

Local Development Framework Annual Monitoring Report

August 2014



GOSPORT
Borough Council

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Local Development Framework
Annual Monitoring Report
August 2014

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EXECUTIVE SUMMARY

This is the tenth Annual Monitoring Report (AMR) produced by Gosport Borough Council and covers the period from April 2013 to March 2014. It has been prepared in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The AMR reviews actual progress in terms of Local Development Documents (LDD) preparation against the timetables and milestones in the Local Development Scheme (LDS).

Following the publication of the NPPF, for the purposes of expediency the decision was made to publish a single Local Plan rather than the Core Strategy and Site Allocations and Delivery Plan. The publication version of the Local Plan was approved by full Council in July 2014. Consultation on the submission version of the Local Plan is running from the 12th of August until the 22nd of September 2014.

An updated LDS was published alongside the Publication Version Local Plan. It sets out the future policy publication timetable. The Parking and Design SPDs were published in June 2013. An SPD for the Gosport Waterfront and Town Centre will be progressed following the publication of the Local Plan.

The AMR considers the policy performance of both the Local Plan Review (LPR) and emerging policies of the Publication Version Local Plan 2011-2029. Indicators and targets for relevant policies are set out in the report. Chapters 2 to 8 incorporate an overview of the key themes and set out progress on various indicators. Further statistical data on Gosport Borough can be found in the sustainability profile for the Borough and update of which is due in 2014. (www.gosport.gov.uk/localplan2029).

Below is a summary of the key delivery figures for the monitoring period 2013/14:

Housing

No net dwelling completions were built for the 2013/14 period. This can be attributed to a large number of demolitions as part of the Rowner Regeneration project known as Alver Village. However, taking into account completions since the start of the Local Plan plan period (2011), the 2014 Housing trajectory shows that housing delivery is currently above target. 78 dwellings (gross) were built in the year 2013 / 14.

Employment

There was 390 square metres of new employment floor space completed during the 2013/14 monitoring period.

Retail

5854m² of new retail floor space (use classes A1 to A5) was completed during the 2013/14 monitoring period. This was as part of schemes at Royal Clarence Yard, the retail element of Gosport Leisure Park (the Public House) and as part of the Rowner regeneration.

Community and Leisure

A hotel providing 64 beds was completed during the 2013/14 monitoring period as part of the Gosport Leisure Park development. In addition to this 200m² of education floorspace were provided at Siskin Junior School.

Open Space

Developer Contributions continue to fund open space schemes across the Borough, such as a wet and dry play area at Stokes Bay, new facilities at Rowner Copse and cricket nets at Privett Park.

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1.0 LOCAL DEVELOPMENT FRAMEWORK

- 1.1 This section of the Annual Monitoring Report (AMR) provides a summary of the current planning framework covering Gosport Borough.

Local Plan Review

- 1.2 The Local Plan Review (LPR) was adopted in May 2006. In 2009 the Borough sought authorisation to save a number of those policies it considered to still be relevant. 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.

Adopted Supplementary Planning Documents

The Borough Council has adopted a number of Supplementary Planning Documents (SPDs) focusing upon specific issues within the Borough these are set out below:

- The Marine Parade Area of Special Character SPD (adopted May 2007)
- The Daedalus SPD (adopted September 2011)
- The Design SPD (adopted February 2014)
- The Parking SPD (adopted February 2014)

Revocation of the South East Plan

- 1.3 The South East Plan was partially revoked by the Government on 25th March 2013 with the remaining policy NRM6: Thames Basin Heaths Special Protection Area not being relevant to Gosport. Gosport is no longer covered by a tier of regional level planning.

Local Development Scheme (LDS)

- 1.4 The 2014 LDS published in summer 2014 sets out key dates when milestones should be achieved. The key milestone for 2014 was the issuing of the Publication Plan for consultation in August 2014. This milestone was met.

Draft Gosport Borough Local Plan 2011-2029

- 1.5 Following the issue of the Publication Version of the Local Plan for consultation in August 2014 the next key stages are as follows:

- Submission to the Secretary of State (November 2014);
- Examination in Public (February 2015);
- Adoption (June 2015).

Statement of Community Involvement

- 1.6 The Statement of Community Involvement (SCI) has been revised to take account of new legislation and was adopted in September 2012.

Forthcoming Supplementary Planning Documents

Gosport Waterfront and Town Centre SPD

- 1.7 This SPD is linked to the draft Local Plan 2011-2029 so it will not be adopted until the Local Plan is adopted. The Gosport Waterfront 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.

Duty to Cooperate

- 1.8 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
- 1.9 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.
- 1.10 Gosport Borough is located in South Hampshire and is a member of the Partnership for Urban South Hampshire known as 'PUSH'. PUSH is a co-operative partnership of ten local authorities that facilitate cross-boundary joint working. Gosport participates in officer and member PUSH meetings and also participates in several of PUSH's topic-specific groups. One of the main recent planning outputs of PUSH has been the publication of the South Hampshire Strategy in October 2012. An update to the South Hampshire Strategy has been commissioned and is due 2016.
- 1.11 Gosport has extensive relationships with adjoining local authorities, with county and unitary councils as well as the Solent Local Enterprise Partnership and private sector utility companies. Through these

relationships a co-ordinated approach can be taken to the planning of land use, infrastructure provision and environmental issues.

- 1.12 The relationships which Gosport has developed 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.
- 1.13 In conjunction with the Publication Version of the Local Plan 2011 -2029 a Duty to Cooperate Statement has been published (www.gosport.gov.uk/localplan2029-evidence)

2.0 REGENERATION AREAS AND OTHER KEY DEVELOPMENT SITES

- 2.1 There are a number of Regeneration Areas and other major development sites in the Borough, which are identified in Figure 2.1. The relevant policies from the 'Saved' Local Plan Review (May 2006) and Publication Version Local Plan (July 2014) are shown below along with the development progress on each of these sites.

Gosport Waterfront and Town Centre (Policies R/DP4 and LP4)

- 2.2 The area known as Coldharbour and the Gosport Waterfront is identified in Policy R/DP4 of the 'Saved' Gosport Borough Local Plan Review for mixed use development. The Gosport Waterfront and Town Centre Regeneration Area identified under Policy LP4 of the Publication Local Plan incorporates the Coldharbour area, the retained area at Royal Clarence Yard, the bus station and a wider area of Gosport Town Centre. Policy LP4 shows that planning permission will be granted for a mixture of uses including 700-900 dwellings. 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.
- 2.3 There has been an outline planning permission granted for a 1500 square metre food store, a 275 square metre commercial unit, and 48 residential units within the water front allocation area located on the 'island site' between Mumby and Harbour roads. A further 28 dwellings have been permitted and/or built on a number of other smaller sites in the town centre since 2011.

Daedalus Regeneration Area (Policies R/DP4 and LP5)

- 2.4 The Daedalus site lies within both the Gosport and Fareham administrative boundaries. The site was released by the MoD in March 2006. The Homes and Communities Agency (HCA) have since acquired ownership of the land.
- 2.5 Paragraph 3.49 of the 'saved' Local Plan supporting policy R/DP4 proposes a mixture of B1 to B8, hotel and leisure facility and up to 500 homes for the Daedalus site, including 300 homes on the married quarter's site of which 148 are built. Policy LP5 of the Publication Local Plan proposes 75,000m² of gross employment floorspace, leisure and recreation facilities, food and drink premises, community facilities and up to 350 homes. The Council published a Supplementary Planning Document for the Gosport part of Daedalus in November 2011 with the intention of guiding future development on this site.

- 2.6 Daedalus was 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.
- 2.7 Adjoining the Gosport part of the site, Fareham Borough Council in May 2013 approved plans submitted by Fareham College for a new Centre of Excellence for Engineering, Manufacturing and Advanced Skills Training (due to open September 2014) to be based at the Fareham entrance to the Enterprise Zone. It is considered that this would be a major catalyst for facilitating further development within both the Fareham and Gosport administrative parts of the site.
- 2.8 An outline application was submitted by HCA (formerly SEEDA). 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 new homes, retail and community facilities.
- 2.9 Planning permission has been granted as at April 2014 for a further 101 homes which are currently being delivered for part of the Daedalus site.

Haslar Peninsula (R/CF2 and LP6)

- 2.10 The 'saved' Local Plan (Policy R/CF2) looked to protect the existing health facilities however the Royal Hospital Haslar closed in July 2009 and has since been acquired by 'Our Enterprise'. The Draft Local Plan 2011-2029 identifies Haslar Peninsula as a Regeneration Area which consists of three large sites. This includes Royal Hospital Haslar and Blockhouse which are identified as development allocations and Haslar Marine Technology Park.
- 2.11 It is proposed in Policy LP6 of the Publication Version Local Plan that planning permission will be granted on the Royal Haslar Hospital site for a number of uses which would include medical, health and care facilities including the re-use of existing facilities and buildings, and 300 dwellings.
- 2.12 An outline planning application regarding the comprehensive redevelopment of the site was registered in July 2013. The proposed scheme includes a wide range of uses and would incorporate medical facilities, a 214 care units, a hotel, retail units, a health centre, tearoom, restraint office and business units and 286 residential units. The application has been approved subject to the signing of the s106 agreement. (July 2014)

- 2.13 Blockhouse is currently owned and in use by the MoD. Although there are no current plans for the MoD to release the site, Policy LP6 does take account of any potential release onto the open market with planning permission likely to be granted for a number of uses which could include employment and training uses including marine and associated sectors, leisure and tourism and residential uses. The SHLAA has identified Blockhouse as having long term development potential.

Rowner (LP7)

- 2.14 The Rowner Renewal project seeks to regenerate a run down part of the Rowner estate. Policy LP7 of the Publication Local Plan aims to provide approximately 200 net dwellings by demolishing approximately 500 existing units and developing up to 700 new homes, providing a range of types, sizes and tenures.
- 2.15 Planning permission has been granted for Phase 1 which consists of 219 dwellings, Phase 2 which consists of 101 dwellings and Phase 3 which consists of 175 dwellings together with parking and open space (including a LEAP). A partial revision of the parking layout for Phase 2 was also approved by the Council. Phase 4 of the Rowner Regeneration consisting of for a total of 127 residential units has been permitted.
- 2.16 Further to the works already underway on the site, a total of 70 residential units were completed with 112 demolished during the 2012/13 monitoring period. A further 16 units were built and 94 units were demolished in 2013/14. The Alver Village Tesco's store and 3 new retail units were completed in May 2013 with each of these being occupied. Build out of the fourth phase is expected in 2014/15.

Alver Valley (LP8)

- 2.17 The Alver Valley has been designated as a Regeneration Area for Green Infrastructure under Policy LP8 of the Publication Version Local Plan. It is proposed to designate the Alver Valley as a Country Park so that it serves as a major area of green infrastructure within the Borough offering community, education, health and nature conservation benefits.
- 2.18 In order to establish links with Lee-on-the-Solent, a planning application was approved in April 2012 for a new car park adjacent to Cherque Way and opposite the junction of Fitzroy Drive. This has been permitted in support of the recreational use of the Alver Valley. Works on the approved car park are yet to commence. The Council approved the Alver Valley Country Park Strategy in April 2014. The Borough Council is working with the Environment Agency and the East Solent Coastal Partnership to look at the outfall and water quality of the river Alver. The Alver Valley also has the potential to operate as a Suitable Alternative

Natural Green Space (SANG) and provide mitigation to the recreational disturbance on the Solent SPA attributed to new residential development.

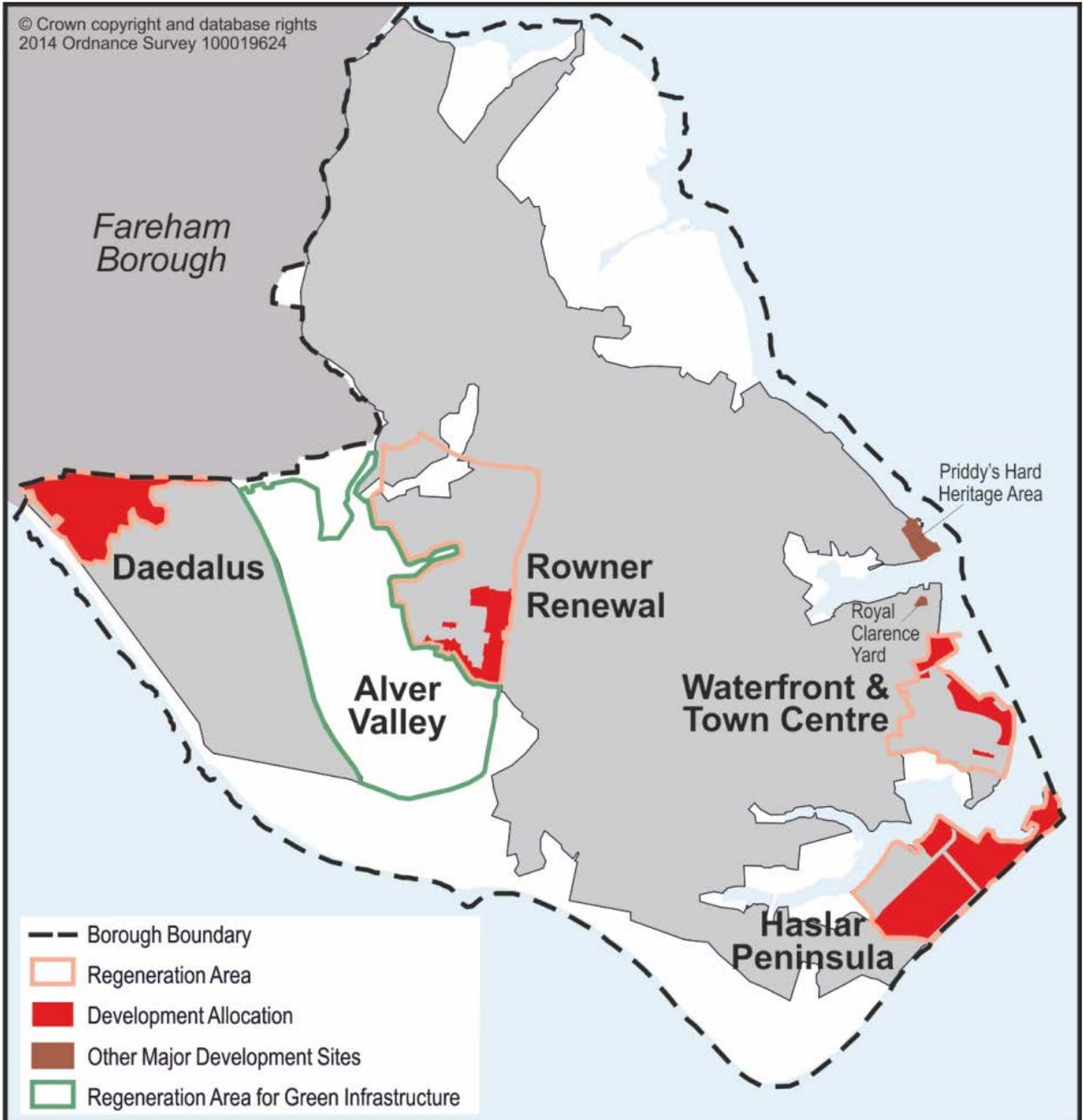
Priddy's Hard Heritage Area (R/DP4 and LP9A)

- 2.19 Priddy's Hard Heritage Area was identified in paragraph 3.52 of the 'Saved' Local Plan supporting Policy R/DP4 for a mixture of residential, conference facilities, food and drink outlets and manage workspace. Policy LP9A of the Publication Local Plan proposes a mix of uses for the site including up to 100 dwellings, 1,400m² of retail floorspace
- 2.20 Phase 1 of this development was completed by the end of the 2007/08 monitoring period with 198 dwellings built. The remaining part of the site was acquired in October 2009 by Portsmouth Naval Base Property Trust who will seek to develop the site for a mix of uses whilst retaining the Explosion Museum. The Heritage Area has been identified as a mixed use allocation with the Ramparts identified as an open space allocation within the Draft Gosport Borough Local Plan. There are no further updates to the development status of the site to take into account for the 2013/14 period.

Royal Clarence Yard (R/DP4)

- 2.21 Royal Clarence Yard was identified in paragraph 3.55 supporting Policy R/DP4 of the 'Saved' Local Plan for mixed use development making use of the waterside frontage and the historic buildings.
- 2.22 The development of this prominent waterfront site continued during the 2012/13 monitoring period. A further planning application to revise the type and mix of dwellings was granted planning permission in October 2007. There are 105 units still outstanding as part of the development. 390m² of B1 office floorspace was permitted at Weevil Lane as part of Royal Clarence Yard.

Figure 2.1: Regeneration Areas and Other Major Development Sites in Gosport



3.0 TRANSPORT

Overview

- 3.1 Improving accessibility to and from the Peninsula is a key objective of the Local Plan. The Borough needs an efficient multi-mode transport system that will meet everyone's travel requirements, support new development and promote economic growth. Reducing car use and promoting alternative modes will play an important part in alleviating congestion and enabling more sustainable travel including minimising emissions.
- 3.2 The Local Plan aims to ensure residential areas have good access to employment, health, education, recreation, and retail opportunities. Development should be located on sites where they are, or will be, well connected by public transport, walking and cycling in order to provide travel choices and reduce the reliance on the car. The provision of more employment in the Borough is critical to reducing out-commuting and congestion.

Policy Context

- 3.3 The following policies are relevant in terms of the monitoring information included in this Chapter;

'Saved' Local Plan Review May 2006

R/DP3 – Provision of Infrastructure, Services and Facilities

R/T4 – Off-Site Transport Infrastructure

R/T5 – South Hampshire Rapid Transit

Indicators

- None – however, where an otherwise acceptable development is likely to impose additional burdens on existing transport infrastructure, the developer will be required to contribute to improvements off-site that will enable travel needs generated by the development to be accommodated. This will normally be achieved by means of a legal agreement with Hampshire County Council as the Local Highway Authority.

Targets

None



Publication Local Plan July 2014

LP2 – Infrastructure

LP21 – Improving Transport Infrastructure

Indicators

- None – however, there are a number of proposed transport and accessibility improvements for the Borough. These are outlined in Box 10.2: Proposed transport and highway improvements for the Borough on page 132 of the Publication Version Local Plan.

Targets

None

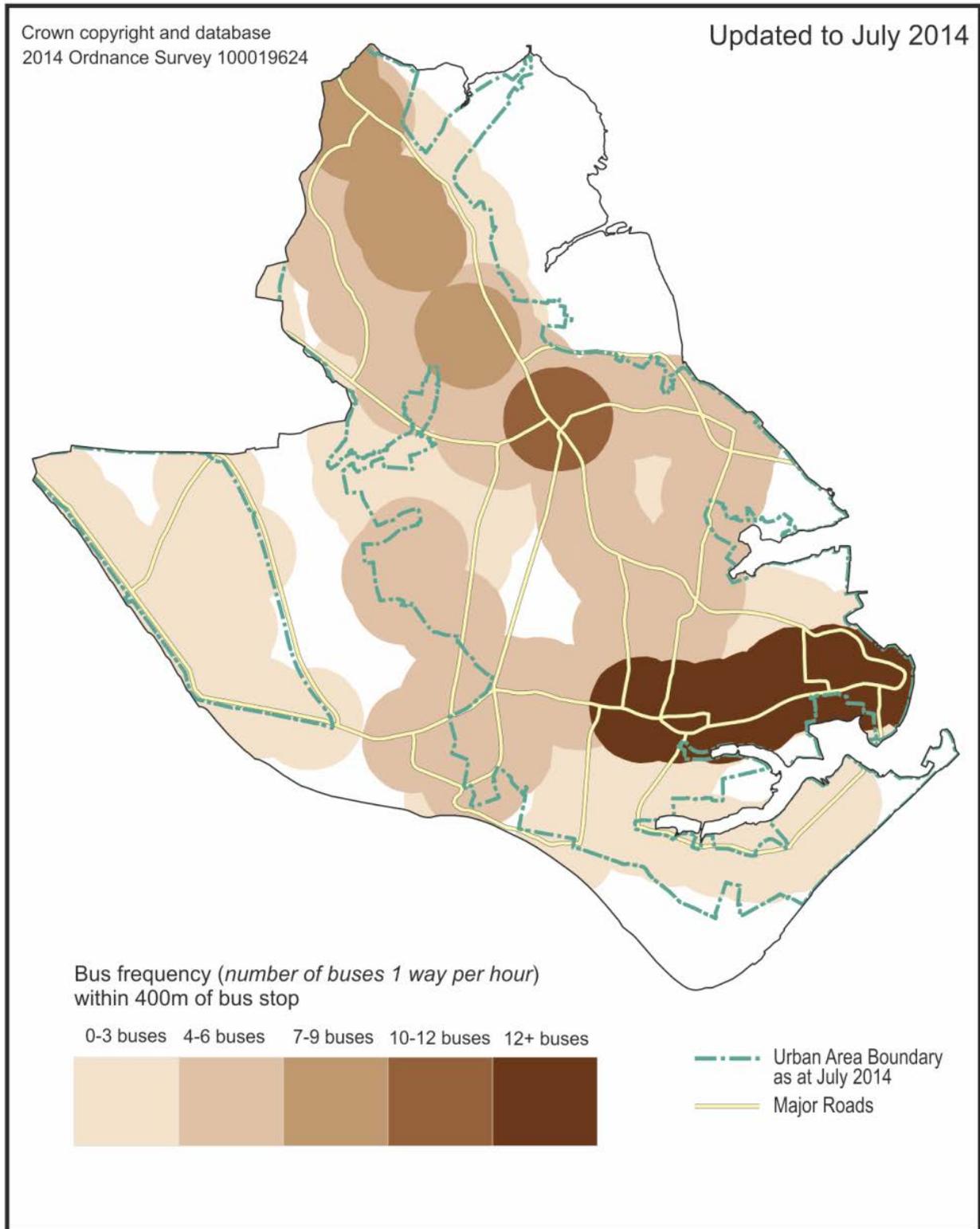
Analysis of performance against the saved local plan review and draft Local Plan

- 3.4 Whilst there are no specific indicators or targets in the ‘Saved’ Local Plan Review, the need to promote development in sustainable locations with regard to transport infrastructure is a key element of these plans.

Frequency of Buses on the Gosport Peninsula

- 3.5 Figure 3.1 shows the frequency of bus use within the Borough. Since the Bus Rapid Transit was completed there has been a significant shift in the way that the bus network in Gosport operates. More services use the Bus Rapid Transit with the E1 and E2 Eclipse fast bus services operating 8 buses each way per hour. There has however been a decrease in the number of bus routes, with some of the more peripheral areas receiving fewer buses than they previously did. Lee-on-the-Solent has a poor service coverage compared to the main town of Gosport, with fewer than three buses each way per hour.
- 3.6 The frequency of buses servicing areas of the Borough is one of the elements that is used to indicate those areas of the Borough with best access to services, which potentially could be most suitable for higher densities of development. Further detail on this can be found in chapter 4 (figure 4.7) of this AMR.

Figure 3.1 Frequency of buses serving Gosport.



Transport schemes completed 2013/14

- 3.7 An important element of delivery of the Local Plan is the provision of transport infrastructure. In some cases, this is provided as a result of developers making a financial contribution in a package of transport schemes that will improve the overall efficiency of the road network.

Main Programme Schemes Completed 2013/14

Bus Rapid Transit Wider Bus Stops - £200,441.00

(Developer Contribution Value - £17,147.00)

Design, procurement and installation of BRT Bus Stop infrastructure on the existing routes between Fareham Bus Station via the Railway Station to Gosport Bus Station, that will use the BRT Phase 1A busway.

Bus Rapid Transit, A32 Brockhurst Roundabouts - £688,000.00

(Developer Contribution Value – £0.00)

Bus priority measures at Brockhurst Roundabouts and the A32, to include: provision of a bus lane southbound on the A32 through the northern roundabout; widened footway to provide shared use cycleway between the medical Centre access and the A32.

Bus Rapid Transit, A32 The Crossways Jct - £410,000.00

(Developer Contribution Value – £0.00)

A package of bus priority measures and infrastructure to improve the reliability of bus journey time on the A32 Forton Road, at the junction with The Crossways/Lees Lane North and Lees Lane, in Gosport.

Stokes Bay Cycle Route, signing - £37,000.00

(Developer Contribution Value £0.00)

Signing of cycle route, and provision of cycle loops.

Bus stop infrastructure, Newgate Lane – Daedalus 2 - £130,000.00

(Developer Contribution Value £0.00)

Bus stop infrastructure improvements.

Minor Programme Schemes Completed 2012/13

Elmore Avenue / Wooton Road- £10,000.00

(Developer Contribution Value - £0.00)

Missing section of footway has been provided, linking into existing footway. Missing length of footway alongside several properties, instate allowing pedestrians to cross.

Gosport Cycle routes – Cleveland Avenue - £16,000.00

(Developer Contribution Value - £0.00)

Access improvements - non specified ramps, signs and markings. Improved signing and marking provided to help motorists anticipate cycle movements on and off tracks and cyclists could identify and achieve access more conveniently and safely.



Future Schemes Identified (from 01.04.14)

- 3.8 The following transport schemes benefitting Gosport are in progress, currently programmed or firmly identified for delivery in the near future by Hampshire County Council or TfSH (unless otherwise identified):-

Main Programme Schemes Identified by HCC Strategic Transport

Newgate Lane Northern Section Improvements

This scheme will address traffic congestion on access routes onto the Gosport peninsula in the short to medium term and will support the redevelopment of the former Daedalus airfield as an Enterprise Zone. It is part of a wider, longer term strategy for improving access to the peninsula and aims to improve journey times and reliability in the most congested sections of Newgate Lane. This scheme is in progress and completion is expected in Spring 2015.

Peel Common Interim Junction Improvements

This is an interim scheme pending the successful development of proposals to provide a Stubbington Bypass and improved Western Access to Gosport. Traffic signals are proposed on Broom Way, Rowner Road and Newgate Lane to better control traffic demands and congestion. The scheme is to include pedestrian and cycle facilities on the south side of roundabout and a controlled crossing to the east. Amendments will likely be required when improvements to Newgate Lane and the Stubbington Bypass are progressed. The preliminary design is currently being developed. Funding is secured and delivery anticipated in 2015/16.

Newgate Lane Southern Section Improvements

Improvements of Newgate Lane from Tanners Lane to Peel Common are proposed to further address congestion and improve access to the peninsula in general and the Daedalus EZ. Public consultation on the preferred route has been undertaken and site investigations and development of the preliminary design is in progress. Commencement is anticipated in 2016/17 subject to funding.

Public Transport Improvements

Portsmouth, The Hard Interchange Improvements

This is a scheme by Portsmouth City Council supported by LEP funding to improve the bus / rail / ferry interchange to maximise public transport accessibility, improve the public realm and support local redevelopment. In conjunction with recent improvements to the Gosport Ferry pontoon it will improve cross harbour travel and support proposed development in the town centre and at Waterfront. Delivery is expected in 2015/16.

BRT Busway Extension – Tichborne Way to Rowner Road (off-road)

A dedicated bus and cycleway along the former railway line is proposed to extend the current length of off road running. It will build upon the step change in

service levels and reliability achieved by BRT phase 1 and the new Eclipse bus services, and improve access to planned developments at the Gosport Waterfront and Welborne and delivers potential for improving bus access to Daedalus. The scheme is designed and planning consent granted. Unsuccessful bids have been made for Pinch Point Funding and other funding opportunities are being sought by TfSH / HCC.

BRT Rowner to Gosport Ferry (on-road) - Anns Hill Road / Bury Road Junction Improvements

Improvements are proposed to improve capacity for all traffic and reduce delays to BRT services in particular. Preliminary design is completed and implementation expected 2014 / 15 using LSTF funding and developer contributions

BRT A27 Western Way Bus Gate & Bus Lane

A bus link between the Fareham Bus Station and Western Way was completed in May 2014 and the provision of a westbound bus lane to the A27 Station Roundabout is due for completion in November 2014 to improve journey time reliability for all buses, including BRT, and improve capacity for traffic.

A27 Corridor Improvements – Phase 1 – Station Roundabout to Gudge Heath Lane

This scheme is due for delivery in 2015/16 and will address traffic congestion and further improve the BRT / Eclipse bus services between Fareham and Gosport. It includes improvements to Station Road Roundabout and the Gudge Heath Lane junction and enhances accessibility to the rail station.

Bus Stop and Bus Station Infrastructure Improvements

Works are in progress to improve the shelters and the bus passenger information (including some CCTV and RTPI) at a number of bus stops on the BRT routes and to provide service broadcast units and BRT branding at the Fareham and Gosport bus stations.

Smart Ticketing

A sub-regional project to introduce inter-operable smart ticketing for bus and ferry travel is in development for delivery in 2015 as part of the TfSH Better Connected South Hampshire Project.

Local Highway Improvements

Access to Daedalus Enterprise Zone

A road link to the existing junction at Broom Way / Cherque Way has recently been completed to form the main access to the Enterprise Zone serve the CEMAST college opening in September. Funding is also available to the Homes and Communities Agency in 2015/16 for the delivery of major site infrastructure possibly to include internal access roads, the proposed new junction with Marine

Parade West at Ross House to form the secondary access and the re-opening of former points of access at Drake Road and Brambles Road.

South Street / Dock Road Junction Improvements

Signalisation of the junction including pedestrian facilities is proposed in 2015/16 to address safety of cyclists. This scheme will also improve accessibility to the Stoke Road shopping area and local employment.

Strategic Cycling Schemes

Marine Parade West, Lee-on-the-Solent, Cycleway

- This scheme to provide an off road cycle along Marine Parade West to the Salterns Promenade was completed in June 2014 and contributes a further stage of the NCN2 between Portsmouth and Southampton. It completes the coastal cycle track from Stubbington to Stokes Bay and links Gosport ferry and town centre to Lee and the Daedalus Enterprise Zone.

Minor Programme Schemes Identified by HCC Strategic Transport

A range of pedestrian and cycle facilities are proposed within the County Council's Minor Works and Traffic Management programme for 2014/15 to improve general accessibility to homes, shops and services; pedestrian and cycle safety, and access to bus services. The locations are :-

Pedestrian Measures

- Carisbrooke Road Shops
- Fell Drive Bus Stops
- Forton Road / Parham Road Shops
- Forton Road / Spring Garden Lane

Cycle Measures

- Privett Road to Gomer Lane
- Daisy Lane

(Further details will be provided on completion of these schemes)



Transport Contributions for The Borough

- 3.9 The Borough Council, through Policy R/T4, collects developer contributions on behalf of Hampshire County Council (HCC) in order to secure the provision of transport infrastructure. Figure 3.2 shows contributions received between 1st April 2008 and 31st March 2014 with Figure 3.3 detailing contributions specifically collected in the 2013/14 monitoring period under the Hampshire County Council Transport Contributions Policy (TCP), which was adopted by the Borough Council in 2007. Figure 3.4 details transport contributions received by Hampshire County Council in the 2013/14 monitoring period.

Figure 3.2: Historic Transport Contributions Received 01.04.2008 – 31.03.2014

Period:	Totals
Developments between 01.04.2008 - 31.03.2012	£601,459.41

Figure 3.3 Transport Contributions Received by GBC 01.04.2013 - 31.03.2014

Site	Amount
Land at 32 Manor Way	£3,745.00
1A Alvercliffe Drive	£3,745.00
6 Jamaica Place	£14,980.00
Dolman Hall	£18,725.00
Land at 2 Shaftesbury Road	£11,718.00
Royal Engineers Mews	£3,745.00
Lee Grove House, 15 Manor Way	£3,893.00
87 Leesland Road	£7,490.00
Land to rear of 206-216 Brockhurst Road	£14,980.00
Land to rear of 40 Bury Road	£3,745
Land to rear of 224B Forton Road	£1,980.00
Dolman Hall (TRO)	£2,000.00
TOTAL	£90,746.00 (inclusive of TRO payments)

Figure 3.4: Transport Contributions Received By HCC 01.04.2013 - 31.03.2014

Site	Amount Received
HMS Daedalus Site, Solent Enterprise Zone, Lee on the Solent	£1,837,700.00
HMS Daedalus Site, Solent Enterprise Zone, Lee on the Solent	£110,000.00
Land Adjacent to Gosport Business Centre, Aerodrome Road, Gosport, Hampshire	£2,075.00
Total	£1,949,775.00

4.0 HOUSING

Overview

Population and households

- 4.1 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.
- 4.2 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.
- 4.3 According to the latest long term population projections the Borough's population will increase by about 2.2% over the period to 2029 (the period for the Draft Local Plan) with the number of households projected to increase by 8.5%. The average household size is 2.38 persons and is projected to decrease to 2.24 persons by 2029.
- 4.4 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 17.2% in 2011 to 24% in 2029 with the number of residents over 65 increasing by 42.4% 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 82% increase over the period 2011-2029.
- 4.5 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 17.9%. It is projected that there will be a 2.2% 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.
- 4.6 In relation to the traditional working age population (16-64), it is projected that these age groups will decrease from 64% in 2011 to 58% 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 3.9%¹. This forecast takes into account the predicted increases in retirement age. This represents approximately 1,600 less people in the workforce which may have

¹ Hampshire County Council Long-term population forecasts (October 2013) based on anticipated number of dwellings to be completed between 2011-2029

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.

Housing

- 4.7 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 decent standard.
- 4.8 The Borough is characterised by smaller properties with 59.6% comprising terraced housing or flats compared to the national average of 45.7%. There is also a much lower proportion of detached housing in Gosport comprising just 13.4% of the housing stock compared to the national average of 22.4%. In terms of bedroom size, 45% of the stock was three bedroom units, 29.2% two bedroom units, 12.2% one bedroom units, 10.8% with four or more bedrooms and 2.6% 5 bedroom units.
- 4.9 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.

Policy context

- 4.10 The following policies are applicable for monitoring in terms of the monitoring information included in this Chapter;

Saved' Local Plan Review May 2006

Policies

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/H11 – Sites for Gypsies and Travellers

Indicators

- Monitor the number of dwelling completions and outstanding commitments on an annual basis in order to assess current supply within the Borough and whether this is likely to meet the requirement
- Monitor the proportion of dwellings built on previously developed land.
- Monitor the density of new residential development, house types (detached etc.) and number of bedrooms
- Monitor the number of affordable houses built on sites of 15 or more units/0.5 hectare or greater

Targets

- 90% of dwellings to be built on previously developed land
- 40% affordable housing on suitable sites where proposals for residential development are either 0.5 hectare or more in area or 15 dwellings or more in total

Draft Local Plan 2011-2029 Publication Version July 2014

Policies

LP3 – Spatial Strategy

LP24 – Housing

LP26 – Gypsies, Travellers and Travelling Showpeople

Indicators

- The number of net additional dwellings set out in Policy LP3
- Housing supply and trajectory
- Affordable housing completions
- Density of housing completions
- Number of completions by dwelling size
- Net additional pitches for gypsies, travellers and travelling showpeople

Targets

- Target of 3,060 net additional dwellings (2011 – 2029)
- 40% affordable housing target on sites of 10 or more.

Analysis of performance against the saved local plan review and draft Local Plan

Housing supply

- 4.11 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. However, the South East Plan has now been revoked now so the Gosport Borough Local Plan 2011-2029 Publication Version (July 2014) sets out the quantum of housing development required. This allocation is based on the South Hampshire Strategy published in October 2012. Housing supply can be evaluated by the use of a housing trajectory. The housing target is based on the Gosport Borough Local Plan 2011-2029 Publication Version (July 2014) allocation. Whilst the monitoring period is April 2013 to March 2014 it is considered appropriate to use the Local Plan figure although this was not published until July 2014.

Past Performance 2011 -2014

4.12 The Gosport Borough Local Plan 2011-2029 Publication Version (July 2014) sets a target of 3,060 dwellings to be built between 2011 and 2029. In order to meet the housing allocation 510 net additional dwellings (170 per year) were required between April 2011 and March 2014. The net additional number of dwellings built during the period between April 2011 and March 2013 was 381 built, falling short of the target of 510. The annual completion rate is shown below.

Figure 4.1: Total net and gross housing completions in Gosport from 2011 to 2014

	Net Completions	Gross Completions
2011/2012	339	347
2012/2013	75	194
2013/14	-33	78
Total	381	612

4.13 It can be seen that the net housing completions has fallen below the Gosport Borough Local Plan 2011-2029 target. This is due to a large number of demolitions taking place as part of the Rowner Regeneration scheme. The number of gross dwelling completions over the same period was 612. This shows that there were 231 dwellings lost over the last three years.

Projected Net Additional Dwellings from 2013/14 to 2028/29

4.14 The target for 2014/15 to 2028/29 is calculated having regard to the 381 dwellings built between 2011 and 2014. The residual allocation is 2,679 or 178.6 dwellings per year and therefore this will form the target for the next 15 years until the end of the plan period. The projected net total of additional dwellings from 2014/15 to 2028/29 is 3,121 which take into account sites with planning permission, SHLAA sites as well as projected windfalls. On this basis the allocation in the Local Plan will be met.

4.15 The Gosport Housing Trajectory 2014 which is based on the Gosport Borough Local Plan 2011-2029 Publication Draft (July 2014) provides details of the managed delivery target. A detailed breakdown of the figures is shown in Appendix 2.

Five, Ten and Fifteen Year Housing Land Supply.

4.16 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.

- 4.17 The Borough's completion rate has out-performed the identified requirement of the relevant development plan and/or sub-regional strategy over the medium-long term (since at least 1996). This highlights that when sites are brought forward by developers subject to other policy considerations they are granted planning permission and delivered. The Borough delivered 47% more dwellings than required in the former Hampshire County Structure Plan 1996-2011. 13% more dwellings have been completed than required by the current Gosport Borough Local Plan Review 1996-2016 with 4,758 completions up to April 2014 compared with a cumulative requirement to the same date of 4,212 dwellings.
- 4.18 It is noted however that during the period of the current South Hampshire Strategy (i.e. since April 2011) there has been an under-provision of completions by 25% this is largely due to the fact that net completions are measured and currently demolitions at the Rowner Renewal Regeneration site are outstripping completions. Given that the Borough Council has consistently delivered over and above its housing target in the long term and that the short term under delivery is due to a site specific regeneration project, it is felt that a 5% buffer for housing delivery is the most appropriate.
- 4.19 Advice published by DCLG sets out the three main stages for assessing the supply of deliverable sites:
- Identify the level of housing provision to be delivered over the next five years.
 - Identify potential sites for housing provision.
 - Consider the deliverability of the identified potential sites.

Figure 4.2: 5 Year Supply of Deliverable Sites based on the Draft Local Plan 2011-2029

Five Year Housing Requirement For Gosport		
	Dwellings	Annual Average
Housing Requirement 2011-2029 (Draft Local Plan)	3,060	170
Total Completions 2011 - 2013	381	
Housing Requirement 2014/15 – 2028/29	2,679	178.6
5 Year Requirement 2014/15 – 2018/19	893	178.6 ¹
5% Buffer	45	
Requirement	938	
¹ The annual average has taken into account the past level of completions		
Five Year Supply of Deliverable Housing Sites - 14/15 – 18/19		
Sites with planning permission	743	
Other deliverable sites	496	
Total Deliverable Sites	1,239	
Windfall	99	33
Total Supply	1338	

- 4.20 Figure 4.2 clearly demonstrates that there is a five year supply of deliverable sites. There are sufficient deliverable sites to deliver 1,338 dwellings which exceed the housing requirement for this period.
- 4.21 The NPPF also requires Local Authorities to identify a supply of specific developable sites, for years 6-10 and, where possible, for years 11-15. Figure 4.3 shows that for a 10 year period there are sufficient deliverable sites to provide 2,237 dwellings which is considerably higher than the requirement of 1,786.

Figure 4.3: 10 Year Supply of Deliverable Sites based on the Draft Local Plan 2011-2029

Ten Year Housing Requirement For Gosport		
	Dwellings	Annual Average
Housing Requirement 2011-2029 (Draft Local Plan)	3,060	170
Completions 2011 - 2014	381	
Housing Requirement 2014/15 – 2028/29	2,679	178.6
10 Year Housing Requirement 2014/15 - 2024/25	1,786	178.6
<i>¹The annual average has taken into account the past level of completions</i>		
Ten Year Supply Of Deliverable Housing Sites - 14/15 - 23/24		
Sites with Planning Permission	743	
Other deliverable sites	1,230	
Total Deliverable Sites	1,973	
Windfall	264	33
Total Supply	2,237	

- 4.22 Figure 4.4 demonstrates that there is a 15 year supply of sites (until after the end of the plan period) to accommodate 2,740 dwellings. This exceeds the 15 year housing requirement for the period 2013 to 2029. This supply together with the completions totals 3,121 which demonstrates that the draft Local Plan allocation of 3,060 can be met within the plan period.

Figure 4.4: 15 Year Supply of Deliverable Sites based on the Draft Local Plan 2011-2029

Fifteen Year Housing Requirement For Gosport		
	Dwellings	Annual Average
Housing Requirement 2011-2029 (Draft Local Plan)	3,060	170
Completions 2011 - 2014	381	
Housing Requirement 2014/15 – 2028/29	2,679	178.6
15 Year Housing Requirement 2014/15 - 2028/29	2,679	178.6
<i>¹The annual average has taken into account the past level of completions</i>		
Fifteen Year Supply of Deliverable Housing Sites - 14/15 - 28/29		
Sites with planning permission	743	
Other deliverable sites	1,568	
Total deliverable sites	2,311	
Windfall	429	33
Total	2,740	

SHLAA

- 4.23 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 has been published in July 2014 and demonstrates that there is a sufficient supply of housing sites to meet the housing requirement set out in 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.
- 4.24 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.
- 4.25 The SHLAA used a base date of April 2014 and a threshold of 5 units or 0.1 hectares. The table of SHLAA sites is set out in figure 4.5; these SHLAA sites form part of the Housing Land Supply for the Borough.

Figure 4.5 SHLAA Sites as at July 2014

Site No.	Site Name	Total	Housing Land Supply category
Broad Locations			
BL/ 1	Waterfront	700	Emerging Allocation
BL/2	Town Centre	186	Emerging Allocation
Specific Sites			
H/AG/05	Haslar Hospital	300	Existing Allocation
H/AG/06	Fort Gilkicker	26	Existing Permission
H/AG/08	Land South of Fort Road	8	Small site Windfall
H/AV/04	Land at Green Road	8	Small site Windfall
H/BH/01	Middlecroft Gospel Hall	9	Existing Permission
H/BN/02	Stoners Close	17	Existing Allocation
H/BN/03	Laphorn Close	14	Existing Allocation
H/BS/04	Garage site, Camp Road	10	Existing Permission
H/CC/01	Royal Clarence Yard	105	Existing Permission
H/CC/11	3- 5 Elmhurst Road	5	Small site Windfall
H/CC/12	7a Stoke Road	5	Existing Permission
H/CC/13	Stoke Road Baptist Church	6	Small site Windfall
H/CC/14	39 -45 Stoke Road	11	Existing Permission
H/EL/03	113 -117 Elson Road	6	Existing Permission
H/EL/08	111 Elson Road	8	Small site Windfall
H/FT/03	Wheeler Close	16	Existing Allocation
H/FT/08	St Vincent Road redevelopment	4	Existing Permission
H/FT/10	124 -128 Brockhurst Road	8	Small site Windfall
H/GR/01	Rowner Renewal	193	Existing Permission
H/HD/02	82 -84 Priory Road	9	Small site Windfall
H/HD/05	Priddy's Hard	100	Existing Allocation
H/HD/06	Shell Filling Rooms	9	Existing Permission
H/HD/10	87 Priory Road	5	Small site Windfall
H/LE/02	Land at Magister Drive	16	Existing Permission
H/LL/01	Salvation Army	9	Small site Windfall
H/LW/07	Daedalus	350	Existing Allocation
H/LW/15	LOTS Sailing Club	8	Small site Windfall
H/RH/08	Royal Sailors Rest	9	Small site Windfall
H/TN/19	Cleveland Place	9	Small site Windfall
	Total	2169	

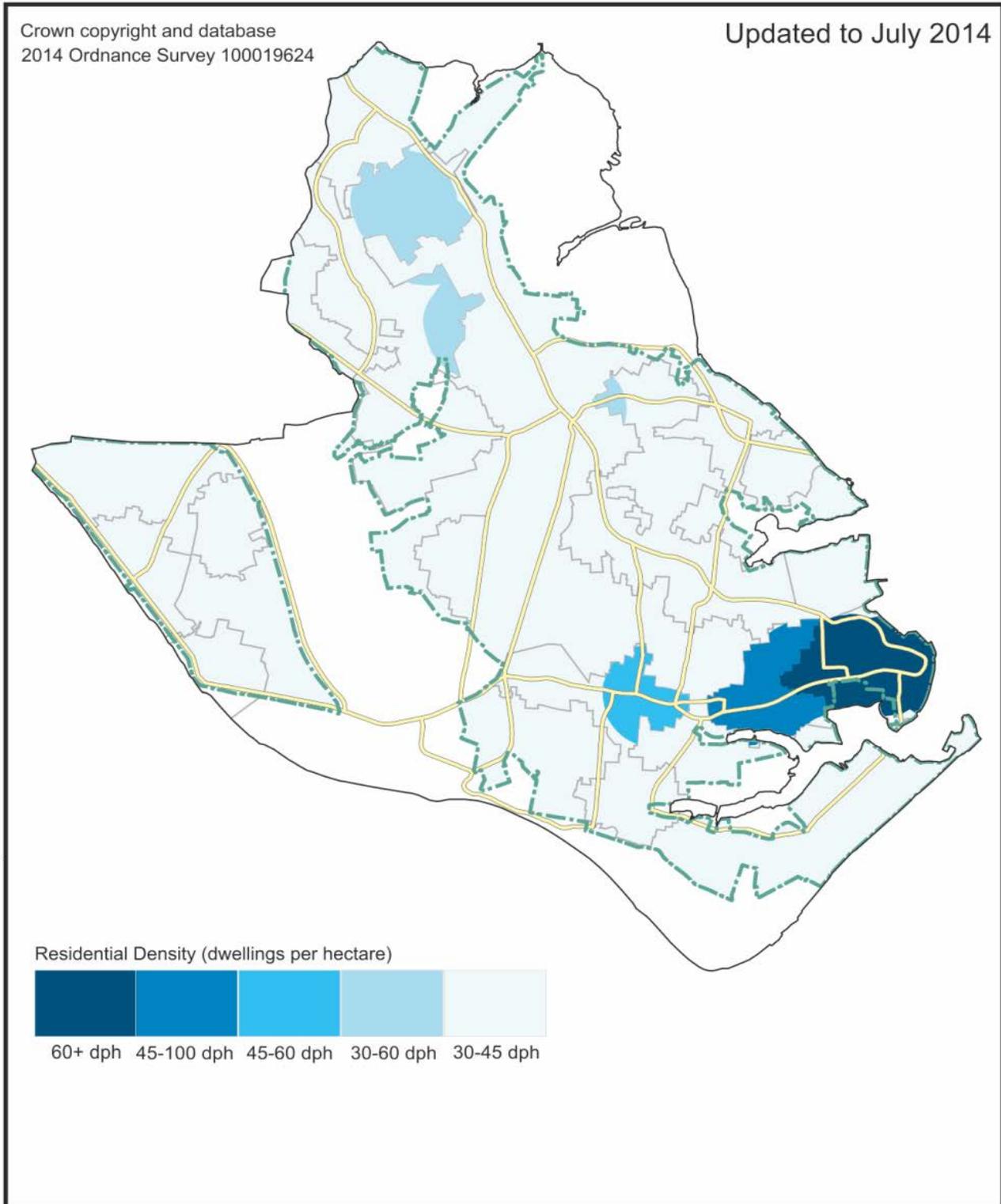
Future Residential Density

- 4.26 The Borough Council has produced an accessibility residential density matrix which shows accessible areas within the Borough. The most accessible areas within the Borough are areas within a 400 metre walking distance 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 walking distance of any defined shopping centre within the Borough and served by 1 to 6 buses an hour to a major centre.
- 4.27 Figure 4.7 updated at July 2014 shows the most accessible locations in the Borough and the corresponding indicative densities from the matrix in figure 4.6. Developers are encouraged to submit proposals that are in accessible locations.
- 4.28 Details of the bus frequencies and the 400m walking distance data that informed the density calculations set out in Figures 4.6 and 4.7 below can be found in chapters 3 (figure 3.1) and 6 (figure 6.5) of this AMR.

Figure 4.6 Indicative Residential Density Matrix (dwellings per hectare)

Location		Public Transport Accessibility		
		High	Medium	Low
		12 or over buses an hour to a major centre (Gosport , Fareham, Southampton)	Between 7-11 buses an hour to a major centre (Gosport , Fareham, Southampton)	6 or less buses an hour to a major centre (Gosport , Fareham, Southampton)
Sites within a walking distance of 400m	Gosport Waterfront and Town Centre	Over 60 dph	-	-
	District Centres	45 -100 dph	45 -100 dph	30 - 45 dph
	Neighbourhood Centres	45 - 60 dph	30 - 60 dph	30 - 45 dph
Other urban areas		30 - 45 dph	30 - 45 dph	30 - 45 dph

Figure 4.7: map showing accessibility and indicative potential housing densities in Gosport Borough.



Affordability

- 4.29 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.
- 4.30 During the 2013/14 monitoring period a gross total of 8 affordable dwellings were completed. A gross total of 411 affordable homes have been built in the last 5 years

Figure 4.8 Gross affordable Housing Completions 2009-2014

Year	Gross affordable completions
2009-2010	5
2010-2011	102
2011-2012	163
2012-2013	133
2013-2014	8

- 4.31 The NPPF requires that local plans should proactively drive and support sustainable economic development and take account of market signals such as land prices and housing affordability.

Three data sets have been included in order to understand the housing market in Gosport. These are:

- Ratio of lower quartile house prices to lower quartile earnings
- Median quartile house prices to median quartile earnings
- Median house prices

- 4.32 The lower quartile affordability ratio compares lower quartile earnings to lower quartile house prices. This assesses affordability for those on lower incomes including young households and first-time buyers. The ratio of lower and median quartile house prices to lower and median quartile earnings are set out in Figures 4.9 and 4.10 respectively for Gosport, Hampshire and England from 2005 to 2013.

Figure 4.9: Ratio of lower quartile house prices to lower quartile earnings in Gosport, Hampshire and England

	2005	2006	2007	2008	2009	2010	2011	2012	2013
Gosport	6.58	7.10	7.00	7.59	6.02	7.46	6.39	7.45	7.24
Hampshire	8.92	8.98	9.03	9.11	8.13	8.80	8.54	8.35	8.50
England	6.82	7.15	7.25	6.97	6.28	6.69	6.57	6.59	6.45

(Source: Table 576 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices>)

Figure 4.10: Ratio of median quartile house prices to median quartile earnings in Gosport, the South East and England

	2005	2006	2007	2008	2009	2010	2011	2012	2013
Gosport	6.52	6.31	6.43	6.72	5.78	6.29	5.07	6.36	5.84
Hampshire	8.09	8.13	8.63	8.48	7.50	8.26	8.06	7.91	8.04
England	6.81	6.97	7.23	6.93	6.27	7.01	6.69	6.74	6.72

(Source: Table 577 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-price>)

- 4.33 Figure 4.9 shows that the lower quartile affordability ratio in Gosport has fluctuated over the last 5 years from a low in 2009, this reflects the fluctuating house prices through the recession. However, the affordability ratio for those on lower incomes in Gosport is remains lower than the Hampshire average. The lower quartile affordability ratio set out in Figure 4.9 is higher than the median quartile affordability ratios set out in Figure 4.10. This highlights affordability issues and problems for first-time buyers getting on the property ladder in Gosport.
- 4.34 The growth in median house prices from 2008 to 2013 in Gosport, Hampshire and England is set out in Figure 4.11

Figure 4.11: Median house prices in Gosport, the South East and England (thousands)*

	2008	2009	2010	2011	2012	2013	2008-2013
Gosport	145.0	127.3	140.0	132.5	140.0	150.0	+3%
Hampshire	215.0	190.0	224.0	220.0	215.0	228.0	+6%
England	175.0	159.0	185.0	175.0	178.0	180.0	+3%

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

(Source: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices>)

- 4.35 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 4.11 shows that median house prices in Gosport generally stayed about the same between 2008 and 2013 but experienced big dips in 2009 and 2011. This is a trend that is reflected both nationally and at a county level.
- 4.36 Figure 4.12 shows that the number of households on the Borough Council's Joint Housing Register has increased between 2003 and 2011 there was then a slight drop to 2013. In November 2013 the policy used by the Council was changed. In order to determine if an applicant was eligible for a place on the housing register, applicants now need to demonstrate a local connection to the Borough and a defined need for housing. As a result of this change in policy the number of people on the housing register greatly fell.

Figure 4.12: Number of households on Gosport's Joint Housing Register

Year	Number of households
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
2012-2013	3,601
2013-2014	1,491

Housing distribution and type

- 4.37 The LPR has set a local target of 90% of new housing to be located on PDL. Only 11 dwelling out of 78 were built on non-PDL. This represents 14% of all completions during the monitoring period. The increase in the proportion of dwellings built on non PDL reflects the reclassification of gardens as non PDL.

Figure 4.13: Dwellings built on PDL

No. dwellings (gross)	206	50	177	293	193	67
Percentage (%)	100	100	99.4	84	99.5	86

- 4.38 The breakdown of new dwellings by type completed between 2008 and 2014 is as follows:

Figure 4.14: Breakdown of completions by development type (2013/14)

Development Type	Completions (Gross)
New	73
Change of use	
Conversion	5
Total	78

Figure 4.15: Densities of new dwellings completed between 2008 and 2014

Density	2008/09 (%)	2009/10 (%)	2010/11 (%)	2011/12 (%)	2012/13 (%)	2013/14 (%)
Less than 30 dph	5	4	2	3	4	1
30 – 50 dph	12	12	26	49	29	67
More than 50dph	83	84	72	48	67	32

Source: Hampshire County Council

- 4.39 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.
- 4.40 The amount of development in the 30 - 50dph range has increased over the monitoring period, in line with the Local Plan Review policy. However, the

amount of development above 50 dph has reduced over the monitoring period though it still accounts for a high proportion of developments.

- 4.41 The breakdown of new dwellings completed annually between 2007 and 2014 according to size is set out in Figure 4.16.

Figure 4.16: Number of dwellings (gross) completed 2007-2014 by dwelling size

Size	2007/08 (%)	2008/09 (%)	2009/10 (%)	2010/11 (%)	2011/12 (%)	2012/13 (%)	2013/14 (%)	Total (%)
1 bed	78 (25)	78 (38)	21 (42)	96 (54)	83 (24)	71 (36)	16(20)	443 (33)
2 bed	112 (35)	102 (50)	25 (50)	56 (32)	183 (53)	90 (46)	28(36)	596 (43)
3 bed	36 (12)	9 (4)	3 (6)	23 (13)	63 (18)	19 (10)	28(36)	181 (13)
4 bed	60 (19)	14 (7)	1 (2)	0 (0)	18 (5)	13 (7)	6(8)	112(8)
5 bed	25 (8)	3 (1)	0 (0)	1 (1)	0 (0)	1 (1)	0(0)	30 (2)
Total	311 (100)	206 (100)	50 (100)	176 (100)	347 (100)	194 (100)	78 (100)	1362(100)

- 4.42 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 4.15 show that a range of dwelling sizes have been provided in the Borough over the last seven years. It can be seen that over the last 7 years 33% of new homes were one bed roomed 44% of new homes were two bed roomed and 22% of new homes contained three or more bedrooms.

Gypsies, travellers and travelling show people.

- 4.43 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). Policy LP26 of the Gosport Local Plan 2011- 2029 (Consultation Draft July 2014) sets a very different policy approach to the previous Local Plan setting out a pitch provision for gypsies, travellers and travelling show people.

5.0 EMPLOYMENT, ECONOMIC DEVELOPMENT & SKILLS

Overview

- 5.1 The employment base of the Portsmouth Harbour area and Gosport in particular has been dominated by the Ministry of Defence. Employment at Portsmouth Naval Base has fallen while several other Ministry of Defence establishments in the Borough and around the Harbour have closed.
- 5.2 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 work is dominated by the private car. The latest evidence (census 2011) shows that 60% of employed Gosport residents work outside the Borough which has increased from 49% at the time of the 2001 Census. However, Gosport had the highest workplace self-containment ratio among Hampshire districts with 66% of Gosport based jobs filled by local residents. This suggests that when local jobs are provided they are successfully filled by local residents.
- 5.3 There are approximately 24,000 jobs in Gosport Borough (Census 2011) showing a decline from 33,000 in 2000 representing a 27% 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. 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. The Borough Council expects to build upon strengths in these sectors particularly through the regeneration of the Solent Enterprise Zone at Daedalus over the coming years.
- 5.4 In 2010 there were 2,100 firms² 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). Further to this, the proportion of firms accounting for 250 or more employees is low within all Hampshire Districts but Gosport along with East Hampshire, Hart and New Forest has the lowest proportion.
- 5.5 According to the last published ABI data in 2007 Gosport also had the lowest business density and the lowest business start-up rate in the South-East and amongst the lowest in the country. This can be attributed to local skills deficiencies and lower levels of entrepreneurship which is often associated with

² ONS cited by A Profile for Hampshire 2011

areas that have a high dependency on large public sector employers such as the Ministry of Defence.

- 5.6 The unemployment rate at June 2014 remained lower than the national average with 1.5% claiming Job Seekers Allowance (JSA). However, the youth unemployment rate is higher than the overall unemployment rate but still low at 2.8% of 18-24 year olds claiming JSA. This reflects trends on youth unemployment at a local, regional and national level. Certain areas of the Borough such as the Town and Grange wards experience higher levels of employment deprivation. The 2010 Indices of Deprivation 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.
- 5.7 Earnings by workplace (both male and female) have remained lower within the Borough compared to those at national and regional level over the longer term period. Earnings by residence have also shown a general long term trend to be below those at the national and regional level.
- 5.8 Overall many of the factors identified above can be tackled through maximising opportunities to provide jobs and in enhancing the skills base through training. The economic-led regeneration of the Borough is therefore identified as a key priority in both the 'Saved' Local Plan Review (May 2006) and in the Publication Version Local Plan 2011-2029 (July 2014).

Policy context

- 5.9 The following policies are relevant in terms of the monitoring information included in this Chapter;

'Saved' Local Plan Review May 2006

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

Indicators

- Amount of additional land used for employment uses (B1, B2 and B8) as well as land with planning permissions and land allocated in order to assess the current level of supply within the Borough (1996-2016)
- Loss of employment (B1, B2 and B8) use through redevelopment and/or

conversions

Targets

None

Publication Local Plan July 2014

LP16 – Employment Land

LP17 – Skills

Indicators

- Amount and type of employment floorspace completed
- Loss of employment floorspace throughout the Borough and on sites allocated for employment
- Planning permissions for new training facilities
- Skills related obligations secured as part of planning permissions

Targets

To provide 84,000 square metres of net additional employment floorspace over the period 2011-2029 **(LP3, LP16)**

Analysis of performance against the saved local plan review and draft Local Plan

Amount and Type of Employment Floorspace Completed – 2013/14

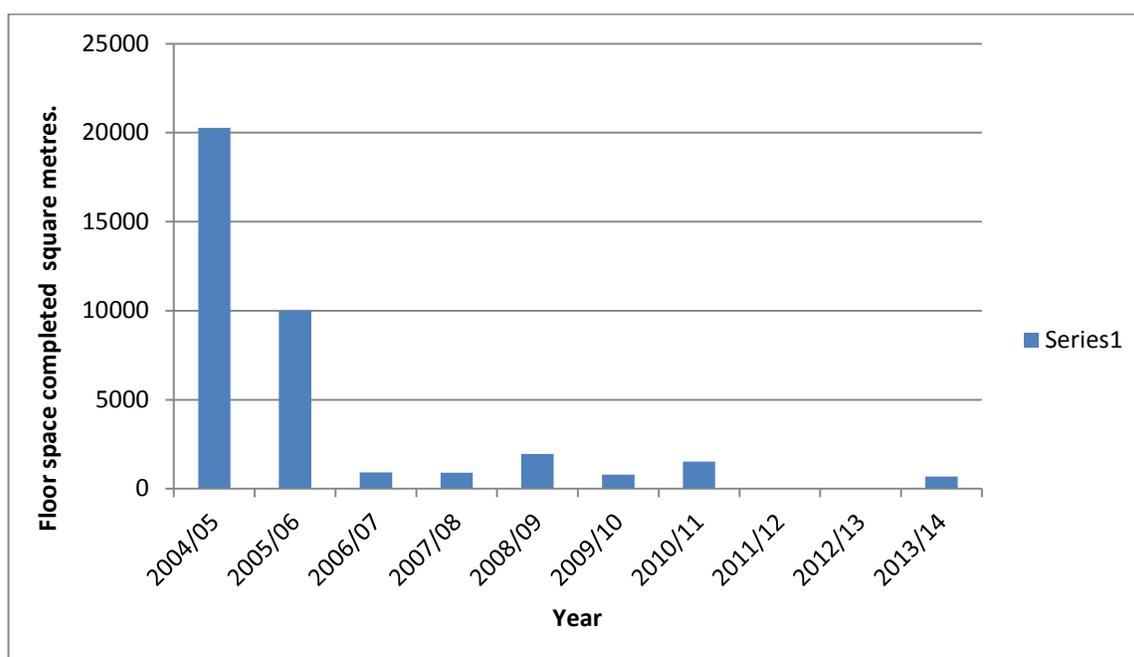
- 5.10 For monitoring purposes, it is important to note that completions only take account of proposals occupying at least 200 m² of floorspace. There was one recorded completion on identified employment sites for the 2013/14 monitoring period, this was 392m² of B1 office space at Weevil Lane. This follows on from zero completions in 2012/13 which means that there has been 392 m² of employment floor space completed towards the 84,000 target up to 2026 for the Borough to date. This target was identified in the revised South Hampshire Strategy (October 2012) and has been included in Policy LP3: Spatial Strategy and LP16: Employment Land of the Draft Local Plan.

Figure 5.1 – Amount and Type of Employment Floorspace Completed – 2013/14 Contributing to the PUSH Allocation of 84,000m²

Use Class (Amendment) Order 2005	Gross employment floorspace (m ² 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)	392
Total	392

5.11 Figure 5.2 shows the level of industrial and office completions within Gosport between 1st January 2004 and 31st March 2014. This additional analysis clearly illustrates the drop in employment floorspace completions over recent years. The higher level of completions shown in 2004/05 and 2005/06 can be attributed to development taking place on Employment Allocations identified in the ‘Saved’ Local Plan Review under Policy R/EMP1 such as Frater Gate and Heritage Business Park, on Mixed Use Allocations identified under Policy R/EMP2 such as Royal Clarence Yard and on Existing Employment Sites identified under Policy R/EMP3 such as the former Cyanamid site.

Figure 5.2: Industrial and Office Completions 2004/05-2013/14



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

Employment land available

- 5.12 Available employment land is defined as land identified for employment purposes in the 'Saved' Local Plan Review/Draft Local Plan or that with extant planning permission as of the 31st March 2013. Sites that have been categorised under B1-B8 (non-specific) 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.

Figure 5.3: Employment Land Available by Type as at 31st March 2014

Use Class (Amendment) Order 2005	Available Employment Land (hectares)
B1a: Offices	0
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	2.4
B8: Storage and distribution	0
B1 – B8 (non-specific)	36.31
Total	38.71

The employment land available is the known position at this stage. The known area particularly for sites within the Regeneration Areas may change over future monitoring years as proposals come forward for redevelopment.

- 5.13 The Borough Council has demonstrated in its Employment Land Review (ELR) which was refreshed in December 2012 that it can meet the 84,000m² PUSH allocation 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.
- 5.14 Figure 5.4 shows the identified floorspace for outstanding planning permissions, potential employment floorspace within existing employment sites and potential floorspace for allocations identified in the Draft Local Plan which will contribute to the 84,000 m² PUSH allocation. DeaDalus which is in the process of being granted planning permission pending the signing of a Section 106 agreement accounts for much of the identified PUSH allocation with over 55,000 m² of floorspace (net) identified. Although the Gosport Waterfront and other town centre sites allocations would result in no overall net gain in floorspace, it is acknowledged that new employment premises would be developed which would potentially increase employment.

Figure 5.4: Potential employment floorspace contributing to the PUSH allocation of 84,000 m² as at 31st March 2014

Source of supply	Employment Floorspace (net gain) (sq.m)	Employment floorspace (gross) (sq.m)
Total completions (1 April 2011- 31 March 2014)	392	392
Outstanding planning permission ³ for employment uses at 1 st April 2014	+1,541	13,490
Estimated potential floorspace within existing employment sites at 1 st April 2014	+ 11,365	11,365
Sub total	+13,298	25,247
Proposed Allocations in the Gosport Borough Local Plan 2011-2029		
Daedalus	+50,700	75,000
Grange Road, land south of Huhtamaki	+8,400	8,400
Former Frater House site	+5,000	5,000
Royal Hospital Haslar	+4,000	4,000
Aerodrome Road	+1,100	1,100
Priddy's Hard Heritage Area	+1,000	1,000
Gosport Waterfront ⁴	0	25,900
Other sites in Gosport Town Centre	0	Not known at this stage
Sub total	70,200	120,400
Blockhouse	Proposed to allocate as Mixed Use site- quantum available for employment floorspace not known at this stage	
HMS Sultan	Employment Priority Site if released- not appropriate to estimate or include a quantum	
Minimum Identified Total	83,498	145,647

- The floorspace figures noted for the potential floorspace in existing employment sites and allocations are subject to change over future monitoring periods on the submission of detailed proposals.

5.15 Figure 5.5 shows the outstanding planning permissions which count towards the identified 84,000 PUSH allocation broken down by use class.

³ Including those currently under construction

⁴ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace

Figure 5.5: Outstanding Planning Permissions by Use Class Contributing to the PUSH Allocation of 84,000m² as at 31st March 2014

Use Class (Amendment) Order 2005	Outstanding Planning Permissions (square metres) (net)
B1a: Offices	0
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0
B1 – B8 (non-specific)	13,298
Total	13,298

- 5.16 Figure 5.6 shows the potential employment floorspace within existing employment sites and allocations which count towards the identified 84,000m² PUSH allocation broken down by use class.

Figure 5.6: Potential Floorspace within Existing Employment Sites and Allocations by Use Class Identified in the Draft Local Plan as at 31st March 2014

Use Class (Amendment) Order 2005	Allocation Sites (square metres) (net)
B1a: Offices	0
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0
B1 – B8 (non-specific)	83,498
Total	83,498

The floorspace figures noted above are subject to change over future monitoring periods on the submission of detailed proposals. The planning permission figures in figure 5.5 are also included in this figure.

Loss of employment floorspace throughout the Borough and on sites allocated for employment

- 5.17 No employment floor space was lost during the 2013/14 monitoring period.

Skills related obligations secured as part of planning permissions

- 5.18 There were no planning proposals submitted for new training facilities and no skills related planning obligations secured as part of Section 106 agreements during the 2013/14 monitoring period.

6.0 RETAIL AND CENTRES

Overview

- 6.1 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 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.
- 6.2 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.

Policy Context

The following policies are applicable for monitoring in terms of the monitoring information included in this Chapter;

'Saved' Local Plan Review May 2006

- R/S2 – Location of additional Shopping and Leisure Floorspace.
- R/S3 – Principal and District Shopping Centres
- R/S4 – Local and Neighbourhood Centres.

Indicators

- Amount of ground floor shopping frontages in the Principal and District Shopping Centres in no A1 use.
- Amount of ground floor shopping frontages in the Local and Neighbourhood Shopping Centres in no A1 use.

Targets

No more than 33% non-A1 in Principle and District Centres.
No more than 40% non-A1 in Local and Neighbourhood Centres.

Publication Local Plan July 2014

LP27 – Town, District and Neighbourhood Centres

LP28 – Uses in Centres

LP29 – Proposals for Retail and other Town Centre Uses outside of centres

Indicators

- Types of uses in each of the Borough's centres
- % of retail uses in each centre (Thresholds set out in policy)
Vacancy rates (LP27, LP28)
- New retail floorspace permitted outside of centres
- New retail floorspace completed outside of centres including those with planning permission and those completed under permitted development

Targets

Within the Primary Frontage of the Principal and District Centres, planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses as well as other appropriate town centre uses provided that these sites do not either individually or cumulatively exceed 33% of the total frontage **(LP27)**

Within the Secondary Frontage of the Stoke Road District Centre planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses as well as other appropriate town centre uses provided that these uses do not either individually or cumulatively exceed 50% of the total frontage **(LP27)**

Within the Frontages of the Neighbourhood Centres planning permission will be granted for A3, A4, A5 and D1 uses as well as other appropriate town centre uses provided that these uses do not either individually or cumulatively exceed 50% of the total frontage **(LP27)**

Analysis of performance against the saved local plan review and draft Local Plan

Total Amount of Retail Developments Completed – 2013/14

6.3 There were three completions during the 2013/14 monitoring period. All three schemes were mixed use; 1397m² A1, A2 and A3 floor space at Royal Clarence Yard, 690m² of mixed use floor space as part of the Gosport Leisure Centre development, and 3767m² of mixed use floor space as part of the Rowner regeneration.

Figure 6.1: Total Amount of Retail, Office and Leisure Developments Completed (over 200 m²) – 2013/14

Use Class (Amendment) Order 2005	Completed floorspace (m2)
A1: Shops	0
A2: Financial and professional services	0
A3: Restaurants and cafes	0
A4: Drinking establishments	0
A5: Hot food takeaways	0
Mixed Use	5854
Total	5854

Principal and District Centre profiles

Percentage of commercial unit frontages within the Principal and District centres in Gosport Jan 2014

- 6.4 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 in the Local Plan Review 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. Figure 6.2 shows the proportion of uses in each of these three key centres.
- 6.5 The Publication Version Local Plan (July 2014) 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 (Policy LP28) use will remain at no more than 33% of the total frontage. There are no changes to the geographical area or frontage of Gosport Town Centre retail policy area, whilst there have been some amendments to both district centre frontages.
- 6.6 A secondary shopping frontage threshold for retail and non-retail type uses has been proposed for part of Stoke Road District Centre. Within the secondary frontage the threshold of no more than 50% of non A1 and A2 uses has been proposed. The remainder of the frontages can consist of certain non retail uses namely: A3, A4, A5, C1, D1 and D2. The proportions of the primary and secondary frontages in A1 and A2 use and the vacancy rates for the two frontages and a combined frontage are set out in Figures 6.3 and 6.5.
- 6.7 The Publication Version Local Plan (July 2014) proposes a change to the boundary of Lee-on-the-Solent District Centre. The proportion of frontage in A1, A2 and other uses, and the vacancy rate taking account of these changes is set out in Figures 6.3 and 6.5.

Figure 6.2: Percentage of commercial unit frontages within the Principal and District centres in Gosport February 2014 under Policy R/S3

Name of centre	Type of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Gosport Town Centre	Principal	A1	920.9	52.4%
		A2	246.6	14%
		Non-A1/A2	591.6	33.6%
		Total	1759.1	100%
Lee-on-the-Solent District Centre	District	A1	462.4	66.4%
		A2	67.6	9.7%
		Non-A1/A2	166.6	23.9%
		Total	696.6	100%
Stoke Road District Centre	District	A1	460.5	52.2%
		A2	159.0	18%
		Non-A1/A2	261.5	29.8%
		Total	881.9	100%

- 6.8 There is a general trend away from centres predominated by A1 and A2 uses. This is reflected in the town centre and the two district centres where A3 café use and D2 community use is starting to become more prevalent. This reflects changing patterns of the use of town centres at a national level.

Figure 6.3: Percentage of commercial unit frontages within the Principal and District centres in Gosport February 2014 under Policy LP28

Name of centre	Type of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Gosport Town Centre	Principal	A1	920.9	52.4%
		A2	246.6	14%
		Non-A1/A2	591.6	33.6%
		Total	1759.1	100%
Lee-on-the-Solent District Centre	District	A1	468.8	66.6%
		A2	67.6	9.6%
		Non-A1/A2	166.6	23.7%
		Total	703	100%
Stoke Road District Centre	District	A1	245.9	71.3%
		A2	49.5	14.4%
		Non-A1/A2	49	14.3%
		Total	344.4	100%
Stoke Road District Centre	District	A1	265	40.6%
		A2	122.3	18.8%
		Non-A1/A2	264.2	40.6%
		Total	651.5	100%
Stoke Road District Centre	District	A1	510.9	51.3%
		A2	171.8	17.2%
		Non-A1/A2	313.3	31.5%
		Total	995.9	100%

- 6.9 The inclusion of the new Tesco store in the Lee-on-the-Solent District Centre increases the proportion of A1 frontage in the centre. The expansion of the Stoke Road centre has increased the proportion of non A1 uses, the proportion of A2 has risen.

Figure 6.4: Vacancy rates by frontage at Principal and District centres in Gosport Jan 2014 under Policy R/S3

Name of centre	Type of centre	% of vacant frontage June 2013	% of vacant frontage Jan 2014
Gosport Town Centre	Principal	6%	5%
Lee-on-the-Solent District Centre	District	4%	3%
Stoke Road	District	13%	14.0%

Figure 6.5: Vacancy rates by frontage at Principal and District centres in Gosport Jan 2014 under LP28

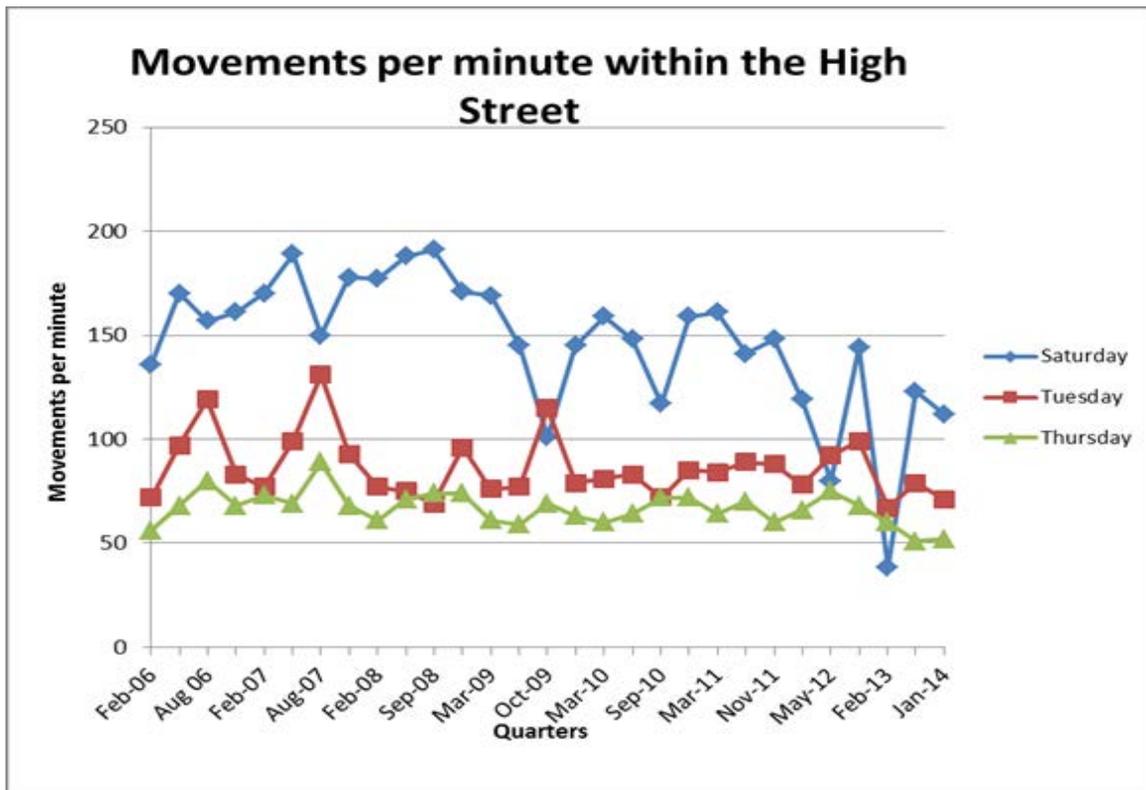
Name of centre	Type of centre	% of vacant frontage June 2013	% of vacant frontage Jan 2014
Gosport Town Centre	Principal	6%	5%
Lee-on-the-Solent District Centre	District	4%	3%
Stoke Road Primary Frontage	District	n/a	17%
Stoke Road Secondary Frontage	District	n/a	11%
Stoke Road Total	District	12%	13%

- 6.10 The Vacancy rates in both the Gosport and Lee-on-the-Solent centres has decreased between 2013 and 2014, though there has been an increase in the proportion of vacant floor space in the Stoke Road District Centre. There is a higher vacancy rate in the primary frontage of Stoke Road than in the secondary frontage.

Pedestrian footfall in Gosport Town Centre

6.11 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 6.5: Pedestrian footfall February 2006-Jan 14



6.12 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. An example of a seasonal trend is shown for the Saturday footfall readings in February 2013 where cold, wet and windy weather resulted in a low count. It can also be observed that counts on Saturdays have shown a general decline over the longer term period.

6.13 Although the Morrisons supermarket attracts predominantly car borne shoppers, there appears to be a high degree of linkage between shoppers using the food store and other retail and service uses located on the High Street.

Local and Neighbourhood Centre Profiles

- 6.14 The retail strategy in the LPR is to maintain the vitality of the local and neighbourhood centres. The Council's current policy in the Local Plan Review is to operate a threshold policy (R/S4) of no more than 40% of the retail frontage to be in non A1 uses in the local and neighbourhood centres.
- 6.15 The Policy LP28 of the Publication Version Local Plan aims to increase flexibility by counting A2 and raising the percentage to 50% in the centres. In the Publication Version Local Plan all centres will be treated as neighbourhood centres with the distinction between local and neighbourhood centres not being carried forward. The Frontages of Forton Road/ The Crossways and Forton Road (45-95) have changed. Figure 6.6 and 6.7 are split to reflect the position of having both local and neighbourhood centres in relation to Policy R/S4. Figure 6.8 deals with all the centres as neighbourhood centres in line with Policy LP28.

Figure 6.6: Percentage of A1 and non A1 frontages within local centres in Gosport February 2014 under R/S4

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	42.3	45%
	Non A1	52.5	55%
Brockhurst Road (no. 29-75)	A1	129.4	86%
	Non A1	21.0	14%
Forton Road / The Crossways	A1	91.7	47%
	Non A1	102.4	53%
Alverstoke Village	A1	44.1	51%
	Non A1	42.1	49%

- 6.16 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.

Figure 6.7: Percentage of A1 and non-A1 frontages within neighbourhood centres in Gosport February 2014 under Policy R/S4

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	45%
	Non A1	44.3	55%
Brewers Lane	A1	20.0	57%
	Non A1	15.0	43%
Beauchamp Avenue	A1	21.1	74%
	Non A1	7.3	26%
Rowner Lane	A1	32.7	75%
	Non A1	11.1	25%
St. Nicholas Avenue	A1	15.3	49%
	Non A1	15.7	51%
Elson Road	A1	30.5	45%
	Non A1	37.9	55%
Palmyra Road	A1	52.9	66%
	Non A1	27.8	34%
Forton Road (335-359 & 262-278)	A1	74.5	87%
	Non A1	11.6	13%
Forton Road (45-95)	A1	60.8	43%
	Non A1	79.2	57%
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	13.6	65%
	Non A1	7.4	35%
Anstice Court, Twyford Drive	A1	36.6	62%
	Non A1	22.6	38%
Alver Village	A1	86.7	82%
	Non A1	19.5	18%

% figures subject to rounding

- 6.17 Policy LP28: Uses within Centres, of the Publication Local Plan (July 2014) proposes a revised frontage threshold of no more than 50% of certain non Class A1 or A2 uses within neighbourhood centres. The threshold has been revised from the 40% of solely A1 in Policy R/S4 of the Saved Local Plan Review in response to monitoring the effectiveness and appropriateness of this policy. Figure 6.8 takes account of revised centre boundaries in the Forton Road/Crossways and Forton Road (45-95) Neighbourhood Centres. The proportion of non A1/A2 uses had exceeded the 50% threshold as set out in Policy LP28 in 5 of the neighbourhood centres in 2014 (Carisbrooke Road, St. Nicholas Avenue, Elson Road, Forton Road (45-95), Bury Cross). This is a decrease from 6 (Brewers Road in addition to the five above) centres which exceeded the Policy R/S4 requirement.

Figure 6.8: Percentage of A1, A2 and non A1/A2 frontages within Neighbourhood Centres in Gosport February 2014 under LP28.

Name of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Gregson Avenue	A1	68.5	64%
	A2	5.7	5%
	Non A1/A2	32.8	31%
Rowner Road	A1	42.3	45%
	A2	5.6	6%
	Non A1/A2	46.9	49%
Brockhurst Road (no. 29-75)	A1	129.4	86%
	A2	0	0%
	Non A1/A2	21	14%
Forton Road / The Crossways	A1	91.7	59%
	A2	4.7	3%
	Non A1/A2	59.6	38%
Alverstoke Village	A1	44.1	51%
	A2	4.9	6%
	Non A1/A2	37.2	43%
Tukes Avenue	A1	30.9	100%
	A2	0	0%
	Non A1/A2	0	0%
Nobes Avenue	A1	50.0	70%
	A2	7.2	10%
	Non A1/A2	14.6	20%
Carisbrooke Road	A1	35.6	45%
	A2	0	0%
	Non A1/A2	44.3	55%
Brewers Lane	A1	20.0	57%

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	A2	7.4	21%
	Non A1/A2	7.6	22%
Beauchamp Avenue	A1	21.1	74%
	A2	0	0%
	Non A1/A2	7.3	26%
Rowner Lane	A1	32.7	75%
	A2	0	0%
	Non A1/A2	11.1	25%
St. Nicholas Avenue	A1	15.3	49%
	A2	0	0%
	Non A1/A2	15.7	50.6%
Elson Road	A1	30.5	45%
	A2	0	0%
	Non A1/A2	39.6	57.9%
Palmyra Road	A1	52.9	66%
	A2	0	0%
	Non A1/A2	27.8	34.4%
Forton Road (335-359 & 262-278)	A1	74.5	87%
	A2	11.6	13%
	Non A1/A2	0	0%
Forton Road (45-95)	A1	73.3	45%
	A2	0	0%
	Non A1/A2	89.2	55%
Bury Cross	A1	35.3	42%
	A2	0	0%
	Non A1/A2	48.7	58%
Queens Parade	A1	38.6	70%
	A2	7.9	14%
	Non A1/A2	8.3	16%
Portsmouth Road	A1	30.2	70%
	A2	0	0%
	Non A1/A2	12.9	30%
Dartmouth Court	A1	13.6	65%
	A2	0	0%
	Non A1/A2	7.4	35%
Anstice Court, Twyford Drive	A1	36.6	62%
	A2	0	0%
	Non A1/A2	22.6	38.2%
Alver Village	A1	86.7	82%
	A2	0	0%
	Non A1/A2	19.5	18.4%

% figures subject to rounding

Figure 6.9 Vacancy rates by frontage at Local and Neighbourhood Centres in Gosport Jan 2014, based on Local Plan Review (2006) Appendix G.

Name of centre	Type of centre	% of vacant frontage June 2013	% of vacant frontage Jan 2014
Local centres			
Gregson Avenue	Local	10%	10%
Rowner Road	Local	17%	12%
Brockhurst Road (No. 29-75)	Local	22%	22%
Forton Road/The Crossways	Local	0%	7%
Alverstoke Village	Local	5%	0%
Tukes Avenue	Neighbourhood	0%	0%
Neighbourhood centres			
Nobes Avenue	Neighbourhood	10%	10%
Carisbrooke Road	Neighbourhood	0%	0%
Brewers Lane	Neighbourhood	0%	17%
Beauchamp Avenue	Neighbourhood	0%	0%
Rowner Lane	Neighbourhood	0%	0%
St.Nicholas Avenue	Neighbourhood	0%	0%
Elson Road	Neighbourhood	58%	58%
Palmyra Road	Neighbourhood	7%	7%
Forton Road (335-359 & 262-278)	Neighbourhood	0%	6%
Forton Road (45-95)	Neighbourhood	11%	18%
Bury Cross	Neighbourhood	0%	0%
Queens Parade	Neighbourhood	0%	0%
Portsmouth Road	Neighbourhood	29%	15%
Dartmouth Court, Dartmouth Close	Neighbourhood	0%	38%
Anstice Court, Twyford Drive	Neighbourhood	0%	0%
Alver Village	Neighbourhood	16%	0%

6.18 The Vacancy rates in Figures 6.9 and 6.10 are based upon the centre frontages set out in the appendices of the Local Plan Review and Publication Version Local Plan.

Figure 6.10 Vacancy rates by frontage at Neighbourhood Centres in Gosport Jan 2014, based on Publication Version Gosport Borough Local Plan 2011-2029 (July 2014) Appendix 4.

Name of centre	Type of centre	% of vacant frontage June 2013	% of vacant frontage Jan 2014
Neighbourhood centres			
Gregson Avenue	Local	10%	10%
Rowner Road	Local	17%	12%
Brockhurst Road (No. 29-75)	Local	22%	22%
Forton Road/The Crossways	Local	0%	8%
Alverstoke Village	Local	5%	0%
Tukes Avenue	Neighbourhood	0%	0%
Nobes Avenue	Neighbourhood	10%	10%
Carisbrooke Road	Neighbourhood	0%	0%
Brewers Lane	Neighbourhood	0%	17%
Beauchamp Avenue	Neighbourhood	0%	0%
Rowner Lane	Neighbourhood	0%	0%
St.Nicholas Avenue	Neighbourhood	0%	0%
Elson Road	Neighbourhood	58%	58%
Palmyra Road	Neighbourhood	7%	7%
Forton Road (335-359 & 262-278)	Neighbourhood	0%	6%
Forton Road (45-95)	Neighbourhood	11%	15%
Bury Cross	Neighbourhood	0%	0%
Queens Parade	Neighbourhood	0%	0%
Portsmouth Road	Neighbourhood	29%	15%
Dartmouth Court, Dartmouth Close	Neighbourhood	0%	38%
Anstice Court, Twyford Drive	Neighbourhood	0%	0%
Alver Village	Neighbourhood	16%	0%

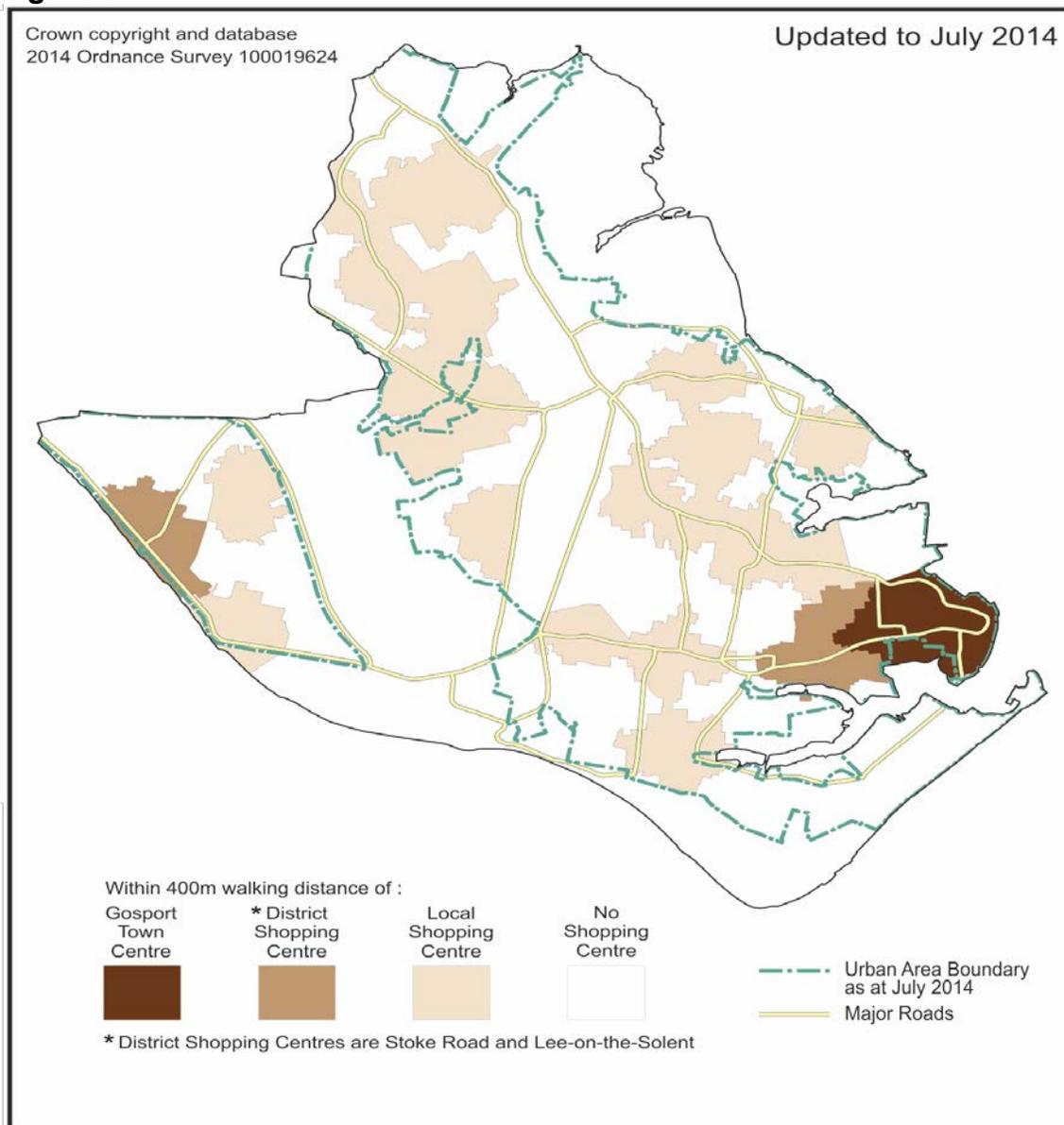
- 6.19 Four of the Borough's shopping centres experienced a decrease in vacancies between 2013 and 2014, five an increase and twelve were the same as the previous year. 9 of the Borough's centres recorded no vacancies in the 2014 survey. The highest recorded vacancy rate in the Borough is Elson Road with 58% of the frontage currently being classed as vacant. However, this higher figure can mostly be attributed to proposals relating to the demolition and rebuild of units. The change of the boundary of the Forton Road Neighbourhood Centre decreases its vacancy rate.

6.20 The Alver Village Centre replaced the former Nimrod Drive Centre as part of the Rowner Renewal.

Access to Centres

6.21 Figure 6.11 shows the 400m walking distance around the shopping centres within the District. Differentiation is made between Gosport Town Centre with its walking area shown in dark brown with the District Centres of Stoke Road and Lee-on-the-Solent shown in a lighter brown and the Local and Neighbourhood Centres shown as the lightest brown. This information helps to inform the density matrix and accessibility mapping set out in chapter 4 (Figure 4.7).

Figure 6.11



7.0 COMMUNITY AND LEISURE FACILITIES

Overview

- 7.1 The enhancement of leisure and cultural facilities in order to increase participation and improve the physical and well-being of local residents is identified as an area where the Local Plan can help deliver improvements. The creation of the Gosport Leisure Park includes the recently opened Gosport Leisure Centre and hotel provision, in addition local schools, colleges and clubs also play an important role in local sports provision.
- 7.2 Although local residents primarily use facilities in Portsmouth and Fareham for many cultural facilities such as theatres and cinemas there are a number of smaller community venues in the Borough. The Borough has a 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.

Policy Context

- 7.3 The following policies are relevant in terms of the monitoring information included in this Chapter;

'Saved' Local Plan Review May 2006

R/CF1 – New or Improved Community and Health Facilities

R/CF2 – Protection of Existing Health and Community Facilities

R/CF3 – Provision of Community Facilities on Major Housing Development

R/CF8 – Provision of Built Leisure Facilities

R/CF9 – Recreation and Leisure Allocations

Indicators

- Total amount of community and health facilities completed in 2012/13.

Targets

None

Publication Local Plan July 2014

LP32 – Community, Cultural and Built Leisure Facilities

Indicators

- Total amount of completed community facilities
- Total amount of losses of community facilities

Targets

None

Analysis of performance against the saved local plan review and draft Local Plan

Total Amount of New Built Leisure Facilities Completed in 2013/14

- 7.4 64 hotel beds were provided as part of the development at the Gosport Leisure Park. The Leisure Centre element of this development was opened over the summer of 2013.
- 7.5 Works were completed at Siskin Junior School on extensions to the current school buildings and the partial remodelling of existing spaces (200m²). Planning permission was granted in May 2009 for the redevelopment and re-provision of sports facilities for Bay House School. A series of revised proposals have been submitted in relation to the redevelopment of the sports facilities on the site.

Figure 9.1: Gosport Leisure Centre



Total Amount of Losses of Community and Built Leisure Facilities - 2013/14

7.7 No Community and Leisure Floor space was lost in 2013/14.

8.0 ENVIRONMENT

Overview

- 8.1 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.
- 8.2 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 is also important to enhance biodiversity within the Borough.
- 8.3 The quality of Gosport's environment is also reflected in its built heritage with 16 Conservation Areas, around 540 Listed Buildings and 14 Scheduled Ancient Monuments as well as historic Parks & Gardens.
- 8.4 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 382⁵ hectares of land is located within Flood Zones 2 and 3 representing 14.9% of the Borough's land area⁶.
- 8.5 To ensure the environment is protected there is a need to use resources more sustainably. Whilst Gosport has amongst the lowest CO₂ emissions per capita (tonnes CO₂ per resident)⁷, 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 change⁸. The reduction of the waste of materials is also an issue facing Hampshire with an urgent need to increase recycling and composting.

⁵ Based on Environment Agency maps November 2012.

⁶ 57 hectares in Flood Zone 2 only and 327 hectares in Flood Zone 3

⁷ 4.0 tonnes Per Capita Emissions (t) of CO₂ per resident in Gosport (as at 2009). For comparison, the England average is 7.2 tonnes of CO₂ per resident (as at 2009) (Department for Energy and Climate Change Full Local CO₂ emission estimates)

⁸ Partnership for Urban South Hampshire (PUSH) / Atkins (2009) - South Hampshire: Integrated Water Management Strategy www.push.gov.uk/090301_-_iwms_revised_final.pdf

Policy Context

- 8.6 The following policies are applicable for monitoring in terms of the monitoring information included in this Chapter;

'Saved' Local Plan Review May 2006

Policies

R/ENV2 – River and Groundwater Protection

R/ENV14 – Energy Conservation

R/ENV15 – Renewable Energy

R/OS8 – Recreational Space for New Residential Developments

R/OS9 – Allotment gardens

R/OS12 – Locally Designated Areas of Nature Conservation Importance

R/OS13 – Protection of Habitats Supporting Protected Species

R/CH2 – Pedestrian Access Along Coastline

Indicators

- Type and decision on planning applications for sites within the Strategic Gap and Urban Gaps
- Type and decision on planning applications for sites along the Harbour shoreline and within the Coastal Zone
- Type and decision on planning applications for sites in and adjoining nature conservation areas
- Number and % of Listed Buildings on the At Risk Register
- Number of Buildings removed from the At Risk Register

Targets

None

Publication Local Plan July 2014

Policies

LP11 – Designated Assets: Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens

LP34 – Provision of New open Space and Improvement to Existing Open Space

LP36 – Allotments

LP37 – Access to the Coast and Countryside

LP38 – Energy Resources

LP39 – Water Resources

LP42 – Internationally and Nationally Important Habitats

LP43 – Locally Designated Nature Conservation Sites

LP44 – Protecting Species and Other Features of Nature Conservation Importance

LP45 – Flood Risk and Coastal Erosion

Indicators

- Number and percentage of Listed Buildings on the Buildings At Risk Register and number removed
- The number and proportion of vacant allotments
- New green infrastructure and improvements to existing open spaces through developer contributions
- Changes in areas designated for its intrinsic environmental value
- Losses and gains to pedestrian access along the coastline
- New renewable energy production in the Borough by installed capacity and type which required planning permission
- Changes in priority habitats and species of biodiversity importance

- Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds
- Number of dwellings built in Flood Zones 2 and 3
- Permissions granted for coast protection/flood defence works

Targets

None

Analysis of performance against the saved local plan review and draft Local Plan

Flood Defence and Water Quality

Number of Planning Applications granted permission contrary to the advice of the Environment Agency during 2013/14

- 8.7 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. No planning applications were granted permission contrary to the advice of the Environment Agency during the monitoring period 2013/14.

Number of planning permissions granted contrary to the advice of the Environment Agency on water quality during 2013/14

- 8.8 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. No planning permissions were granted contrary to the advice of the Environment Agency in this category during the period 2013/14.

Nature Conservation

Changes in priority habitats and species of biodiversity importance

- 8.9 In 2013 the Hampshire Biodiversity Information centre changed the way that it monitored the habitats of biodiversity importance resulting in a number of changes to the way they were classified, this occurred between the 2012 and 2013 survey's. This means that in this section is comparable to that published in the 2013 AMR. It however varies when compared to previous reports from 2012 and earlier, due to changes in how sites were assessed it is not possible to

directly compare with the previous data relating to priority habitats and species of biodiversity importance⁹ from 2012 or earlier.

- 8.10 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.
- 8.11 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 8.1 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 proportion of the Hampshire total are: coastal vegetated shingle (with 28.5% of the Hampshire total); and reed beds (6.4%).

⁹ 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.

Figure 8.1: BAP Priority Habitats in Gosport

Priority Habitat	Comments on Status	Ha. in Gosport Borough	% of total Hants area
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath	3	0.13
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	16	1.03
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1	0.06
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	4	0.03
Lowland Mixed Deciduous Woodland	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. Includes some Lowland Beech & Yew Woodland yet to be separated out.	85	0.23
Wet Woodland	Other areas may exist that have yet to be surveyed for qualifying NVC types.	19	0.92
Coastal and Floodplain Grazing Marsh	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.	82	0.83
Reedbeds	EA data to be verified/ NE data to be added & verified.	16	6.4
Coastal saltmarsh	EA data to be verified	26	2.9
Coastal Vegetated Shingle	EA data to be verified	65	28.5
Intertidal mudflats	EA data to be verified	111	2.5
Maritime Cliff and Slopes	EA data to be verified	1	2.3
Saline lagoons	EA data verified & saline lagoons added back in	1	1.8

Source: Hampshire Biodiversity Information Centre (2013)

- 8.12 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 31st March 2013, the change in status of the 50 BAP priority species is reported for the period 2001/2 to 2011/12. The survey shows that Gosport has 19 of the 50 species. The species present are set out in Figure 10.2.

Figure 8.2: Hampshire BAP Species found in Gosport

Scientific name	Common name	Group	Hampshire trend 2002-2012
<i>Triturus cristatus</i>	Great crested newt	Amphibians	Decline
<i>Lucanus cervus</i>	Stag beetle	Beetles	Stable
<i>Alauda arvensis</i>	Skylark	Birds	Decline
<i>Branta bernicla bernicla</i>	Dark-bellied Brent goose	Birds	Stable
<i>Lullula arborea</i>	Woodlark	Birds	Stable
<i>Pyrrhula pyrrhula</i>	Bullfinch	Birds	Decline
<i>Sylvia undata</i>	Dartford warbler	Birds	Increase
<i>Tringa tetanus</i>	Redshank	Birds	Decline
<i>Vanellus vanellus</i>	Lapwing	Birds	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterflies	Increase
<i>Lysandra coridon</i>	Chalkhill Blue	Butterflies	Stable
<i>Gammarus insensibilis</i>	Lagoon sand shrimp	Crustacea	Unknown
<i>Carex divisa</i>	Divided sedge	Plant	Stable
<i>Chamaemelum nobile</i>	Chamomile	Plants	Stable
<i>Orchis morio</i>	Green-winged orchid	Plants	Decline
Eelgrass	<i>Zostera marina</i>	Plants	Stable
<i>Arvicola terrestris</i>	Water vole	Mammals	Stable
<i>Apoda limacodes</i>	Festoon	Moth	Stable
<i>Hypena rostralis</i>	Buttoned snout	Moth	Stable

Source: Hampshire Biodiversity Information Centre (2013)

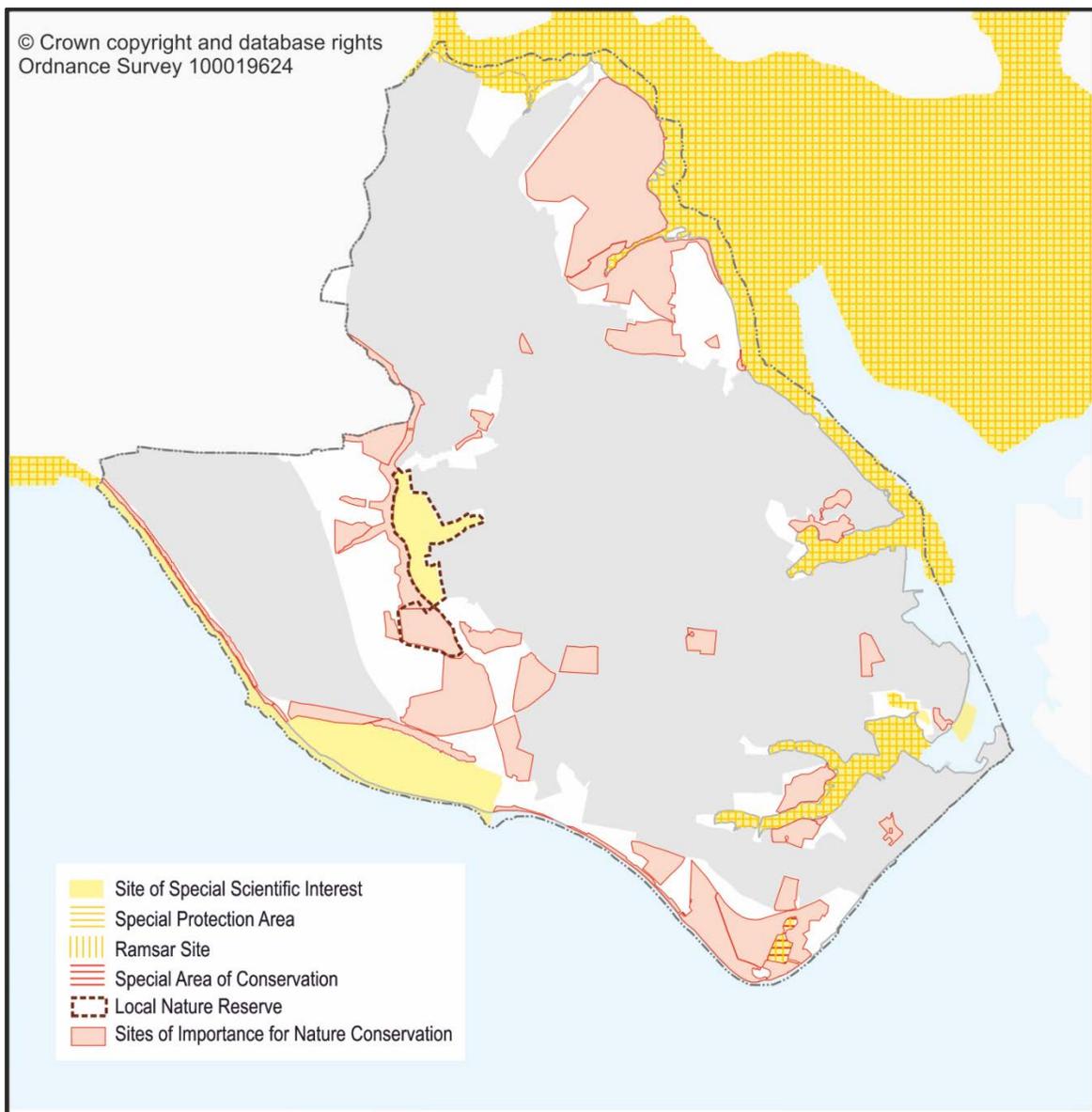
Changes in areas designated for their intrinsic environmental value

- 8.13 The boundaries of three SINC's have been amended in 2012/ 13 resulting in a reduction in the total area of the three SINC's of -0.71ha.
- 8.14 The Habitats Regulations and the National Planning Policy Framework aim to protect all of the internationally important nature conservation sites in the Borough namely: Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites. 'Saved' Policy R/OS11 of the LPR aims to protect nationally important sites namely Sites of Special Scientific Interest (SSSI).

'Saved' Policy R/OS12 relates to local designations such as Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves.

- 8.15 Policy LP42 of the Publication Local Plan gives further protection to internationally and nationally designated sites within the Borough. Policy LP43 sets out the protection for locally designated nature conservation sites.
- 8.16 Nature conservation designations protect approximately 648 hectares within the Borough, which forms over 23% of its total area including water. The location of the nature conservation designations are shown in Figure 8.3.

Figure 8.3: International national and local nature conservation designations



- 8.17 There is a total of 265 ha of SSSIs in the Borough (as at 31st March 2013). 97.5% of the SSSI's area is considered by Natural England as being in a 'favourable or recovering' condition in Gosport (13.9% favourable, 83.6% recovering). 0.8% 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

- 8.18 There was no known renewable energy capacity installed as a result of completed planning permissions in 2013/14.
- 8.19 No renewable energy schemes were granted planning permission during the 2013/14 monitoring period. However, solar panels have been installed on both residential and industrial units contributing cumulatively to renewable energy production across the Borough.
- 8.20 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

Policy LP35 of the Publication Local Plan looks to protect existing open spaces, and further new open space and improvements to existing open space are to be provided through developer contributions

- 8.21 The open space schemes that were completed in 2013/14 and received funding from developer contributions are set out in Figure 8.4.

Figure 8.4: Open space schemes completed in 2013/14 that received funding from developer contributions

Site	Project	Funding
Stokes Bay	Wet and Dry area replacing paddling pool	£15,200
Stokes Bay	Wet and Dry area replacing paddling pool	£153,135
Rowner Copse	New Facility (Other Sports)	£300
Lee Skate Park	Youth Shelter	£6,332
Privett Park	Cricket Nets	£20,783
Total		£195,750

- 8.22 Policy R/OS8 of the LPR deals with recreational space for new residential developments and requires all development proposals which result in a net gain in dwelling units to make appropriate provision for public open space facilities. On small residential developments where it is neither desirable nor practical to

make provision for outdoor playing space on site, a financial contribution in lieu of on-site provision is required.

- 8.23 Figure 8.4 shows that improvements to a number of open spaces within the Borough benefited from developer contribution funding during the monitoring period.

The number and proportion of vacant allotments

- 8.24 The number and proportion of vacant allotments in the Borough is set out in Figure 8.5.

Figure 8.5: Vacancy rates for allotments in Gosport June 2014

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	354	9	2.5%	26
Camden	175	9	5.1%	24
Elson	77	3	3.8%	15
Lee-on-the-Solent	105	3	2.8%	100
Leesland Park	62	1	1.6%	84
Middlecroft	174	13	7.4%	9
Park Road	17	1	5.8%	34
Rowner	68	5	7.3%	64
Tukes Avenue	3	0	0%	17
Wych Lane	7	0	0%	19
Total	1042	44	4.2%	392

- 8.25 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.
- 8.26 Figure 8.5 shows that there are a low number of vacant plots at the Borough’s allotment sites. This high take-up rate demonstrates the high demand and popularity of allotments.
- 8.27 Figure 8.5 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-on-the-Solent has the longest waiting list. The waiting lists at the majority of the sites have altered since December 2013 with demand at some rising whilst at others falling.

Built Heritage

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

- 8.28 At April 2014 there were 32 properties or 5.99% of the total stock of Listed Buildings on the At Risk Register. The number of buildings on the List of Buildings of Special Historic or Architectural Interest is around 540.

Coast

Losses and gains to pedestrian access along the coastline

- 8.29 Policy LP37 of the Publication Local Plan looks to promote the protection of the Coast and Countryside. There have been no known changes to the amount of coastline accessible to the public over the past 12 months. 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 8.6: Stokes Bay



Appendix 1

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

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

Signed by authority of the
Secretary of State

JR Cheston

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

6 May 2009

SCHEDULE 1**POLICIES CONTAINED IN THE GOSPORT BOROUGH LOCAL PLAN REVIEW 2006**

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

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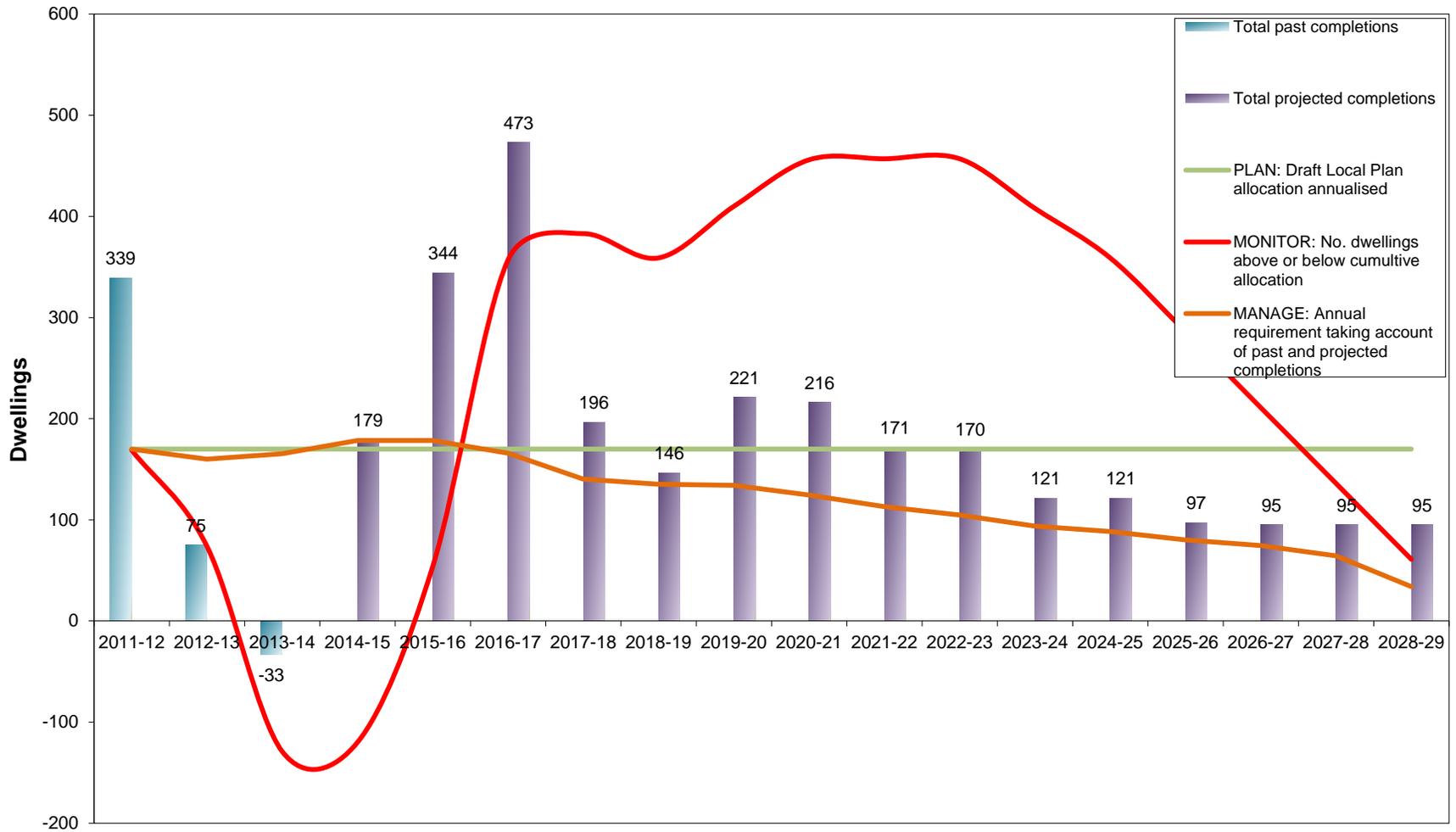
R/S1	Shopping and Commercial Allocations
R/S2	Location of Additional Shopping & Leisure Floorspace
R/S3	Principal and District Shopping Centres
R/S4	Local and Neighbourhood Centres
R/S5	Non 'Class A' Uses in Shopping Centres at Ground Floor
R/S6	Residential Development at Ground Floor within Defined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

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

Appendix 2

Gosport Borough Local Plan (2011-2029) - Housing Trajectory as at 2014



Gosport Borough Annual Monitoring Report 2014

Housing Trajectory Table 2011-2029

	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	2026-27	2027-28	2028-29	Totals
Projections: Allocations	0	0	0	15	58	177	133	113	188	183	138	137	88	88	64	62	62	62	1,568
Projections Large sites with permission.	0	0	0	98	219	263	30	0	0	0	0	0	0	0	0	0	0	0	610
Projections: Small sites with planning permission	0	0	0	66	67	0	0	0	0	0	0	0	0	0	0	0	0	0	133
Projections: windfalls	0	0	0	0	0	33	33	33	33	33	33	33	33	33	33	33	33	33	429
Total past completions	339	75	-33																381
Total projected completions				179	344	473	196	146	221	216	171	170	121	121	97	95	95	95	2,740
Cumulative completions	339	414	381	560	904	1,377	1,573	1,719	1,940	2,156	2,327	2,497	2,618	2,739	2,836	2,931	3,026	3,121	3,121
PLAN: Draft Local Plan allocation annualised	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	3,060
MONITOR: No. dwellings above or below cumulative allocation	169	74	-129	-120	54	357	383	359	410	456	457	457	408	359	286	211	136	61	
MANAGE: Annual requirement taking account of past and projected completions	170	160	165	179	179	166	140	135	134	124	113	105	94	88	80	75	65	34	

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 (AQMA) 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. The latest Census survey was undertaken in 2011.

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.

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 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. 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.

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.

Local Plan – Submission Version (July 2014)

This is the Council's Emerging Local Plan. The document will set out Planning Policy for Gosport Borough from 2012 to 2029. The Plan was approved by Full Council in July 2014.

The Plan will replace the LPR – Local Plan Review as the source of Planning Policy Guidance for the Borough.

LPR - Local Plan Review

The Council adopted the Local Plan Review on 17 May 2006. The Local Plan Review sets out the Council's proposals for the development and use of land from 2001 to 2016, and forms the basis for dealing with planning applications, but in line with the Planning and Compulsory Purchase Act 2004 it was only saved for 3 years. The Secretary of State has issued a direction with effect from 17th May 2009 saving the majority of the policies. These 'saved' policies now constitute the Gosport Borough Local Plan Review and will remain until they are superseded by the Local Development Framework. Policies that have not been saved are in most cases covered by national planning guidance.

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 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

PUSH is a partnership of the unitary authorities of Portsmouth and Southampton; Hampshire County Council and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, Test Valley and Winchester. The Isle of Wight Council have recently become the latest member of PUSH.

PUSH authorities recognise the benefits of working together to support the sustainable economic growth of the sub region and to facilitate the strategic planning functions necessary to support that growth. PUSH has no statutory powers or functions but works collaboratively with the Solent Local Enterprise Partnership to deliver its distinct but complementary roles and objectives.

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.

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

SAC - Special Area of Conservation

A Special Area of Conservation (SAC) is an area which has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

SPA - Special Protection Area

A Special Protection Area (SPA) is an area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union. SPAs are European designated sites, classified under the European Wild Birds Directive which affords them enhanced protection.

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

The primary purpose of the SHLAA which local planning authorities are required to have is to:

- identify sites with the potential for housing;
- assess how many homes they could provide; and
- assess when they could be developed.

The assessment is an important evidence source to inform decision making on future housing development, but does not determine whether a site will be allocated for housing development. It includes a high level strategic overview assessment of the deliverability and developability of each identified site (in terms of its suitability, availability and achievability).

SHMA - Strategic Housing Market Assessment

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

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 in summer 2007.

Sustainable Development

The NPPF defines three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

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 new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

Use Classes Order

The Town and Country Planning (Use Classes) Order 1987 (as amended) lists sixteen classes of land use. It specifies the Use Classes for which planning permission is not required for a building or other land to change from one use within that class to another use within that same class. It also shows where a change of class is permitted to other specified classes where these apply. Additional change of use permitted development rights also came into force on 30 May 2013.

Gosport Borough Council is committed to equal opportunities for all.

**If you need this document in large print, on tape, CD,
in Braille or in another language, please ask.**

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