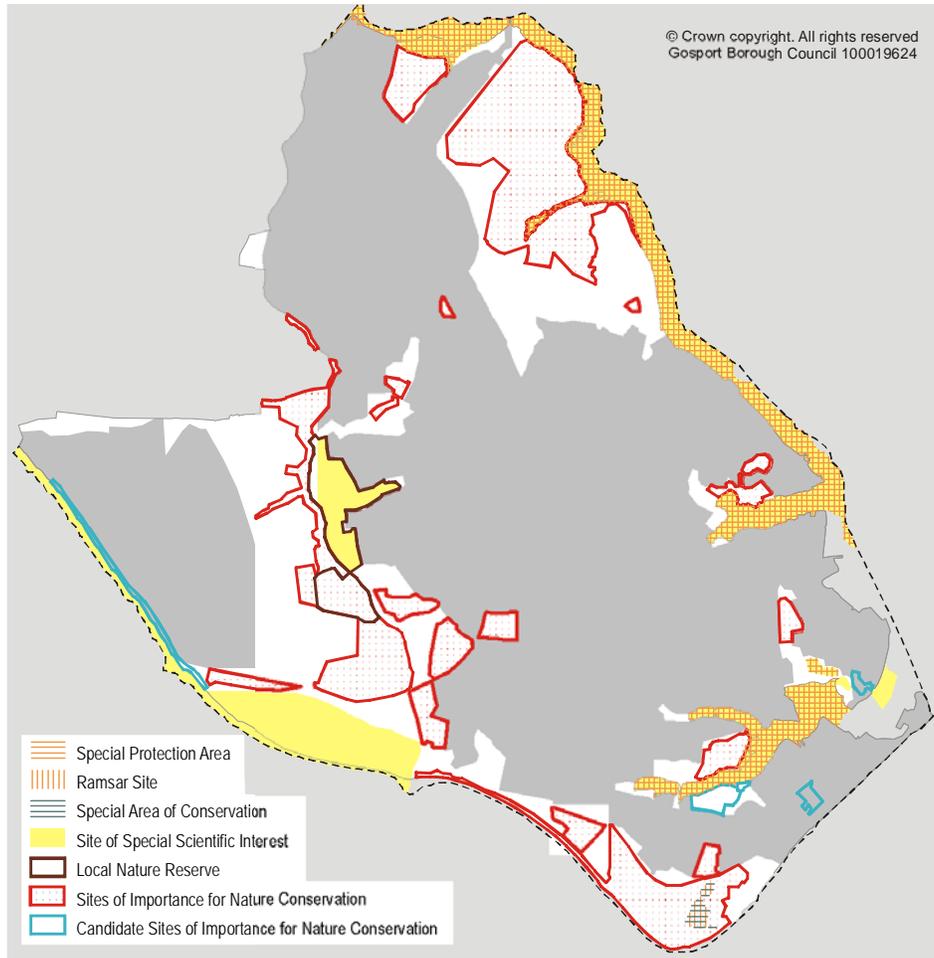
#### Output

There have been no changes in the area of land designated for their intrinsic environmental value in the Borough during 2011/12.

#### Commentary

- 7.6 The Habitats Regulations and the National Planning Policy Framework 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 ha of SSSIs in the Borough (as at 31st March 2012). 96.8% of the SSSI's area is considered by Natural England as being in a 'favourable or recovering' condition in Gosport (13.9% favourable, 82.9% recovering). 1.5% is classed as 'unfavourable no change'. Importantly no areas are classified as 'unfavourable and declining'. 1.7% of the original SSSI designation is classified as destroyed.

### 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 2011/12.

#### Commentary

7.9 No renewable energy schemes were granted planning permission during the 2011/12 monitoring period. However, energy efficient measures and a gas fired CHP which acts as a lead boiler within a centralised heating system and help to provide power to the development has been installed as part of the Gosport Leisure Centre 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 2011/12 and received funding from developer contributions are set out in Figure 7.4.

**Figure 7.4: Open space schemes completed in 2011/12 that received funding from developer contributions**

Site	Project	Funding
Pathway Lighting Various	Lighting schemes (Forton Rec, Grove Rd Rec, Lee Rec & Privett Park)	£16,807
Privett Park	Protective Fence	£25,408
Lee on Solent	Stake Park	£7,949
Privett Park	Upgrade surfacing of tennis courts	£25,000
Nobes Avenue play area	Play equipment	£4,000
Tukes Avenue	Playing field	£344
<b>Total</b>		<b>£79,508</b>

#### 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 7.4 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 7.5.

**Figure 7.5: Vacancy rates for allotments in Gosport December 2012**

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	299	0	0%	21
Camden	145	0	0%	41
Elson	76	0	0%	57
Lee-on-the-Solent	105	0	0%	157
Leesland Park	60	0	0%	95
Middlecroft	164	0	0%	27
Park Road	17	0	0%	92
Rowner	63	0	0%	73
Tukes Avenue	3	0	0%	14
Wych Lane	6	0	0%	17
<b>Total</b>	<b>938</b>	<b>0</b>	<b>0%</b>	<b>594</b>

**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 7.5 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 7.5 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.

**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 7.6: Stokes Bay**



## 8.0 RETAIL

### Development Completions

#### Indicator 8(a)

Total amount of retail, office and leisure developments completed in 2011/12.

#### Output

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

**Figure 8.1: Retail, office and leisure completions (over 200m<sup>2</sup>) in Gosport 2011/12**

Use Class (Amendment) Order 2005	Completed floorspace (m2)
A1: Shops	333
A2: Financial and professional services	0
A3: Restaurants and cafes	223
A4: Drinking establishments	0
A5: Hot food takeaways	0
B1a: Offices not within Class A2	0
D2: Assembly and leisure	0
<b>Total</b>	<b>556</b>

#### Indicator 8(b)

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

#### Output

The percentages for developments completed under indicator 8(b) for 2011/12 are set out in Figure 8.2.

**Figure 8.2: Retail, office and leisure completions in Gosport 2011/12 in identified shopping centres, sites allocated for shopping and commercial uses, employment, built leisure and mixed-use development (over 200m<sup>2</sup>)**

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	333	0
A2: Financial & professional services	0	0	0	0
A3: Restaurants & cafes	0	223	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
<b>Total</b>	<b>0</b>	<b>223</b>	<b>333</b>	<b>0</b>

**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 2011/12 there were three completions. One of these was for a restaurant in Royal Clarence Yard which is allocated under Policy R/S1 with the another being for a Tesco Express on an edge of centre site in Pier Street adjacent to Lee-on-the-Solent District Centre. Further to Figure 8.2, Madeline's Public House benefited from a change of use under permitted development rights to retail with a Tesco Express opening during monitoring period.
- 8.2 Construction works were also being progressed on the Rowner Tesco site during the 2011/12 monitoring period. The development of a pub/restaurant is also expected to commence as part of the wider redevelopment of what constitutes Gosport Leisure Park once Gosport Leisure Centre has been completed and open to the public.

**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 8.3.

**Figure 8.3: Percentage of commercial unit frontages within the Principal and District centres in Gosport June/July 2012**

Name of centre	Type of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Gosport Town Centre	Principal	A1	939.6	53%
		A2	257.5	15%
		Non-A1/A2	562.0	32%
		<b>Total</b>	<b>1759.1</b>	<b>100%</b>
Lee-on-the-Solent District centre	District	A1	487.3	70%
		A2	67.6	10%
		Non-A1/A2	141.7	20%
		<b>Total</b>	<b>696.6</b>	<b>100%</b>
Stoke Road District centre	District	A1	458.5	52%
		A2	140.8	16%
		Non-A1/A2	282.6	32%
		<b>Total</b>	<b>881.9</b>	<b>100%</b>

% 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. The figure is based on the percentage of the total frontage of each unit.

- 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 31.9% of non A1/A2 uses making up the retail and service offer of Gosport Town Centre. This compares with 29.0% of the centre comprising of non A1/A2 uses making up the retail and service offer of Gosport Town Centre in summer 2011. The proportion of non A1/A2 uses in Lee-on-the-Solent District Centre is 20.3%. This compares with 22.0% of the centre comprising of non A1/A2 uses making up the retail and service offer in summer 2011. The proportion of A1/A2 uses within Stoke Road District Centre is 32.0% compared to the 32.5% which was recorded in summer 2011.
- 8.5 The draft Local Plan (December 2012) will look to maintain Gosport Town Centre and the two district centres as the key focus for new retail and service developments. The thresholds for non A1/A2 use will remain at no more than 33% of the total frontage. However, a secondary shopping frontage threshold for retail and non-retail type uses has been proposed for part of Stoke Road District Centre.

#### 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 at ground floor level in the local and neighbourhood shopping centres is set out in Figures 8.4 and 8.5 respectively.

**Figure 8.4: Percentage of A1 and non A1 frontages within local centres in Gosport June/July 2012**

Name of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Gregson Avenue	A1	68.5	64%
	Non A1	38.5	36%
Rowner Road	A1	49.9	53%
	Non A1	44.9	47%
Brockhurst Road (no. 29-75)	A1	129.4	86%
	Non A1	21.0	14%
Forton Road / The Crossways	A1	50.8	32%
	Non A1	108.0	68%
Alverstoke Village	A1	48.6	54%
	Non A1	42.1	46%

% figures subject to rounding.

**Figure 8.5: Percentage of A1 and non-A1 frontages within neighbourhood centres in Gosport June/July 2012**

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	27.1	71%
	Non A1	11.1	29%
St. Nicholas Avenue	A1	15.3	49%
	Non A1	15.7	51%
Nimrod Drive <sup>26</sup>	A1	48.5	n/a
	Non A1	26.5	n/a
Elsion Road	A1	30.5	45%
	Non A1	37.9	55%
Palmyra Road	A1	47.5	63%
	Non A1	27.8	37%
Forton Road (335-359 & 262-278)	A1	64.0	85%
	Non A1	11.6	15%
Forton Road (45-95)	A1	47.2	34%
	Non A1	92.8	66%
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	21.7	75%
	Non A1	7.4	25%
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.

<sup>26</sup> Nimrod Drive neighbourhood shopping centre was in the process of being demolished during the monitoring period as part of the wider proposals for developing a new neighbourhood shopping centre and supermarket. Therefore, no frontage data is available for the monitoring period.

- 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. The figure is based on the percentage of the total frontage of the shop unit. Figure 8.4 shows that the proportion of non A1 uses had exceeded the 40% threshold as set out in Policy R/S4 in 3 of the local centres in 2012 (Rowner Road, Forton Road/The Crossways and Alverstoke Village). Figure 8.5 also shows that the proportion of non A1 uses had exceeded the 40% threshold as set out in Policy R/S4 in 6 of the neighbourhood centres in 2012 (Carisbrooke Road, Brewers Lane, St. Nicholas Avenue, Elson Road, Forton Road (No's 45-95) and Bury Cross). This is an increase on the 5 recorded between 2008 and 2011. The highest proportion of non A1 uses was in the Forton Road (No's 45-95) centre with 66% of the total frontage being occupied by non A1 uses.
- 8.8 Policy LP28: Uses within Centres of the draft Local Plan (December 2012) proposes a revised frontage threshold of no more than 50% of non Class A uses within local and neighbourhood centres<sup>27</sup>. The threshold has been revised upwards from the 40% in Policy R/S7 of the Saved Local Plan Review in response to monitoring the effectiveness and appropriateness of this policy.

### Pedestrian footfall

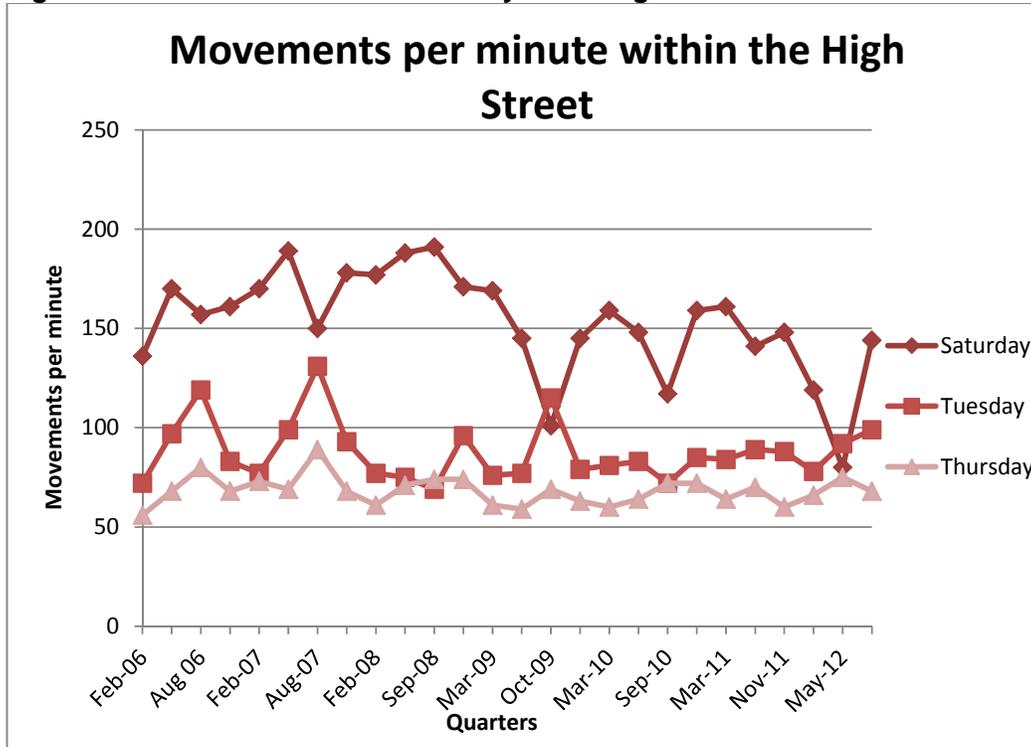
- 8.9 Monitoring pedestrian flow is an important health check indicator of the vitality and viability of town centres. The Borough Council have carried out footfall counts in Gosport town centre since 2004 on a quarterly basis. The surveys are carried out on three separate days over the length of Gosport 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 8.6: Gosport High Street**



<sup>27</sup> Both local and neighbourhood centres are defined as neighbourhood centres within the draft Local Plan (2012).

**Figure 8.7: Pedestrian footfall February 2006-August 2012**



8.10 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.

8.11 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 8.8: Morrisons and KFC**



## Vacancy rates

**Figure 8.9: Vacancy rates by frontage at shopping centres in Gosport June/July 2012**

Name of centre	Type of centre	% of vacant frontage 2011	% of vacant frontage 2012
Gosport Town centre	Principal	8%	8%
Lee-on-the-Solent Town Centre	District	5%	0%
Stoke Road	District	18%	18%
Gregson Avenue	Local	10%	5%
Rowner Road	Local	19%	17%
Brockhurst Road (No. 29-75)	Local	15%	9%
Forton Road/The Crossways	Local	15%	22%
Alverstoke Village	Local	0%	0%
Tukes Avenue	Neighbourhood	0%	0%
Nobes Avenue	Neighbourhood	10%	10%
Carisbrooke Road	Neighbourhood	0%	0%
Brewers Lane	Neighbourhood	0%	0%
Beauchamp Avenue	Neighbourhood	0%	0%
Rowner Lane	Neighbourhood	13%	0%
St.Nicholas Avenue	Neighbourhood	0%	0%
Nimrod Drive	Neighbourhood	78%	n/a
Elson Road	Neighbourhood	51%	51%
Palmyra Road	Neighbourhood	6%	7%
Forton Road (335-359 & 262-278)	Neighbourhood	11%	14%
Forton Road (45-95)	Neighbourhood	17%	13%
Bury Cross	Neighbourhood	23%	14%
Queens Parade	Neighbourhood	0%	0%
Portsmouth Road	Neighbourhood	29%	29%
Dartmouth Court, Dartmouth Close	Neighbourhood	63%	0%
Anstice Court, Twyford Drive	Neighbourhood	12%	0%

### Commentary

- 8.12 9 of the Borough's shopping centres experienced a decrease in vacancies between 2011 and 2012. This compares with just two of the Borough's shopping centres showing a decrease in vacancies between the 2010 and 2011 surveys. Further to this, 11 of the Borough's shopping centres recorded no vacancies in the 2012 survey. This includes Lee-on-the-Solent District Shopping Centre. Vacancies increased in 3 of the Borough's shopping centres over the period. Stoke Road District Centre continues to record a high level of vacancies and has the highest recorded vacancy rate in the Borough at 18%.
- 8.13 The Nimrod Drive Neighbourhood Shopping Centre vacancy rate has not been recorded for the latest 2012 survey due to the comprehensive redevelopment that is taking place under the Rowner Renewal project. The redevelopment will consist of a new superstore and a number of smaller retail units to create a new local centre.

## 9.0 COMMUNITY AND LEISURE FACILITIES

### *Indicator 9(a)*

Total amount of completed community and health facilities.

#### **Output**

A total of 277 square metres of new community and health facilities were completed in 2011/12.

#### **Commentary**

- 9.1 The 2006 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 were some notable developments completed during the monitoring period. A change of use to a diving museum was completed within No 2 battery in Stokes Bay. This was officially opened in June 2011. There was a further change of use completion with the opening of the Motiv8 Youth Support Centre in Toronto Place which officially opened at the end of March this year.
- 9.3 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. Furthermore, planning permission was granted at the end of March for the construction of a new education centre at Woodcot Primary School. Works on this commenced in the summer and are expected to be complete by June 2013.
- 9.4 A new car park and access to the Alver Valley Country park was also approved adjacent Cherque Way and opposite to the junction of Fitzroy Drive in April this year. This has been permitted in support of the recreational use of the Alver Valley.

**Figure 9.1: The Diving Museum at No 2 Battery**



- 9.5 There were no leisure completions recorded during the monitoring period. However, some significant developments are being progressed or are in the pipeline for development. A full planning application was approved in July 2011 for the erection of a replacement leisure centre at Holbrook. Works have progressed on the site throughout the 2011/12 monitoring period with an official opening of Gosport Leisure Centre to the public expected by the end of 2012. A 5 a-side football pitch has already been completed as part of the wider redevelopment of what constitutes Gosport Leisure Park. The Holbrook Cycle track has also been completed since the 2011/12 monitoring period. Once Gosport Leisure Centre is open to the public, works will begin on constructing the next phase of the Gosport Leisure Park proposals which includes the provision of a budget hotel.
- 9.6 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.

**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

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SCHEDULE 1

POLICIES CONTAINED IN THE GOSPORT BOROUGH LOCAL PLAN REVIEW 2006

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

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### Appendix 2: Gosport AMR Housing Trajectory (Based on South East Plan Target)

	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Totals
<b>Past completions</b>	686	277	201	24	43	339															1,570
<b>Projections: SHLAA sites</b>	0	0	0	0	0	0	-8	132	308	331	235	265	292	105	75	100	75	50	50	50	2,060
<b>Projections: Small sites with planning permission</b>	0	0	0	0	0	0	21	21	21	21	20	0	0	0	0	0	0	0	0	0	104
<b>Projections: windfalls</b>	0	0	0	0	0	0	0	29	29	29	29	29	29	29	29	29	29	29	29	29	377
<b>Total past completions</b>	686	277	201	24	43	339															1,570
<b>Total projected completions</b>					0	0	13	182	358	381	284	294	321	134	104	129	104	79	79	79	2,541
<b>Cumulative completions</b>	686	963	1,164	1,188	1,231	1,570	1,583	1,765	2,123	2,504	2,788	3,082	3,403	3,537	3,641	3,770	3,874	3,953	4,032	4,111	4,111
<b>PLAN: SE Plan allocation annualised</b>	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	2,500
<b>MONITOR: No. dwellings above or below cumulative allocation</b>	561	713	789	688	606	820	708	765	998	1254	1413	1582	1778	1787	1766	1770	1749	1703	1657	1,611	
<b>MANAGE: Annual requirement taking account of past and projected completions</b>	125	95	85	79	82	85	66	71	61	34	0	-32	-73	-129	-173	-228	-318	-458	-727	-1,532	

## 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 around £4bn for the period 2012-15. 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.

### **NPPF – National Planning Policy Framework**

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

### **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. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

### **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.

### **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 (Brundtland 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.