

Local Development Framework Monitoring Report

November 2015



GOSPORT
Borough Council

Gosport Borough Council
Local Development Framework
Authority's Monitoring Report
November 2015

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1.0 INTRODUCTION TO THE AUTHORITY'S MONITORING REPORT

- 1.1 It is important that the policies and proposals of the Gosport Borough Local Plan 2011-2029 (GBLP) are monitored in order to assess the effectiveness of the Council's planning strategy over the lifetime of the local plan. Regular monitoring can also provide the basis to help identify planning issues which may require a review of policy supported by up to date evidence. To assist this process, the Council produces the AMR on an annual basis in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the National Planning Policy Framework. The GBLP was adopted by the Council on 14th October 2015.
- 1.2 Table 13.1 of the GBLP (page 219) identifies a series of Local Plan Output Indicators. The monitoring period in this AMR generally relates to the period 1st April 2014 – 31st March 2015. However the report can also be used to provide up-to-date information that becomes available throughout the year post 31st March 2015 to show the progress in delivering the policies of the GBLP, this approach is supported by advice in the National Planning Practice Guidance (NPPG).
- 1.3 The structure of this year's report differs to previous years which had previously reported the year's monitoring progress against the policies of both the Gosport Borough Local Plan Review (2006) (now superseded) and the policies of the emerging GBLP. Now only the indicators and targets set out in the adopted GBLP need to be reported. There is also a separate chapter on developer contributions and infrastructure. This information includes progress made on delivering infrastructure schemes during the course of the monitoring period. The AMR can also be read in conjunction with the Council's Infrastructure Delivery Plan.
- 1.4 Progress on the number of different documents making up the Local Development Framework (LDF) will continue to be reported. Previous AMR's are still available on the Council's website and can be accessed here:

www.gosport.gov.uk/AMR

2.0 LOCAL DEVELOPMENT FRAMEWORK

Local Development Scheme (LDS)

- 2.1 The current LDS was published in November 2014 and provides a framework for the production of development plans. It sets out key dates when milestones should be achieved. The key milestones for 2014-15 monitoring period were the submission of the Publication Version of the Gosport Borough Local Plan in November 2014 and the Examination in Public in February 2015.
- 2.2 The GBLP was submitted to the Secretary of State for Communities and Local Government on 28th November 2014. The Examination in Public into the GBLP was held at the Town Hall early in March 2015.

Gosport Borough Local Plan 2011-2029

- 2.3 The Gosport Borough Local Plan was examined by an Inspector with hearing sessions held on 3rd – 4th March 2015. The Council received the Inspector's Preliminary Findings Letter in May 2015 on the GBLP and as a result the Council published a set of Main Modifications and minor modifications schedules to the GBLP on 21st May 2015 for consultation. The consultation period ran for 6 weeks, closing on 2nd July 2015.
- 2.4 The Inspector considered representations received on the modifications and issued his final report on 7th September 2015. The Inspector found the GBLP sound subject to two Main Modifications. The Full Council adopted the local plan as amended by the Inspector's modifications on 14th October 2015.

Adopted Supplementary Planning Documents

- 2.5 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); and
 - The Parking SPD (adopted February 2014).

Community Infrastructure Levy: Charging Schedule

- 2.6 The Council prepared a Community Infrastructure Levy (CIL): Draft Charging Schedule which was submitted to the Secretary of State for Examination on 28th November 2014 along with the GBLP. The CIL draft Charging Schedule was examined by a Government Examiner who held a hearing session on 17th March 2015. The Council received the Examiner's Report at the same time as the GBLP Inspector's Report. The Full Council adopted the CIL Charging Schedule as amended by the Examiner's recommendations on 14th October 2015. The CIL Charging Schedule will be implemented on the 1st February 2016.

Statement of Community Involvement

- 2.7 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

- 2.8 The Gosport Waterfront and Town Centre are considered to be areas offering significant opportunities to achieve regeneration benefits for local residents, businesses and visitors to the Borough under policy LP4 of the GBLP. The Council is currently preparing a SPD which will assist in the implementation of Local Plan policies in this location.

Duty to Cooperate

- 2.9 The legal obligations in respect of the Council's duty to co-operate in its planning for the area derive from:

- The National Planning Policy Framework (NPPF);
- Town and Country (Local Planning) (England) Regulations 2012; and
- The Localism Act 2011.

- 2.10 Section 110 of the Localism Act 2011 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.

- 2.11 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 twelve 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 planning outputs of PUSH has been the publication of the South Hampshire Strategy in October 2012. A review of the South Hampshire Strategy is currently underway and the strategy is due to be completed in 2016.

- 2.12 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. Recent examples include the Council's membership of the Solent Recreation Mitigation Partnership (SRMP). The Solent is internationally important for its wildlife interest; much of the Solent coastline is protected by environmental designations including three Special Protection Areas (SPAs) designated under the Habitat Regulations. The Solent Recreation Mitigation Partnership (SRMP) which includes a number of local authorities and key nature conservation organisations, was set up to address the issue of recreational disturbance and to protect coastal bird habitats from the planned additional housing development along the Solent which is likely to increase the number of people visiting the coast and has the

potential to have a significant impact on coastal birds which are protected under the Habitats Regulations.

- 2.13 The SRMP has set up a strategic mitigation scheme which will be delivered through a package of mitigation measures. A key part of this delivery programme is the creation of the Alver Valley Country Park which is regarded as a suitable alternative natural green space (SANG). Work on SRMP projects are on-going but key elements include, coastal rangers, education initiatives particularly focussed at dog walkers (Solent Dog Project), as well as various potential access management projects.
- 2.14 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.
- 2.15 The Council has published a Duty to Cooperate Statement which sets out how the Council works collaboratively with its partners. The Statement can be found at: www.gosport.gov.uk/localplan2029-evidence. In his report on the examination of the GBLP2029, the Inspector was '**satisfied that the Council has engaged constructively, actively and on an on-going basis and that this duty has therefore been met.**' (Paragraph 6, page 5 of the Inspector's Report www.gosport.gov.uk/localplan2029)

3.0 REGENERATION AREAS AND OTHER KEY DEVELOPMENT SITES

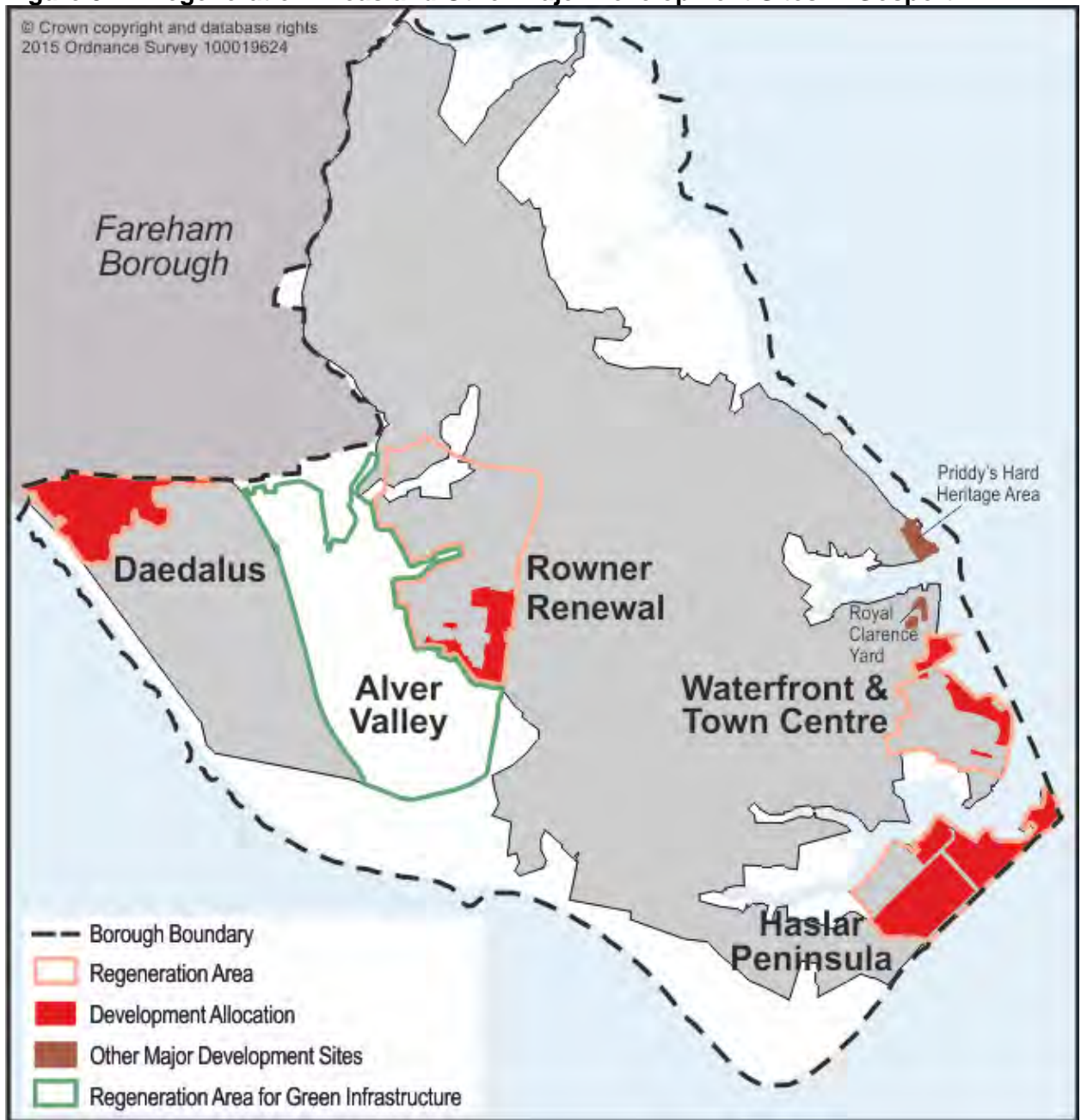
Overview

- 3.1 The Spatial Strategy of the GBLP seeks to deliver a number of homes and jobs in the Borough over the plan period. These homes and jobs will also need to be supported by appropriate levels of built and green infrastructure, services and community facilities. Opportunities to deliver significant levels of development are limited due to the size and urban extent of Gosport. There are also a number of significant environmental constraints including international and national nature conservation habitats and areas within defined Flood Zones 2 and 3. Where there are major opportunities to deliver key regeneration benefits to the Borough through the development of brownfield land, the GBLP seeks to maximise this to the full through the identification of a number of Regeneration Areas.

Policy Context

- 3.2 In order to deliver the strategy on the Local Plan a number of Regeneration Areas have been identified which include major redevelopment proposals. These development sites are brownfield land which can deliver a significant proportion of the sustainable development requirements set out in the GBLP. These regeneration areas are shown in Figure 3.1. The development progress on each of these areas is set out in the text below.

Figure 3.1: Regeneration Areas and Other Major Development Sites in Gosport



Gosport Borough Local Plan 2011- 2029 (October 2015)

- LP3 – Spatial Strategy
- LP4 – Gosport Waterfront & Town Centre
- LP5 – Daedalus
- LP6 – Haslar Peninsula
- LP7 – Rowner
- LP8 – Alver Valley
- LP9 – Allocations outside the Regeneration Areas

Indicators

- The number of net additional dwellings as set out in LP3

- Housing Supply & Trajectory
- The amount and type of net additional employment floorpace
- The amount of retail development
- Assessment of progress in each Regeneration Area and other allocations in GBLP

Targets

- 3,060 net additional dwellings;
- 84,000 m² employment floorspace; and
- 10,500m² retail floorspace

Gosport Waterfront and Town Centre (Policy LP4)

- 3.3 The area known as Gosport Waterfront and Town Centre is identified in Policy LP4 in the GBLP. Policy LP4 shows that planning permission will be granted for a mixture of uses including 700-900 dwellings. Further details about potential development sites and the mix of dwellings will be published in the Supplementary Planning Document.
- 3.4 Planning permission was granted for a 1,500 m² food store, a 275 m² commercial unit, and 48 residential units within the waterfront allocation area located on the 'island site' between Mumby and Harbour Roads. The food store was opened in June 2015. (It was still under construction at the time of the April 2015 retail survey of schemes over 200 m². Therefore this scheme is not included in the retail monitoring for this AMR)
- 3.5 Planning permission was granted (subject to the completion of S106 Agreement) to provide 7 one bedroom, 23 two bedroom and 1 three bedroom flats on land to the north of Harbour Road.

Daedalus Regeneration Area (Policy LP5)

- 3.6 The Daedalus site lies within both the Gosport and Fareham administrative boundaries. The site was released by the MoD in March 2006 with the Homes and Communities Agency (HCA) acquiring ownership of the land. Fareham Borough Council have since bought that part of the site within their administrative boundary from the HCA.
- 3.7 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.
- 3.8 Policy LP5 of the GBLP applies to the part of the site within Gosport administrative boundary. It 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.

- 3.9 An outline application was submitted by HCA (formerly SEEDA) and was granted planning permission (subject to the completion of a S106 Agreement) in March 2012. The proposal was for an employment-led mixed-use scheme of 69,992 m² of commercial floorspace Classes B1, B2 and B8); up to 1,075m² of retail (Use Classes A1, A2, A3 and/or A4); up to 200 residential units (Use Class C3); up to 32 units of care accommodation (Use Class C2); up to 1,839m² of community use (Use Class D1); up to 8,320m² of hotel use (Use Class C1); up to 2,321m² of Leisure (Use Class D2); new and upgraded vehicular and pedestrian access arrangements; hard standing and car parking, open space provision, landscaping.
- 3.10 In October 2015 (outside of the monitoring period), planning permission was granted for 8,947 m² of B1, B2 or B8 floorspace at Daedalus Park (application number 15/00247/FULL).
- 3.11 Planning permission has been granted as at April 2014 for a further 101 homes which are currently being delivered on part of the Daedalus site.

Haslar Peninsula (Policy LP6)

- 3.12 The GBLP identifies the Haslar Peninsula as a Regeneration Area which consists of three large sites. This includes Royal Hospital Haslar and Blockhouse/Haslar Gunboat Yard which are identified as development allocations and the Haslar Marine Technology Park.
- 3.13 It is proposed in Policy LP6 of the GBLP 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.
- 3.14 An outline planning application regarding the comprehensive redevelopment of the site was granted planning permission in September 2014. The proposed scheme includes a wide range of uses and would incorporate medical and care facilities, a 244 self - contained retirement units, a hotel, a church, convenience store, a health centre, tearoom, restaurant office and business units and 286 residential units. A reserved matter planning application was granted permission in October 2015.
- 3.15 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.

Rowner (Policy LP7)

- 3.16 The Rowner Renewal project seeks to regenerate part of the former Rowner estate. Policy LP7 of the GBLP 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.
- 3.17 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 were been permitted.

- 3.18 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. The phase 4 part of the development has started wiith 167 demolitions on site.

Alver Valley (Policy LP8)

- 3.19 The Alver Valley has been designated as a Regeneration Area for Green Infrastructure under Policy LP8 of the GBLP. The Alver Valley has been designated a Country Park and this major area of green infrastructure offers numerous community, education, health and nature conservation benefits. The Council approved the Alver Valley Country Park Strategy in April 2014 and has now started work on implementing various actions identified in the document.
- 3.20 Outline planning consent has recently been granted for a new car park, toilets, play and picnic area, and visitor information on land off the roundabout at Cherque Way, Lee-on-the-Solent. This will provide a new welcoming gateway for visitors on the western side of the Country Park. Proposals are being considered for an improved parking facility on the eastern side of the Country Park off Grange Road.
- 3.21 A new riverside path has recently been completed between Apple Dumpling Bridge and Privett Road and provides a useful link through to Stokes Bay. This route is being branded as the 'Alver Way'.

Priddy's Hard Heritage Area (Policy LP9A)

- 3.22 Policy LP9A of the GBLP proposes a mix of uses for the site including up to 100 dwellings, 1,400m² of retail floorspace
- 3.23 Portsmouth Naval Base Property Trust who acquired the site, 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 GBLP. There are no further updates to the development status of the site to take into account for the 2014/15 period.

Royal Clarence Yard (Policy LP9D)

- 3.24 The allocation at Royal Clarence Yard for 105 dwellings represents a small element of residential development still outstanding from part of a much larger mixed-use scheme allocated in the previous local plan.

4.0 TRANSPORT

Overview

- 4.1 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.
- 4.2 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

- 4.3 The following policies are relevant in terms of the monitoring information included in this Chapter. The Local Plan Output Indicators and Targets are taken from Table 13.1 on page 219 of the GBLP.

Gosport Borough Local Plan 2011- 2029 (October 2015)

LP2 – Infrastructure

LP21 – Improving Transport Infrastructure

Indicators

- New length of cycleway; and
- New transport improvements provided through developer contributions (see Chapter 10 of this AMR)

Targets

None

Monitoring Information

- 4.4 There are two indicators in the GBLP to show how transport infrastructure is a key element in delivering development in sustainable locations: length of cycleway delivered and transport improvements provided for through transport contributions. This is followed by an assessment of accessibility within the Borough using public transport in this case bus services. Information relating to developer contributions towards transport infrastructure is set out in Chapter 10. The following information in this chapter (Chapter 4) provides an overview of proposed transport schemes to assist both strategic and local objectives for Gosport.

GBLP Indicator: New length of cycleway

4.5 During this year's monitoring period, a total of 2,710m of cycleway was completed in the Borough. This figure is made up of the following schemes:

Figure 4.2: Completion of cycleway network 2014-2015

Scheme	Length (M)	Completion date
Marine Parade (East)	890	May 2014
Marine Parade (West)	1,120	June 2014
Alver Way	700	March 2015
Total 1st April 2014-31st March 2015	2,710	

Transport schemes 2014-2015

4.6 Improving accessibility to and from the Borough is a key objective for the GBLP. Gosport needs an efficient multi-modal transport system which will meet the needs of the local population and support economic growth, attracting investment opportunities to the Borough. The following schemes detailed below set out progress made during the monitoring period with a wide range of strategic and local transport schemes.

4.7 The improving access to the Gosport and Fareham peninsula is also a key priority for the Solent Local Enterprise Partnership in order to remove transport barriers to economic growth and to help encourage new investment and development into the area. A package of measures has been identified to help address the issues, to help improve access to Gosport and facilitate economic growth in the area. Improving accessibility in the area will have a positive impact upon the local economy and important strategic sites including the Solent Enterprise Zone.

4.8 Information relating to transport contributions is now set out in Chapter 10 of this AMR. The following schemes are current commitments to achieve the above:-

Strategic Improvements

4.9 The following schemes provide details about major improvements to the transport network.

Newgate Lane Northern Section Improvements

4.10 This scheme is the first phase of improvements to address traffic congestion on the Newgate Lane corridor 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. Work on this scheme is currently on-going and completion is expected in Winter 2015.

4.11 Further information can be found at the following link:-

<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/fareham-newgate-lane-north.htm>

Peel Common Interim Junction Improvements

4.12 This is an interim scheme pending the successful development of proposals to provide a Stubbington Bypass and improvements to the southern section of Newgate Lane. 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 contractor for this £3.25 million scheme has been appointed, and the works started in September 2015 and is expected to be complete by Spring 2016.

4.13 Further information can be found at the following link:-

<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/peel-roundabout.htm>

Newgate Lane Southern Section Improvements

4.14 A new road from from Tanners Lane to Peel Common is proposed at a cost of £9 million to further address congestion and improve access to the peninsula in general and the Daedalus EZ. Commencement of this scheme is anticipated in 2017/18. Planning Permission was granted in November 2015 and funding secured through the Local Growth Funds from the Solent LEP. The Planning Application can be viewed at:-

<http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=16619>

Stubbington Bypass / Titchfield Gyrotory

4.15 A bypass is proposed between Peel Common and Titchfield Road together with improvements to the Titchfield Gyrotory to divert traffic around the outskirts of Stubbington and reduce journey time and peak hour congestion onto and off the Gosport peninsula.

4.16 It will also improve connectivity and provide the additional road network resilience necessary to promote new employment, whilst enhancing quality of life within Stubbington

4.17 The Preferred route, which also includes changes to the Titchfield Gyrotory, was agreed by the HCC Executive Member for Economy, Transport and Environment on the 9th July 2015 (http://www3.hants.gov.uk/councilmeetings/advsearchmeetings/meetingsitemdocuments.htm?sta=&pref=Y&item_ID=5707&tab=2&co=&confidential), and subsequently a planning application for the Stubbington by-pass has been granted by the County Council.

4.18 £750,000 towards preparatory work for this scheme was awarded by the Solent LEP and a bid is to be made for £30 million from Local Growth Deal 2 to enable full delivery of the scheme

4.19 More detailed information regarding the Stubbington Bypass can be found at the following link:-

<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/stubbingtonbypass.htm>

4.20 The Planning Application can be viewed at:-

<http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=16618>

A27 St. Margaret's Lane Roundabout

4.21 This scheme comprises works to improve the management of traffic to ease congestion at peak times and also provides improved facilities for pedestrians and cyclists. Works started on site in August 2015 by the contractor and are anticipated to be complete in Spring/Summer 2016.

4.22 Further information can be found at the following link:-

<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/a27-st-margarets-roundabout.htm>

A27 Segensworth to Titchfield Improvement Scheme

4.23 This scheme primarily aims at increasing capacity and improving journey time reliability along the A27 between Segensworth and Titchfield by upgrading the existing single carriageway sections of this route to provide two lanes in each direction and providing a third lane to the nearside of the A27 Southampton Road approach to the Segensworth Roundabout. Other works include the modification of some junctions and the provision of an off road pedestrian and cycle facility along the north side of the A27 Southampton Road between the existing signal controlled crossing at Titchfield Park Road and Mill Lane

4.24 Plans are being developed for construction between April 2016 and March 2017.

<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/a27-dual-carriageway-works.htm>

A27 Bishopsfield Road to Station Roundabout and Fareham railway station

4.25 Changes are proposed to the Station Road roundabout to achieve more balanced traffic flows, new access link for pedestrians and cyclists from West Street to the train station, new bus lane, additional shared use space, improved bus stop facilities, modifications to the existing subway

4.26 The Avenue (A27) will be widened to add capacity with the provision of an additional lane for west bound traffic while still retaining the current dedicated right hand turn into Gudge Heath Lane.

4.27 These works are scheduled for 2016 to 2017, subject to land negotiations with residents of The Avenue, and environmental considerations, with some advanced works intended to be undertaken in early 2016.

4.28 Further information can be found at the following link:-

<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/fareham-station-roundabout-gudge-heath.htm>

Public Transport Improvements

Portsmouth, The Hard Interchange Improvements

4.29 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. A contractor has been appointed and work is due to commence in Autumn 2015, however some preparatory works for temporary traffic management measures and a temporary interchange are taking place in August/September 2015.

4.30 Further information on this scheme promoted by Portsmouth City Council can be found at the following web link:

<https://www.portsmouth.gov.uk/ext/development-and-planning/regeneration/regeneration-of-the-hard.aspx>

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

4.31 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 Waterfront and Welborne and delivers potential for improving bus access to Daedalus. The scheme is designed and planning consent granted however funding has yet to be secured.

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

4.32 Improvements for all traffic and reduced delays to BRT services are the main aims of this scheme, which will improve the efficiency of the junction and balance the needs of waiting traffic on each arm. Equipment for the possible future use of Selected Vehicle Detection (SVD) will also be provided on the Ann's Hill Road approach to the junction. This will allocate priority to BRT Eclipse services on approaching the junction if required in the future.

4.33 The design of this scheme is complete and final costings are awaited. Works are expected to begin on-site in Spring 2016, subject to funding.

<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-gosport/gosport-privett-road-junction-improvements.htm>

Access to Daedalus Enterprise Zone

4.34 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 and serve the CEMAST college which opened in September 2014.

4.35 Hampshire County Council is to lead and manage the delivery of the new spine road across the Enterprise Zone on behalf of the Homes and Communities Agency (HCA). £7.09million of Central Government funding is available for the construction of the road to unlock the development potential of the Daedalus waterfront.

4.36 Two planning application have been submitted by the HCA to both Gosport and Fareham Councils. These relate to the spine road, within the Gosport area and a

new signalised junction to Stubbington Lane, adjacent to Ross House, which is within the Fareham area.

- 4.37 Further details on the elements within Gosport that were approved in February 2015 can be found at:

<https://publicaccess.gosport.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NHT5TAHO02B00>

- 4.38 Further details on the elements within Fareham can be found at:-

<https://www.fareham.gov.uk/casetracker/casetracker.asp?a=1&public=Y&caseid=130631>

Local improvements

South Street / Dock Road Junction Improvements

- 4.39 This scheme comprises the provision of a fully signalisation junction including pedestrian facilities to address safety issues. This scheme will also improve accessibility to the Stoke Road shopping area and local employment.

- 4.40 Works are anticipated to start in January 2016.

- 4.41 Further information can be found at the following link:-

<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-gosport/south-street-dock-road-junction-improvements.htm>

5.0 HOUSING

Overview

Population and households

- 5.1 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.
- 5.2 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.
- 5.3 According to the latest long term population projections the Borough's population will increase by about 2.2% over the period to 2029 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.
- 5.4 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.
- 5.5 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.
- 5.6 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 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.

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

- 5.7 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.
- 5.8 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. (Source: Census 2011)

Policy context

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

Gosport Borough Local Plan 2029

Policies

LP3 – Spatial Strategy

LP24 – Housing

LP26 – Gypsies, Travellers and Travelling Showpeople

Local Plan Indicators

- The number of net additional dwellings;
- Housing supply and trajectory;
- Density of housing completions;
- Affordable housing completions;
- Number of completions by dwelling size; and
- 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.

Monitoring Information

- 5.10 The GBLP makes provision for 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.

GBLP Indicator: The number of net additional dwellings

5.11 The GBLP sets a target of 3,060 dwellings to be built between 2011 and 2029. In order to meet the housing allocation 680 net additional dwellings (170 per year) were required between April 2011 and March 2015. The net additional number of dwellings built during the period between April 2011 and March 2015 was 413 built, falling short of the target of 680. The annual completion rate is shown below.

Figure 5.1: Total net and gross housing completions 2011 to 2015

	Net Completions	Gross Completions
2011/12	339	347
2012/13	75	194
2013/14	-33	78
2014/15	32	205
Total	413	824

5.12 It can be seen that the net housing completions has fallen below the GBLP 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 824. This shows that there were 411 dwellings lost over the last four years.

GBLP Indicator: Housing supply and trajectory

5.13 The target for 2015/16 to 2028/29 is calculated having regard to the 413 dwellings built between 2011 and 2015. The residual allocation is 2,647 or 189.1 dwellings per year and therefore this will form the target for the next 14 years until the end of the plan period. The projected net supply of additional dwellings from 2015/16 to 2028/29 is 2,691 which takes 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.

5.14 The Gosport Housing Trajectory 2015 which is based on GBLP provides details of the managed delivery target. A detailed breakdown of the figures is shown in Appendix 1 and 2.

Five, Ten and Fourteen Year Housing Land Supply

5.15 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.

5.16 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.

- 5.17 Policy LP3 sets out the quantum of development that will be provided over the local plan period upto 2029. In the context of housing this is 3,060 net additional dwellings. This represents an annual requirement of 170 dwellings through the plan period 2011-2029. 413 dwellings have been completed between 2011-2015. A five year housing requirement including a 5% buffer is 993 dwellings. In terms of identifying a five year supply a total of 1,510 deliverable housing sites have been identified to meet the housing requirement for the Borough during this period.

Figure 5.2: 5 Year Supply of Deliverable Sites based on the GBLP

Five Year Housing Requirement For Gosport		
	Dwellings	Annual Average
Housing Requirement 2011-2029 (GBLP)	3,060	170
Total Completions 2011 - 2015	413	
Housing Requirement 2015/16 – 2028/29	2,647	189.1
5 Year Requirement 2015/16 – 2019/20	946	189.1 ¹
5% Buffer Requirement	47	
	993	
¹ The annual average has taken into account the past level of completions		
Five Year Supply of Deliverable Housing Sites - 15/16 – 19/20		
Sites with planning permission	955	
Other deliverable sites	462	
Total Deliverable Sites	1,417	
Windfall	93	31
Total	1,510	

- 5.18 Figure 5.2 clearly demonstrates that there is a five year supply of deliverable sites. There are sufficient deliverable sites to deliver 1,510 dwellings which exceed the housing requirement for this period.
- 5.19 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 5.3 below shows that for a 10 year period there are sufficient deliverable sites to provide 2,349 dwellings which is considerably higher than the requirement of 1,891.

Figure 5.3: 10 Year Supply of Deliverable Sites based on the GBLP

Ten Year Housing Requirement For Gosport		
	Dwellings	Annual Average
Housing Requirement 2011-2029 (GBLP)	3,060	170
Completions 2011 - 2015	413	
Housing Requirement 2015/16 – 2028/29	2,647	189.1
10 Year Housing Requirement 2015/16 - 2025/26	1,891	189.1
¹ The annual average has taken into account the past level of completions		
Ten Year Supply Of Deliverable Housing Sites - 15/16 - 24/25		
Sites with Planning Permission	1,086	
Other deliverable sites	1,015	
Total Deliverable Sites	2,101	
Windfall	248	31
Total Supply	2,349	

- 5.20 Figure 5.4 demonstrates a supply of 2,691 dwellings. This figure does not exceed the 14 year housing requirement for the period 2015/16 to 2029/30. The GBLP now has a 14 year time horizon and therefore Figure 5.4 shows a 14 year housing supply. Therefore there is sufficient supply to meet the Borough's housing need up until the end of that plan period. The identified housing supply of deliverable sites together with the completions from 2011-2015 totals 3,104 which demonstrates that the adopted GBLP allocation of 3,060 can be met.

Figure 5.4: 14 Year Supply of Deliverable Sites based on the GBLP

Fourteen Year Housing Requirement For Gosport (END OF PLAN PERIOD)		
	Dwellings	Annual Average
Housing Requirement 2011-2029(GBLP)	3,060	170
Completions 2011 - 2015	413	
Housing Requirement 2015/16 – 2028/29	2,647	189.1
14 Year Housing Requirement 2015/16 - 2028/29	2,648	189.1
<i>¹The annual average has taken into account the past level of completions</i>		
Fourteen Year Supply of Deliverable Housing Sites - 15/16 - 28/29		
Sites with planning permission	1,086	
Other deliverable sites	1,233	
Total deliverable sites	2,319	
Windfall	372	31
Total	2,691	

SHLAA

- 5.21 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).
- 5.22 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. It should be noted that the inclusion of a site in the SHLAA does not automatically mean it will be granted planning permission.
- 5.23 An update of the Gosport SHLAA was published in July 2014 prepared as part of the evidence base to support the GBLP. This study demonstrated that there was a sufficient supply of housing sites to meet the housing requirement set out in the GBLP.

GBLP Indicator: Density of housing completions

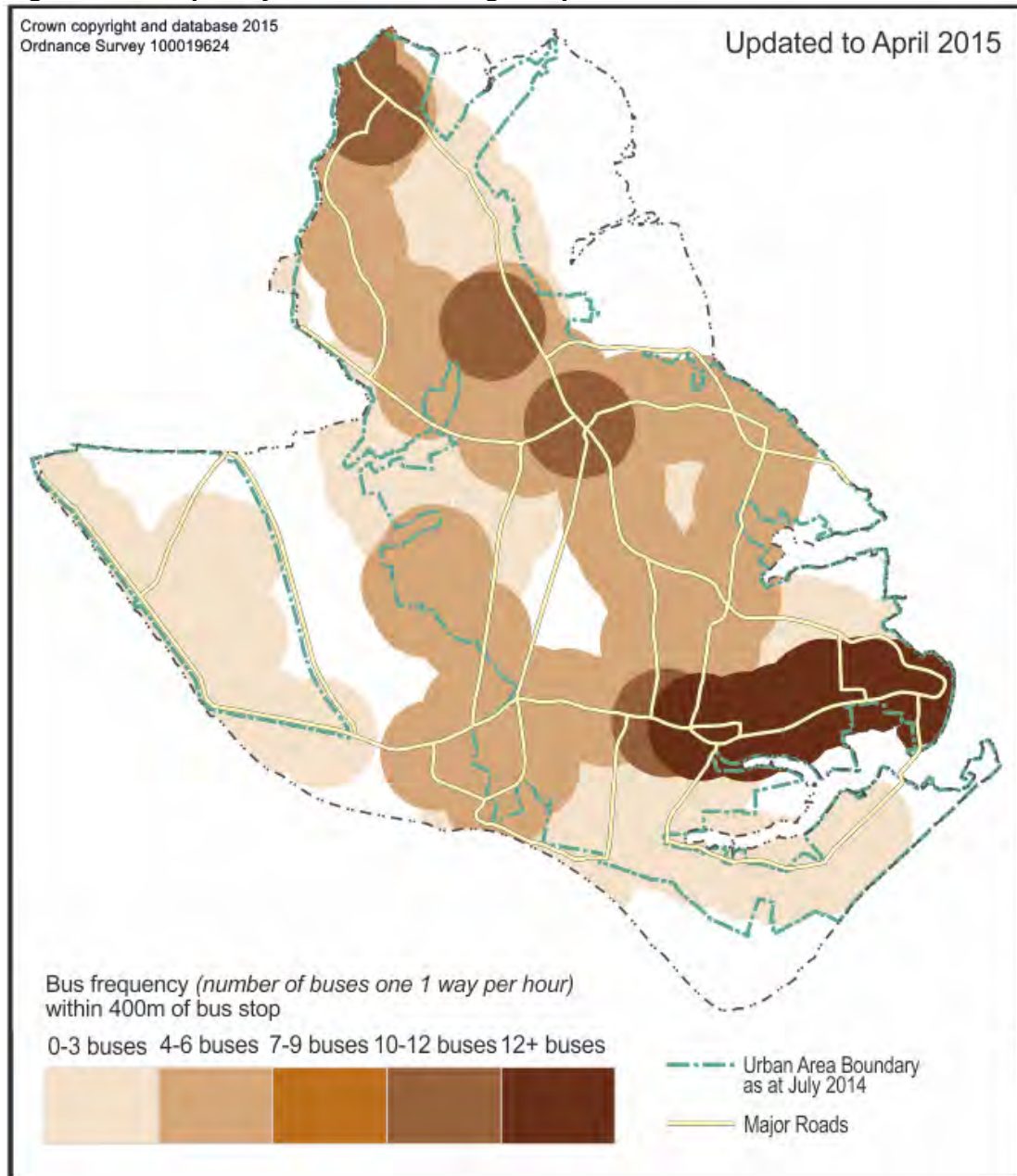
- 5.24 Ease of accessibility to a wide range of services and facilities contribute significantly to the development of sustainable communities. The hierarchy of principal, local and neighbourhood centres in the Borough play an important role in serving the needs for local residents, reducing the need to travel further afield to access shopping and other town centre related services. Equally residential development located close to established centres can contribute positively towards maintaining and enhancing their vitality and viability. In order to identify the most accessible areas within the Borough, a series of charts have been produced. Figure 5.6 shows the frequency of

bus services, Figure 5.7 shows accessibility to the Principal, District and Neighbourhood centres and Figure 5.8 shows accessibility and indicative potential housing densities.

Frequency of Buses on the Gosport Peninsula

- 5.25 Figure 5.6 shows the frequency of bus use within the Borough. Since the introduction of the Bus Rapid Transit there has been a significant shift in the way that the bus network in Gosport operates. More services use the Bus Rapid Transit System 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.
- 5.26 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.

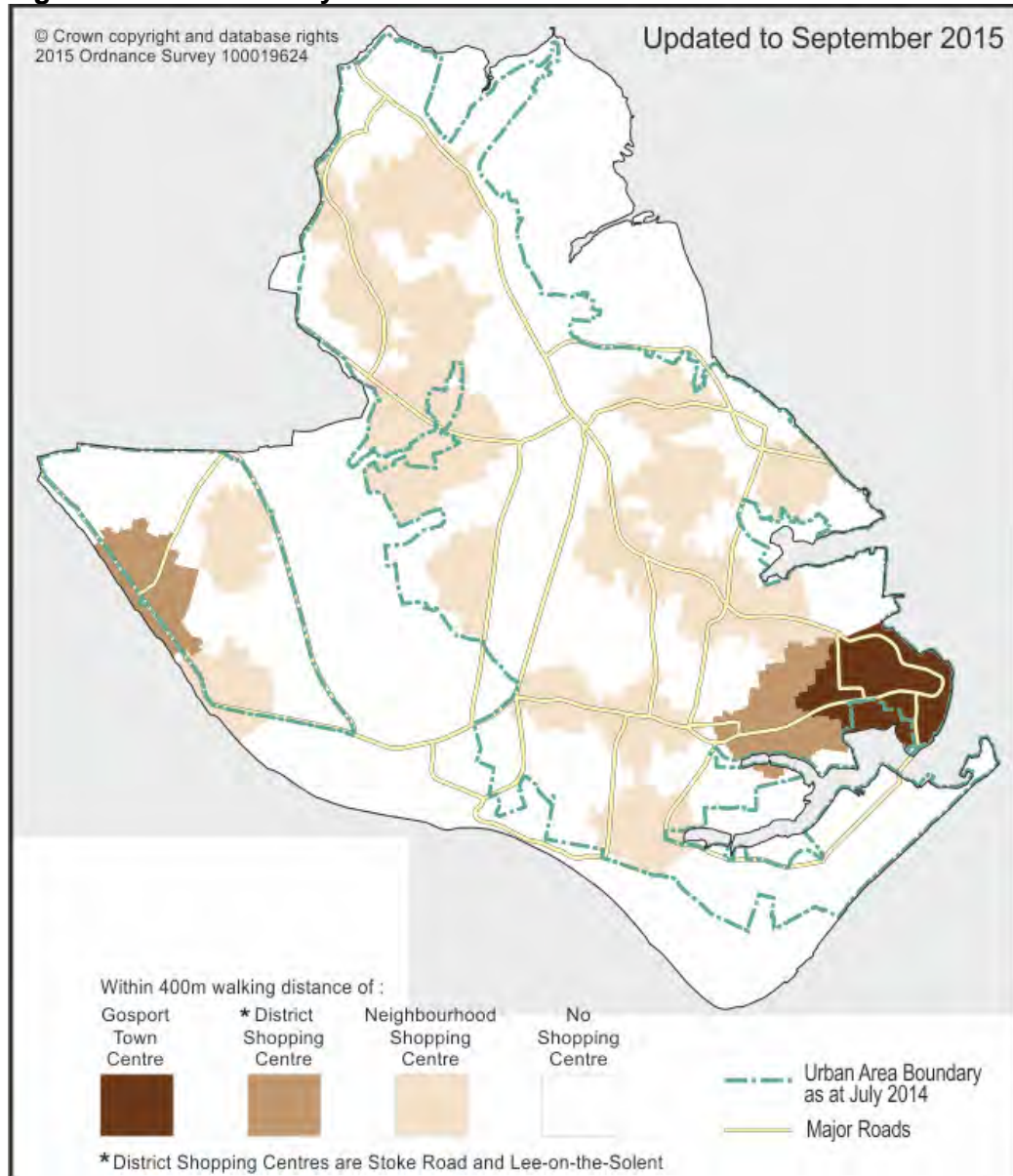
Figure 5.6 Frequency of buses serving Gosport



Access to Centres

5.27 Figure 5.7 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 Figure 5.8.

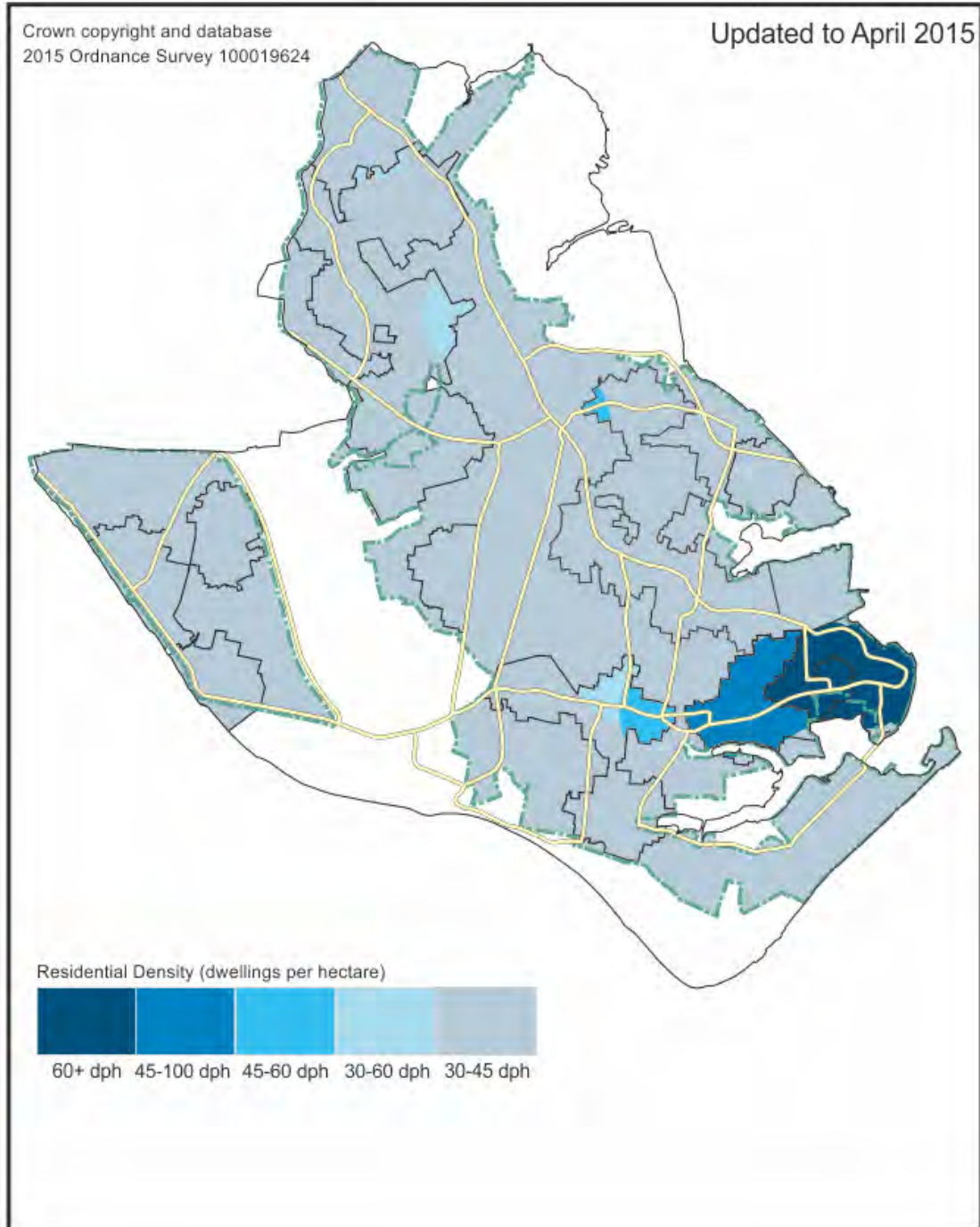
Figure 5.7: Accessibility to centres



5.28 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 only 1 to 6 buses an hour to a major centre as shown by Figure 5.6. Figure 5.7 shows the frequencies of buses serving the Borough.

5.29 Developers are encouraged to submit proposals that are in accessible locations. Policy LP24: Housing provides the policy framework in relation to appropriate density levels to achieve high quality development that maximises the efficient use of land and enhances the local built environment. Figure 5.8 shows the accessibility and indicative potential housing densities in the Borough.

Figure 5.8: Accessibility and indicative potential housing densities



5.30 Figure 5.9 shows the indicative residential densities matrix set out in the GBLP.

Figure 5.9 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

Source: GBLP (2015), page 145.

5.31 The density of new dwellings completed between 2011/12 – 2014/15 is shown in Figure 5.10.

Figure 5.10: Densities of new dwellings completed between 2011 and 2015

Density	2011/12 (%)	2012/13 (%)	2013/14 (%)	2014/15 (%)
Less than 30 dph	2.6	2.1	2.5	6.0
30-45 dph	48.4	24.6	20.5	43.4
45– 60 dph	2.3	6.8	45.0	38.0
More than 60 dph	46.7	66.4	32.0	12.6

Source: Hampshire County Council November 2015

Affordability

5.32 Policy LP24 sets a target for 40% provision of affordable housing on suitable sites. Affordable housing can be met by a variety of formats. The PUSH Strategic Housing Market Area Assessment (2014) identified a requirement for a number of different types in of affordable housing in Gosport:

- 28% Intermediate housing – assigned to households who can afford a housing cost at or above 80% of market rents but cannot afford full market costs.

- 15% Affordable Rent –assigned to households who could afford a social rent without the need to claim benefit to afford an Affordable Rented home (priced at 80% of market rented costs)
- 57% Social Rent – households who would need to claim housing benefit regardless of the cost of the property.
(GBLP, paragraph 11.15, page 144)

GBLP Indicator: Affordable housing completions

5.33 During the 2014/15 monitoring period a gross total of 86 affordable dwellings were completed. A gross total of 492 affordable homes have been built in the last 5 years

Figure 5.11 Gross affordable Housing Completions 2010-2015

Year	Gross affordable completions
2010-2011	102
2011-2012	163
2012-2013	133
2013-2014	8
2014-2015	86
Total	492

5.34 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.

5.35 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

5.36 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 5.12 and 5.13 respectively for Gosport, Hampshire and England from 2005 to 2013. The tables are based on the most recently published information from DCLG.

Figure 5.12: 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	7.57	7.24
Hampshire	8.92	8.98	9.03	9.11	8.13	8.80	8.54	8.50	8.50
England	6.82	7.15	7.25	6.97	6.28	6.69	6.57	6.58	6.45

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

Figure 5.13: 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	6.45	5.84
Hampshire	8.09	8.13	8.63	8.48	7.50	8.26	8.06	8.16	8.04
England	6.81	6.97	7.23	6.93	6.27	7.01	6.69	6.86	6.72

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

5.37 Figure 5.12 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 remains lower than the Hampshire average. The lower quartile affordability ratio set out in Figure 5.12 is higher than the median quartile affordability ratios set out in Figure 5.13. This highlights affordability issues and problems for first-time buyers getting on the property ladder in Gosport.

5.38 The growth in median house prices from 2008 to 2013 in Gosport, Hampshire and England is set out in Figure 5.14.

Figure 5.14: Median house prices in Gosport, the South East and England (thousands)*

	2008	2009	2010	2011	2012	2013	2014	2008-14 % change
Gosport	145.0	127.3	140.0	132.5	140.0	150.0	159.9	+10.3
Hampshire	215.0	190.0	224.0	220.0	215.0	228.0	244.0	+13.4
England	175.0	159.0	185.0	175.0	180.0	180.0	185.5	+6.0

* 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> and Land Registry September 2015)

5.39 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 5.14 shows that median house prices in Gosport have fluctuated between 2008 and 2014 but experienced big dips in 2009 and 2011. House prices in Gosport have begun to increase and this mirrors both county and national trends.

- 5.40 Figure 5.15 shows that the number of households on the Borough Council's Joint Housing Register has increased between 2003 and 2011-12. However, 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 has fallen.

Figure 5.15: 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
2014-2015	898

Housing distribution and type

- 5.41 Policy LP24: Housing states that priority for new housing development should be the reuse of previously developed land. The urbanised nature of the Borough has meant that a key priority for the Council has been to secure the efficient reuse of previously developed land (PDL) for development.

Figure 5.16: Dwellings built on PDL

Year	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
No. Dwellings (gross)	206	50	177	293	193	67	186
(%)	100	100	99.4	84	99.5	86	90.8

- 5.42 The breakdown of new dwellings by development type completed between 2008 and 2015 is as follows:

Figure 5.17: Breakdown of completions by development type (2014/15)

Development Type	Completions (Gross)
New	118
Change of use	18
Conversion	7
Total	205

Figure 5.18: Number of dwellings (gross) completed 2011-2015 by dwelling size

Size	2011/12 (%)	2012/13 (%)	2013/14 (%)	2014/15 (%)	Total (%)
1 bed	83 (24)	71 (36)	16 (20)	30 (14.6)	200 (24)
2 bed	183 (53)	90 (46)	28 (36)	75 (36.6)	376 (45)
3 bed	63 (18)	19 (10)	28 (36)	61 (29.8)	171 (21)
4 bed	18 (5)	13 (7)	6 (8)	39 (19.0)	76 (9)
5 bed	0 (0)	1 (1)	0 (0)	0 (0)	1 (1)
Total	347 (100)	194 (100)	78 (100)	205 (100)	824 (100)

- 5.43 Policy LP24 states that proposals for residential development should include a mix of dwelling types, sizes and tenures to reflect the needs of those seeking housing in the Borough throughout the plan period. The gross housing completions set out in Figure 5.18 show that a range of dwelling sizes have been provided in the Borough over the last 4 years. During this time 24% of new homes were one bed roomed 45% of new homes were two bed roomed and 31% of new homes contained three or more bedrooms.

GBLP Indicator: New additional pitches for gypsies, travellers and travelling showpeople

- 5.44 Policy LP26 of the GBLP allocates a pitch to accommodate up to 3 caravans in order to meet an established local need. Based on current evidence, the Council does not consider it necessary to make further allocations in the Local Plan. However the policy does provide clear criteria for assessing new proposals should these come forward over the plan period.

6.0 EMPLOYMENT, ECONOMIC DEVELOPMENT & SKILLS

Overview

- 6.1 The Ministry of Defence has traditionally been one of the key employers in the Gosport and wider Portsmouth Harbour area. Employment at Portsmouth Naval Base has fallen while several other Ministry of Defence establishments in the Borough and around the Harbour have closed over the years.
- 6.2 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.
- 6.3 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.
- 6.4 The unemployment rate at October 2015 remained lower than the national average (1.6%) with 1.1% of Gosport residents claiming Job Seekers Allowance (JSA). (This is also lower than the previous survey figure of June 2014 of 1.5% reported in the previous year's AMR). The number of young people claiming JSA (18-24 year olds) was also slightly lower during the monitoring period at 2.1% in Gosport which was the same as the national average of 2.1% of 18-24 year olds claiming JSA.² This reflects trends on youth unemployment at a local, regional and national level.
- 6.5 There are certain areas of the Borough which experience higher levels of deprivation. The 2015 Indices of Deprivation show that Gosport's ranking at 2015 is 131 compared to 161 in 2010. Gosport has been ranked 131 of 326 Local Authorities nationally, meaning that it falls within the bottom half of Local Authority areas in terms of ranking of deprivation. Within the Borough deprivation is unevenly spread with great variance in the rankings attributed to different areas. There are 32,844 LSOA's nationwide, ranking from 1 (most deprived) to 32,844 (least deprived). The lowest scoring LSOA in Gosport achieves a rank of 2,550 putting it in the bottom 10% nationally, whilst the highest scoring LSOA achieves a rank of 30,875 putting it in the top 10% nationally. This variance in ranks highlights the challenges that the Borough faces.
- 6.6 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

² Nomis Labour Market Profile for Gosport October 2015

period. Earnings by residence have also shown a general long term trend to be below those at the national and regional level.

- 6.7 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 strategy of the Borough is therefore identified as a key priority in the policies of the GBLP.

Policy context

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

Gosport Borough Local Plan 2029

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

Monitoring Information

GBLP Indicator: Amount and type of employment floorspace completed

- 6.9 For monitoring purposes, it is important to note that completions reported only take account of proposals occupying at least 200 m² of floorspace. In the 2014/15 monitoring period there was 1,541 m² of B1-B8 built employment floorspace at the former Cyanamid site in Fareham Road. Figure 6.1 shows the amount of employment floorspace completed since 2011 contributing towards meeting the the 84,000 included in Policy LP3: Spatial Strategy and LP16: Employment Land of the GBLP.

Figure 6.1 Total completions 2011-2015 (m²)

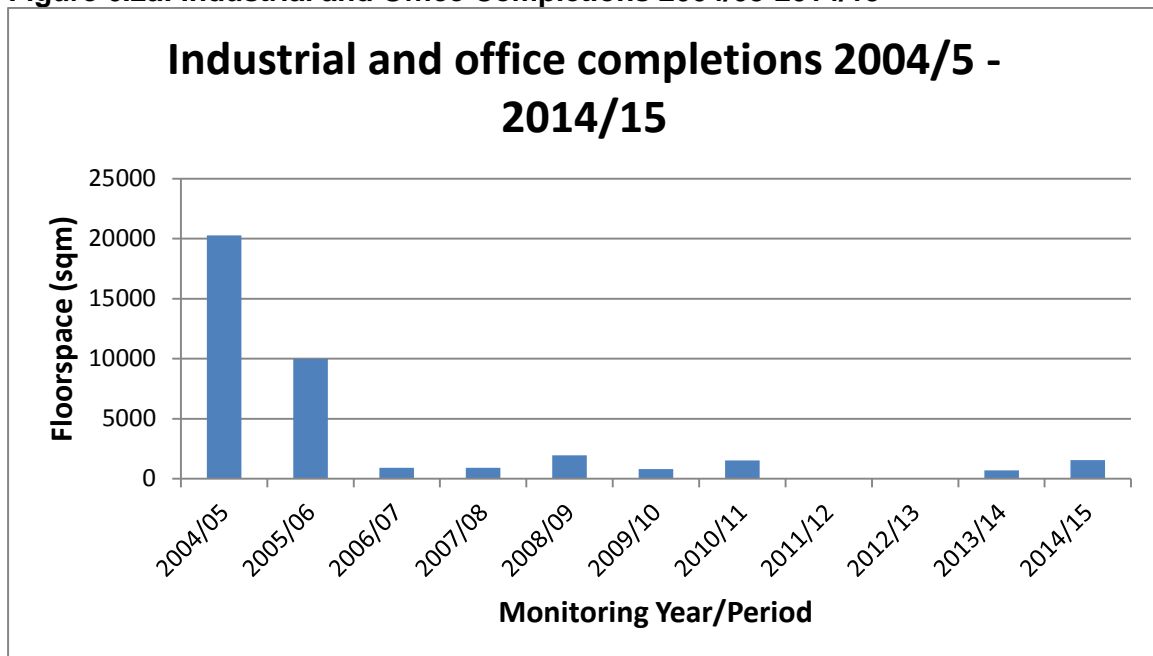
2011/12	2012/13	2013/14	2014/15	Total
0	0	392	1,541	1,933

6.10 Figure 6.2 shows the level of industrial and office completions within Gosport between 1st January 2004 and 31st March 2015. This additional analysis clearly illustrates the drop in employment floorspace completions over recent years largely due to economic circumstances at the time. However, this position is improving with the completion of employment land development at the former Cyanamid site of 1,541m². Figure 6.2a shows industrial and office completions over the last ten years.

Figure 6.2 Amount and type of employment floorspace completed – 2014/15 contributing to the GBLP 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)	1,541
Total	1,541

Figure 6.2a: Industrial and Office Completions 2004/05-2014/15



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

Employment land available

- 6.11 Available employment land is defined as land identified for employment purposes in the GBLP or that with extant planning permission as of the 31st March 2015. 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 6.3: Employment land available by type as at 31st March 2015

Use Class (Amendment) Order 2005	Available Employment Land (hectares)
B1a: Offices	2.02
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0
B1 – B8 (non-specific)	28.61
Total	32.63

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.

- 6.12 Figure 6.4 shows the outstanding planning permissions which count towards the GBLP allocation broken down by use class.

Figure 6.4: Outstanding planning permissions by Use Class contributing to the GBLP allocation of 84,000m² as at 31st March 2015

Use Class (Amendment) Order 2005	Outstanding Planning Permissions (square metres) (net)
B1a: Offices	2,805
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0
B1 – B8 (non-specific)	11,949
Total	14,754

- 6.13 Figure 6.5 shows the potential employment floorspace within existing employment sites and allocations which count towards the identified 84,000m² GBLP allocation broken down by use class.

Figure 6.5: Potential floorspace within existing employment sites and allocations by Use Class identified in the GBLP as at 31st March 2015

Use Class (Amendment) Order 2005	Allocation Sites (square metres) (net)
B1a: Offices	1,000
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0

B1 – B8 (non-specific)	66,015
Total	67,015

6.14 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 6.5 are also included in this figure.

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

6.15 No employment floor space was lost during the 2014/15 monitoring period.

6.16 The GBLP allocates 84,000m² of employment floorspace and Figure 6.6 shows the identified floorspace for outstanding planning permissions, potential employment floorspace within existing employment sites and potential floorspace for allocations identified in the Local Plan. Daedalus (Policy LP5) accounts for much of the identified PUSH allocation with over 75,000 m² (50,700 m² (net)) of floorspace 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 6.6: Potential employment floorspace contributing to the GBLP allocation of 84,000 m² as at 1st April 2015³

Source of supply	Employment Floorspace (net gain) (sq.m)	Employment floorspace (gross) (sq.m)
Total completions (1 April 2011- 31 March 2015)	1,933	1,933
Outstanding planning permission ⁴ for employment uses at 1 st April 2015	+14,754	14,754
Estimated potential floorspace within existing employment sites at 1 st April 2015	+ 815	815
Sub total	+17,502	17,502
Proposed Allocations in the Gosport Borough Local Plan 2011-2029		
Daedalus	+50,700 ⁵	75,000
Grange Road, land south of Huhtamaki	+8,400	8,400
Former Frater House site	+5,000	5,000
Aerodrome Road	+1,100	1,100
Priddy's Hard Heritage Area	+1,000	1,000
Gosport Waterfront ⁶	0	25,900
Other sites in Gosport Town Centre	0	Not known at this stage
Sub total	66,200	116,400
Blockhouse	Proposed to allocate as Mixed Use site-	

³ The total completion figure has been corrected to take account of the total completions 2011/12 – 2014/15 (Figure 6.1) rather than just the 2014/15 completions figure (27.04.2016)

⁴ Including those currently under construction

⁵ S106 not signed (April 2015)

⁶ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace

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	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	83,702	133,902

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.

7.0 RETAIL AND CENTRES

Overview

- 7.1 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 provides 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. The Borough does experience leakage of retail expenditure from its residents to areas outside of the Borough. The newly adopted GBLP seeks to address this through maximising development opportunities presented by the regeneration of the Gosport Waterfront and Town Centre and to expand the role of smaller centres to provide a wider range of services to support the needs of local communities.
- 7.2 In addition to Gosport Town Centre, there are two district centres: Lee-on-the-Solent and Stoke Road and 22 smaller centres which provide convenience shopping and services within their respective neighbourhoods.

Policy Context

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

Gosport Borough Local Plan 2011-2029 (2015)

LP3 – Spatial Strategy

LP27 – Town, District and Neighbourhood Centres

LP28 – Uses in Centres

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

Indicators

- The amount of retail development in relation to target set out in Policy LP3
- Types of uses in each of the Borough's centres (LP27)
- % of retail uses in each centre (Thresholds set out in policy
Vacancy rates (LP28)
- New retail floorspace permitted outside of centres (LP29)
- New retail floorspace completed outside of centres including those with planning permission and those completed under permitted development (LP29)

Targets

The amount of retail development permitted in relation to provision for 10,500 sq.m. net additional retail floorspace **(LP3)**

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 **(LP28)**

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 **(LP28)**

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 **(LP28)**

Monitoring Information

- 7.4 Policy LP3: Spatial Strategy makes provision for 10,500 sq .m net additional floorspace for retail uses and other town centres uses including a mix of retail, leisure, community facilities and offices.

GBLP Indicator: The amount of retail development in relation to 10,500m²

- 7.5 As at 1st April 2014, there were 3 schemes for retail development in the Borough. These schemes comprise of the One Stop at Elson Road (and small take away unit) and the extension at ASDA Dock Road. 290m² of A3 use was completed for the KFC drive through restaurant with the remaining 224m² outstanding at 154 Fareham Road.

Figure 7.1: Total amount of Retail, Office and Leisure developments completed (over 200 m²) – 2014/15

Use Class (Amendment) Order 2015	Completed floorspace (m2)
A1: Shops	1,017
A2: Financial and professional services	0
A3: Restaurants and cafes	290
A4: Drinking establishments	0
A5: Hot food takeaways	0
Mixed Use	0
Total	1,307

Principal and District Centre profiles

- 7.6 This year, the retail surveys were carried out in two stages due to the need to prepare for the Examination in Public (EIP) into the Publication Version of the GBLP. Gosport Town Centre, as the Principal centre was surveyed in February prior to the EIP and the remaining centres were surveyed in April once the EIP had been

completed in March. The annual retail survey information can be found in Appendix 3 to this AMR.

- 7.7 The GBLP (see GBLP Appendix 4) sets out the frontages which are used as the basis for the frontage measurements in policy LP28. The frontages have been measured using the Council's GIS. The frontages are based upon the existing permitted use. Where a frontage has changed through temporary permitted development rights, the unit remains counted in its original use until prior approval is granted.
- 7.8 The frontage measurements have changed in some instances from those previously measured under the retail policies of the previous Local Plan. This has resulted in changes to the proportions of frontage in each type of use. The figures are therefore not directly comparable to those used as the basis for the measurements under the previous plan.

**GBLP Indicator: Types of uses in each of the Borough's centres; and
GBLP Indicator: Percentage of retail uses in each centre (Principal and District Centres)**

- 7.9 The retail strategy in the GBLP 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.
- 7.10 Policy LP28 sets thresholds for non A1/A2 (Policy LP28 (b)) uses in Gosport Town Centre and Lee-on-the-Solent District Centres. These should not exceed more than 33% of the total frontage. There is a small change to the boundary of Gosport Town Centre from the previous local plan to exclude a small amount of frontage along Mumby Road and a small change to the retail boundary of the Lee-on-the-Solent centre to include the Tesco store on Pier Street.
- 7.11 The retail monitoring work has shown that Stoke Road has experienced quite high vacancy rates along its frontage over a number of years. In order to support the vitality and viability of this centre, a secondary shopping frontage threshold for retail and non-retail type uses has been identified. Within the secondary frontage policy LP28 (c) allows a threshold limit of no more than 50% of non A1 and A2 uses in the centre. The remainder of the frontages can consist of other key town centre uses namely: A3, A4, A5, C1, D1 and D2. Figure 7.2 shows the proportion of uses in each of these three key centres.

Figure 7.2: Percentage of commercial unit frontages within the Principal and District centres in Gosport⁷ February and April 2015 (Policy LP28 GBLP)

Name of centre	Type of centre	Type of frontage	Use class	Frontage (m)	% of frontage occupied by use class type
Gosport Town Centre	Principal	All Primary	A1*	810.6	53.0%
			A2	205.9	13.5%
			Non-A1/A2	512.5	33.5%

⁷ The Council's annual retail surveys were carried out in February and April 2015 due to the hearing dates for the GBLP EIP which were heard by the Planning Inspector in March.

			Total	1529.0	100%
Lee-on-the-Solent District Centre	District	All Primary	A1	465.8	67.4%
			A2	64.7	9.4%
			Non-A1/A2	159.9	23.2%
			Total	690.4	100%
Stoke Road District Centre	District	Primary	A1	303.4	75.5%
			A2	49.5	12.3%
			Non-A1/A2	49.0	12.2%
			Total	401.9	100%
Stoke Road District Centre	District	Secondary	A1	294.3	42.3%
			A2	122.3	17.6%
			Non-A1/A2	278.7	40.1%
			Total	695.3	100%

**At the time of the survey 49 High Street was recorded as an A1 use. Since the survey was carried out, the Local Planning Authority has come to the view that the use in this unit is Sui Generis.*

7.12 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 and this trend is reflected in the new retail policies of the GBLP which seek to promote a diversity of uses which will complement the core retail function of the Borough's hierarchy of centres.

7.13 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.

GBLP Indicator: Vacancy rates (Principal and District Centres)

7.14 As the boundaries of the centre have changed as a result of the new local plan, it is not possible to directly compare previous vacancy rates.

Figure 7.3: Vacancy rates by frontage at Principal and District centres in Gosport at February and April 2015 under policy LP28

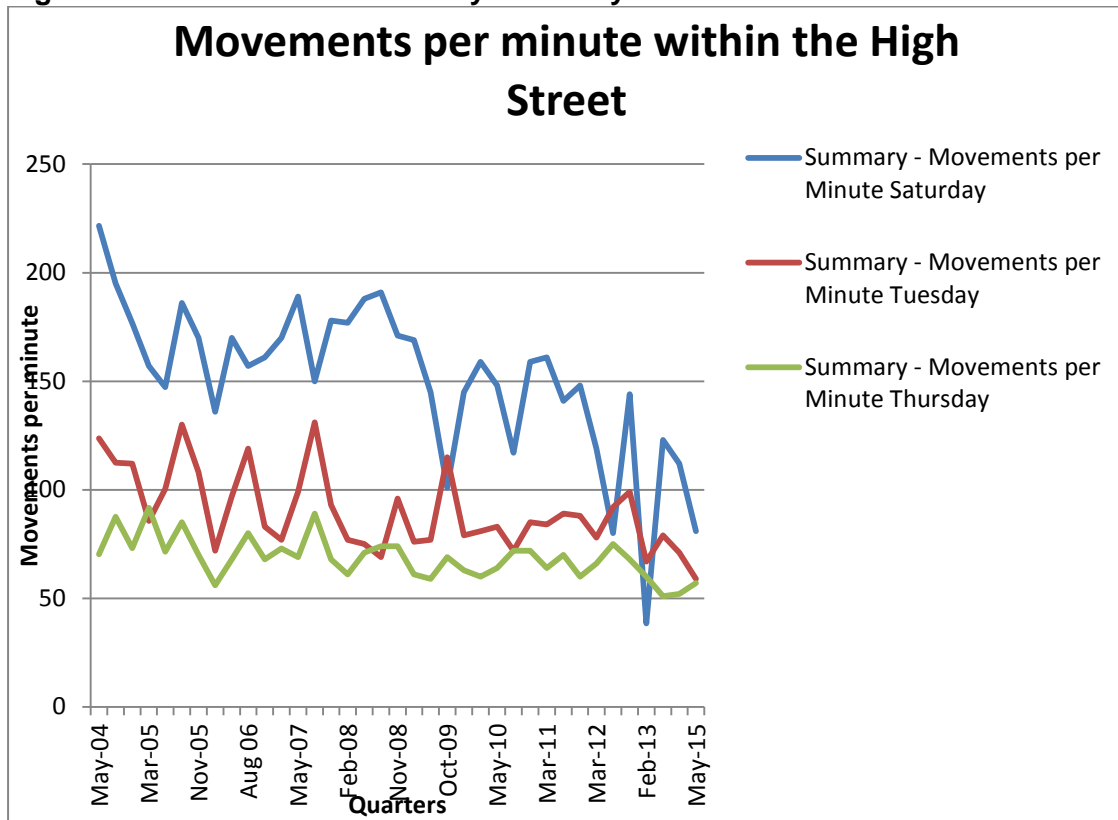
Name of centre	Type of centre	% of vacant frontage Feb & April 2015
Gosport Town Centre	Principal	5.2%
Lee-on-the-Solent District Centre	District	3.5%
Stoke Road Primary Frontage	District	16.7%
Stoke Road Secondary	District	12.2%

Name of centre	Type of centre	% of vacant frontage Feb & April 2015
Frontage		

Pedestrian footfall in Gosport Town Centre

7.15 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. 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 7.4: Pedestrian footfall May 2004-May 2015



7.16 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.

7.17 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. The completion of the new Aldi store in Harbour Road should help to attract increased footfall to the Town Centre to access other services and facilities.

Neighbourhood Centre Profiles

7.18 Neighbourhood centres are 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 22 neighbourhood 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. Therefore it is important to retain a strong retail core but recognise the need to provide enough flexibility to accommodate a range of other appropriate uses to support these important local community hubs.

7.19 In order to deliver the policy objectives of the GBLP, policy LP28 sets a frontage threshold of no more than 50% of certain non-Class A1 or A2 uses within neighbourhood centres. In addition to the new threshold figure the new plan has amended some of the boundaries to some of the centres. These can be seen in Appendix 4: Centres and Commercial Frontages in the adopted GBLP on page 234. Figure 7.8 in this AMR takes account of revised centre boundaries in the Forton Road/Crossways and Forton Road/Parham Road (Formerly known as Forton Road Nos. 45-95) Neighbourhood Centres. A number of neighbourhood centres have exceeded the 50% threshold over the monitoring period. They are:

- Rowner Road;
- Carisbrooke Road;
- St. Nicholas Avenue;
- Elson Road;
- Forton Road/Parham Road;
- Bury Cross; and
- Queens Parade.

GBLP Indicator: Types of uses in each of the Borough's centres; and

GBLP Indicator: Percentage of retail uses in each centre (Neighbourhood Centre)

Figure 7.8: Percentage of A1, A2 and non-A1/A2 frontages within Neighbourhood Centres in Gosport April 2015 under policy LP28.

Name of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Gregson Avenue	A1	69.3	64.3%
	A2	0	0%
	Non A1/A2	38.5	35.7%
Rowner Road	A1	47.8	50.4%
	A2	0	0%
	Non A1/A2	47.0	49.6%

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Brockhurst Road (no. 29-75)	A1	117.2	84.8%
	A2	0	0%
	Non A1/A2	37.9	27.4%
Forton Road / The Crossways	A1	89.9	60.1%
	A2	4.7	3.0%
	Non A1/A2	55.1	37.0%
Alverstoke Village	A1	54.4	59.6%
	A2	4.9	5.4%
	Non A1/A2	32.0	35.0%
Tukes Avenue	A1	30.9	100%
	A2	0	0%
	Non A1/A2	0	0%
Nobes Avenue	A1	50.1	69.7%
	A2	0	0%
	Non A1/A2	21.8	30.3%
Carisbrooke Road	A1	35.6	44.6%
	A2	0	0%
	Non A1/A2	44.3	55.4%
Brewers Lane	A1	20.0	57.1%
	A2	0	0%
	Non A1/A2	15.0%	42.9%
Beauchamp Avenue	A1	21.1	74.3%
	A2	0	0%
	Non A1/A2	7.3	25.7%
Rowner Lane	A1	32.7	74.7%
	A2	0	0%
	Non A1/A2	11.1	25.3%
St. Nicholas Avenue	A1	15.3	49.4%
	A2	0	0%
	Non A1/A2	15.7	50.6%
Elson Road	A1	31.82	43.0%
	A2	0	0%
	Non A1/A2	42.2	57.0%
Palmyra Road	A1	52.9	65.6%
	A2	0	0%
	Non A1/A2	27.8	34.4%

Forton Road/Bedford Street ⁸	A1	70.3	85.8%
	A2	11.6	14.2%
	Non A1/A2	0	0%
Forton Rd/Parham Rd ⁹	A1	79.3	48.9%
	A2	0	0%
	Non A1/A2	82.8	51.1%
Bury Cross	A1	35.3	42.0%
	A2	0	0%
	Non A1/A2	48.7	58.0%
Queens Parade	A1	38.6	24.8%
	A2	0	0%
	Non A1/A2	117.3	75.2%
Portsmouth Road	A1	30.2	70.1%
	A2	0	0%
	Non A1/A2	12.9	29.9%
Dartmouth Court	A1	35.5	83.0%
	A2	0	0%
	Non A1/A2	7.4	17.0%
Anstice Court, Twyford Drive	A1	29.1	59.8%
	A2	0	0%
	Non A1/A2	19.6	40.2%
Alver Village	A1	86.7	81.6%
	A2	0	0%
	Non A1/A2	19.5	18.4%

GBLP Indicator: Vacancy rates (Neighbourhood Centres)

7.20 The vacancy rates in Figure 7.9 are based upon the neighbourhood centre frontages set out in Appendix 4: Centres and Commercial Frontages of the GBLP.

Figure 7.9 Vacancy rates by frontage at Neighbourhood Centres in Gosport 2015

Name of centre	% of vacant frontage April 2015
Gregson Avenue	10.2%
Rowner Road	10.8%
Brockhurst Road (No. 29-75)	7%
Forton Road/The Crossways	9.2%
Alverstoke Village	0%

⁸ Formerly: Forton Road No.s:335-359 & 262-278).

⁹ Formerly: Forton Road (45-95).

Tukes Avenue	0%
Nobes Avenue	10%
Carisbrooke Road	0%
Brewers Lane	17%
Beauchamp Avenue	0%
Rowner Lane	0%
St.Nicholas Avenue	0%
Elson Road	63.1%
Palmyra Road	6.7%
Forton Road/ Bedford Place	5.7%
Forton Road/ Parham Road	11.8%
Bury Cross	0%
Queens Parade	0%
Portsmouth Road	14.8%
Dartmouth Court, Dartmouth Close	18.9%
Anstice Court, Twyford Drive	0%
Alver Village	0%

- 7.21 10 of the Borough's centres recorded no vacancies. The highest recorded vacancy rate in the Borough is Elson Road with 63.1% 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.

GBLP Indicator: New retail floorspace permitted outside of centres 2014-15

- 7.22 As at 1st April 2014, 339m² of A1 retail floorspace and 1,324m² A3 restaurant were permitted at Royal Haslar Hospital as part of the wider mixed-use planning permission for this site (planning application number 12/00591/OUT)
- 7.23 As at 1st April 2014, there were 1,075m² of A1, A2 and A3 uses and 2,321m² of D2 uses permitted (subject to the completion of the S106 Agreement) as part of the wider redevelopment of Daedalus (planning application number 11/00282).
- 7.24 Planning permission for 1,825m² A1 retail was granted for the Aldi store in Harbour Road (planning application number 14/00076). This store was under construction at 1st April 2014. The store opened in summer 2015. This scheme forms part of the wider regeneration of the Gosport Waterfront and Town Centre Regeneration Area and is closely linked to Gosport Town Centre.

GBLP Indicator: New retail floorspace completed outside of centres

- 7.25 As at 1st April 2014, 788m² of retail floorspace was completed at the extension to the Asda store in Dock Road and 290m² of A3 use was completed for the KFC 'drive through' restaurant at 154 Fareham Road.
- 7.26 224m² of floorspace is outstanding at 154 Fareham Road as the proposed coffee shop has not been built.

8.0 COMMUNITY AND LEISURE FACILITIES

Overview

- 8.1 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 GBLP can help deliver improvements. The local plan identifies a number of key health and well-being issues affecting the Borough, where provision of a range of quality community facilities can assist in improving the quality of life for residents. The creation of the Gosport Leisure Park which includes Gosport Leisure Centre provides a range of leisure facilities. In addition local schools, colleges and clubs also play an important role in local sports provision.
- 8.2 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

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

Gosport Borough Local Plan 2011-2029

LP32 – Community, Cultural and Built Leisure Facilities

Indicators

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

Targets

- None

Monitoring Information

GBLP Indicator: Total amount of completed community facilities

- 8.4 A change of use from industrial to dance studio for 203 m² was completed at Heritage Way during the 2014-15 monitoring period.
- 8.5 Planning permission was granted in 2013 for the redevelopment and re-provision of 2,563 (gross) of sports facilities for Bay House School. Although not completed in this monitoring period, the new facilities were opened in time for the start of the new academic year in September 2014.

GBLP Indicator: Total amount of losses of community facilities

8.6 No Community and Leisure floor space was recorded as lost in 2014/15.

9.0 ENVIRONMENT

Overview

- 9.1 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.
- 9.2 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. Hampshire Biodiversity Information Centre (HBIC) information (March 2014) shows the extent of nature conservation designations in the Borough which are as follows Portsmouth Harbour SPA 161 ha, Solent and Isle of Wight SAC 4 ha, Portsmouth Harbour RAMSAR and Solent and Southampton Water RAMSAR 165 ha, SSSI 265 ha, Local Nature Reserve 40 ha and Sites of Importance for Nature Conservation 363 ha.
- 9.3 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. Based on Environment Agency maps at August 2015, 53 hectares of land are in Flood Zone 2 (only) and 327 hectares of land are in Flood Zone 3.
- 9.4 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)¹⁰, there is 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 change¹¹. The reduction of the waste of materials is also an issue facing Hampshire with an urgent need to increase recycling and composting.

¹⁰ 4.0 tonnes Per Capita Emissions (t) of CO₂ per resident in Gosport (as at 2013). For comparison, the England average is 7.0 tonnes of CO₂ per resident (as at 2013) (2005-2013 UK local and regional CO₂ emissions full dataset Department for Energy and Climate Change) <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2013>

¹¹ Partnership for Urban South Hampshire (PUSH) / Atkins (2009) - South Hampshire: Integrated Water Management Strategy [www.push.gov.uk/090301 - iwms revised final.pdf](http://www.push.gov.uk/090301_-_iwms_revised_final.pdf)

Policy Context

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

Gosport Borough Local Plan 2011-2029

Policies

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

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
- Changes in priority habitats and species of biodiversity importance
- 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
- 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

Target

None

Monitoring Information

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

- 9.6 Gosport is an attractive town in which to live and work. The quality of Gosport's urban environment is reflected in its built heritage with 16 Conservation Areas, around 540 Listed Buildings and approximately 100 Locally Listed Buildings and 14 Scheduled Ancient Monuments. There are a number of historic Parks & Gardens including the grounds of the Royal Hospital Haslar which are a Grade II Registered park of National Importance. Policy LP10 seeks to conserve and where possible enhance its historic assets and a number of buildings and features are listed. At April 2015 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.

GBLP Indicator: The number and proportion of vacant allotments.

- 9.7 Policy LP36 supports the provision of new allotments in the Borough and seeks to protect against the loss of allotments to other forms of development over the plan period. The policy recognises the important health and social roles allotments have to play along with them being a source of local food production. There is demand for allotments in the Borough as reflected in the levels of waiting lists particularly in certain parts of Gosport. The number and proportion of vacant allotments in the Borough is set out in Figure 9.5.

Figure 9.5: Vacancy rates for allotments in Gosport November 2015

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	372	7	1.9%	15
Camden	174	4	2.3%	11
Elson	82	1	1.2%	8
Lee-on-the-Solent	111	1	0.9%	72
Leesland Park	64	0	0.0%	60
Middlecroft	187	3	1.6%	10
Park Road	17	0	0.0%	40
Rowner	71	1	1.4%	36
Tukes Avenue	3	0	0.0%	18
Wych Lane	8	3	37.5%	20
Total	1089	20	1.8%	580

- 9.8 Figure 9.5 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.

GBLP Indicator: Changes in priority habitats and species of biodiversity importance.

- 9.9 Policies LP42, 43 and 44 seek to safeguard internationally, nationally and locally important sites for nature conservation. 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 this section is

comparable to the information 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 importance ¹² from 2012 or earlier. HBIC also produce updates to the BAP Priority Species over a 5 year cycle, this is to allow for monitoring to pick up any significant changes that may have occurred rather than seasonal fluctuations. Therefore the information contained in Figure 9.2 is the most up to date published information.

- 9.10 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 9.1 includes the latest known information for Gosport which is 31st March 2014. Further surveys are being undertaken through the Hampshire Habitat Survey Programme on the extent of priority habitats.

Figure 9.1: BAP Extent of Priority Habitats in Gosport (31st March 2014)

Priority Habitat	Comments on Status	Ha. in Gosport Borough	% of total Hants area
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath	9	0.95
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	15	0.40
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1	0.38
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	4	3.03
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.	83	9.35
Wet Woodland	Other areas may exist that have yet to be surveyed for qualifying NVC types.	19	0.52
Wood-pasture & Parkland	Not comprehensive. Further work needed to classify this habitat within historic parkland	2	1.42

¹² 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.

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.	78	2.49
Reedbeds	EA data to be verified/ NE data to be added & verified.	17	0.07
Coastal saltmarsh	EA data to be verified	28	0.23
Coastal Vegetated Shingle	EA data to be verified	67	2.43
Intertidal mudflats	EA data to be verified	111	1.14
Maritime Cliff and Slopes	EA data to be verified	1	2.3
Saline lagoons	EA data verified & saline lagoons added back in	9	0.01

Source: Hampshire Biodiversity Information Centre (2014)

- 9.11 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 9.2.

Figure 9.2: Hampshire BAP Species found in Gosport

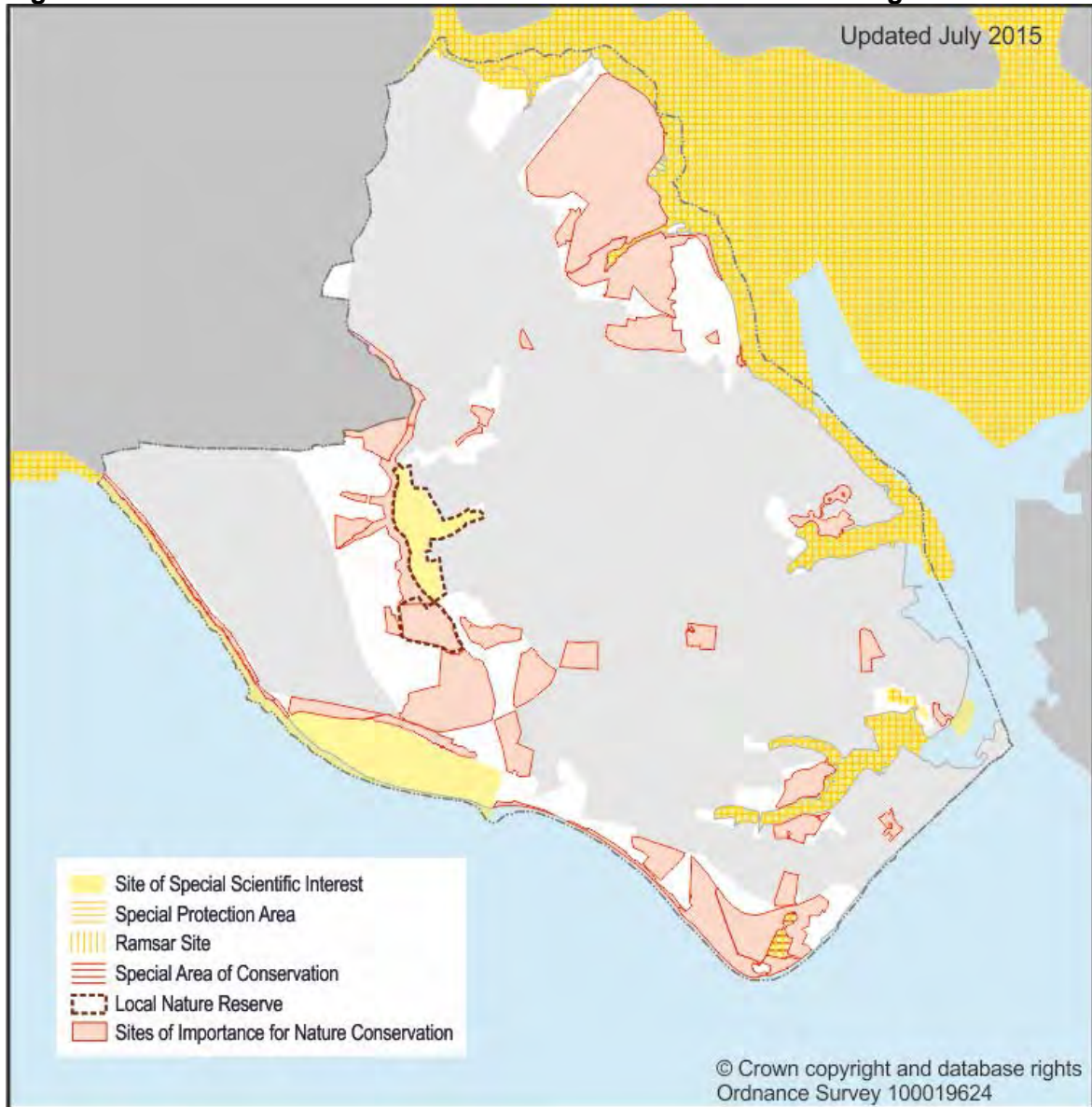
Scientific name	Common name	Group	Hampshire trend 2002-2012
Triturus cristatus	Great crested newt	Amphibians	Decline
Lucanus cervus	Stag beetle	Beetles	Stable
Alauda arvensis	Skylark	Birds	Decline
Branta bernicla bernicla	Dark-bellied Brent goose	Birds	Stable
Lullula arborea	Woodlark	Birds	Stable
Pyrrhula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

Source: Hampshire Biodiversity Information Centre (2013)

GBLP Indicator: Changes in areas designated for their intrinsic environmental value

- 9.12 As of March 2015, there were 35 SINCS currently in the Borough this amounts to some 362.64 hectares of land. During this period, 1 new SINC was added (5.61 ha), the boundaries of 9 SINCS were amended (-0.20 ha) 1 SINC was deleted (-13.75). This amounted to a loss of -8.34 ha or -2.25% change in the SINC area in Gosport.
- 9.13 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 9.3.

Figure 9.3: International national and local nature conservation designations



9.14 There is a total of 265 ha of SSSIs in the Borough (as at 31st March 2014). 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. The amount of SSSI's in Gosport in 'favourable' 'recovering' or 'destroyed' has not changed since the previous HBIC monitoring period report in 2013.

GBLP Indicator: Losses and gains to pedestrian access along the coastline

- 9.15 Policy LP37 of the GBLP 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.

GBLP Indicator: New renewable energy production in the Borough by installed capacity and type which required planning permission

- 9.16 Policy LP38: Energy Resources requires new development to meet at least the relevant national standards for energy use and CO² reduction. Improving the energy efficiency of the Borough's housing stock is important as 11.7% of the households are experiencing fuel poverty where more than 10% of household income is used to maintain an adequate level of warmth.
- 9.17 In the 2014/15 monitoring period, planning permission was granted for 1 scheme for the installation of solar panels. No other renewable energy schemes were granted planning permission during the 2014/15 monitoring period. However, solar panels have been installed on both residential and industrial units in recent years contributing cumulatively to renewable energy production across the Borough.

GBLP Indicator: Number of planning applications granted permission contrary to the advice of the Environment Agency on flood defence grounds

- 9.18 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. During the monitoring period 1st April 2014 – 31st March 2015, no planning applications were granted permission contrary to the advice of the Environment Agency during the monitoring period 2014/15. There were two proposals in Gosport where the Environment Agency had raised objections to minor residential development due to flood risk matters raised. The Council resolved to refuse planning consent on the first and with regard to the second, the flood risk matters were subsequently resolved to the satisfaction of the LPA, allowing the Environment Agency to overcome their original objection.

GBLP Indicators: Number of dwellings built in Flood Zone 2 and 3

Total Gross Completions 2014-15	Flood Zone 2	Flood Zone 3
205	4	4

- 9.19 There were a total of 205 gross housing completions during the 2014-15 monitoring period. Of the completed schemes, only 1 scheme for 4 flats was built on Flood Zone 2/3 land. This was for a development in Mumby Road and was accompanied by a Flood Risk Assessment which included an evacuation plan. This particular scheme was a prior notification to change the use from Class B1 office to residential as set out under Schedule 2 Part 3 of the General Permitted Development Order 1995 (as amended).

10.0 INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

Overview

- 10.1 New development is likely to require different levels of infrastructure to help support it. The delivery of this infrastructure is a key component of the implementation of local plans.

Policy Context

- 10.2 Policy LP2 sets out the key principles relating to the infrastructure requirements to support the Local Plan. The GBLP identifies the type and level of infrastructure that is anticipated to be required in order to support the delivery of development identified in policy LP3: Spatial Strategy. Current levels of infrastructure provision and known requirements are set out in the Council's Infrastructure Assessment Report (2014) and progress is reported in the Infrastructure Delivery Plan.
- 10.3 The overarching approach and mechanisms in place for securing developer contributions are set out in detail in the GBLP Infrastructure section (pages 21-23). In summary, most developer contributions will, in the future, be secured through the new Community Infrastructure Levy Charging Schedule (adopted on 14th October 2015 and to be brought into effect from 1st February 2016). In some instances there may be a requirement to collect a developer contribution through the planning obligations process, secured by a S106 Legal Agreement.
- 10.4 The following policies are relevant in terms of the monitoring information included in this Chapter and are set out on the box below.

Gosport Borough Local Plan 2011-2029

LP2 – Infrastructure

LP17 – Skills

LP21 – Improving Transport Infrastructure

LP34 – Provision of New OpenSpace and Improvements to Existing Open Space

LP45 – Flood Risk and Coastal Erosion

Indicators identified in the Local Plan

Infrastructure

- Assessment of progress for each element of infrastructure identified in the latest Infrastructure Delivery Plan or equivalent

Skills

- Skill related obligations secured as part of planning permissions

Transport

- New transport improvements provided through developer contributions

Open Space

- New green infrastructure and improvements to existing open space provided through developer contributions

Flood Risk Management Measures

- Permissions granted for coast protection/flood defence works

Targets

None

Monitoring Information

GBLP Indicator: Skills related obligations secured as part of planning permissions

- 10.5 The need to improve the skills base for local residents is a key objective of the GBLP. The Borough has significant pockets of deprivation which experience higher rates of economic inactivity, lower skill levels and qualification attainment than the Borough as a whole, and when compared to national regional averages. Policy LP17 seeks to help address this challenge. It is recognised both locally and within the PUSH sub region that South Hampshire needs to have a highly trained workforce in order to boost levels of productivity and to help secure personal aspirations.
- 10.6 There are a number of measures and initiatives which can help to develop the skills and training required to help Gosport's residents secure employment opportunities. The Council has developed a practice guide explaining to developers outlining the process for securing training in relation to major development schemes.
- 10.7 Within this monitoring period, provision of a Training and Employment Plan was one of a number of planning conditions attached to the granting of outline planning permission for the mixed use development scheme at the former Royal Hospital Haslar (12-00591-OUT) which was granted permission in September 2014.

GBLP Indicator: New transport improvements provided through developer contributions

- 10.8 New developments will normally require a number of different infrastructure services and facilities in order to support it. The Council has prepared an Infrastructure Assessment Report (2014) and an accompanying Infrastructure Delivery Plan to support the implementation of the new planning and transportation policies.
- 10.9 The GBLP 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 key to reducing out-commuting and congestion. In order to provide the transport infrastructure to support new development the Borough Council has been collecting developer contributions. Figures 10.2-10.4 shows past developer contributions and sets out monies received and monies spent during the monitoring period.

Figure 10.1: Historic Transport Contributions Received 01.04.2008–31.03.2014¹³

Period:	Totals
Developments between 01.04.2008 - 31.03.2014	£2,641,980.41

Figure 10.2: Transport Contributions Received by GBC 01.04.2014 -31.03.2015¹⁴

Site	Amount Received by GBC
1 Bracklesham Road, Gosport	1,980.00
Land at Westland Drive & Magister Drive LOS	57,245.00
1 Forton Road (Railway Inn)	11,235.00
3 Southcliffe & Canford Manor	12,793.52
R/O 121-127 Stoke Road	3,960.00
Land adjoining 24 Ashburton Road	3,745.00
TOTAL	£90,958.52 (inclusive of TRO payments)

Figure 10.3: Transport Contributions Received By HCC 01.04.2014 - 31.03.2015

10.10 The following contributions were received directly by Hampshire County Council for Gosport during the monitoring period.

Site	Amount Received by HCC
Land North of Manor Way and West of Bayntun Drive/Redmill Drive at HMS Daedalus, Lee-on-the-Solent, Hampshire ¹⁵	£102,042.00
HMS Daedalus Site, Solent Enterprise Zone, Lee on the Solent ¹⁶	£250,000.00
TOTAL	£352,042.00

¹³ Includes a mix of payments transferred to HCC (up to 25.02.2011 including TRO monies), those received and retained by GBC from 25.02.2011 onwards, and those received directly by HCC - it does not necessarily translate into monies that can be spent. Individual s106 agreements must be looked at to ascertain the availability of the money. It will also be the case that monies within this total have already been spent on transport schemes, and the figure is simply to illustrate the totality of Transport Contributions collected since 01.04.2008.

¹⁴ This table refers to money collected and retained by GBC during the 2014/15 monitoring period. Application of the funds must accord with the provisions of the specific S106 agreements. Generally, in most cases funding cannot be applied at least until commencement of the development.

¹⁵ Allocated to LGF Solent - B3385/B3354 Peel Common Roundabout

¹⁶ Allocated to Solent Enterprise Zone (Daedalus) - Offsite signage

Figure 10.4: Completed Schemes during 1.04.2014-31.03.2015

Marine Parade Cycle Track (broken down by:)	
Transfer of funds to HCC to deliver cycle scheme	£44,599.70
New Bus Shelter on Marine Parade as part of the scheme	£10,141.49
Professional fees	£462.00
TOTAL	£55,203.19

GBLP Indicator: New green infrastructure and improvements to existing open space provided through developer contributions

- 10.11 Open space plays a key role in the creating sustainable attractive communities where people will want to live and work. They also play a significant role in promoting personal well-being and health. The highly urbanised nature of Gosport means the Borough's diverse forms of open space are valued and protected. Therefore policy LP34 promotes the provision of new open space and seeks to maximise opportunities to enhance existing ones. New residential development will be granted planning permission provided appropriate provision has been made for public open space. In many instances this is provided in lieu by a financial contribution.
- 10.12 The open space schemes that were completed in 2014/15 and received funding from developer contributions are set out in Figure 10.5.

Figure 10.5: Open space schemes completed in 2014/15 that received funding from developer contributions¹⁷

Site	Project	Funding
Pathway Lighting	Lighting schemes at: Forton Recreation Ground, Grove Road Recreation Ground, Lee-on-the-Solent Recreation Ground, Privett Park and Bridgemary Park, Cunningham Drive	1,170
Leesland Play Area	Leesland Skatepark equipment and safety railings	8,500
Total		9,670

- 10.13 Figure 10.6 shows the amount of monies collected under Gosport Borough Local Plan Review (2006) policy R/OS8 in lieu of providing on-site public open space facilities.

Figure 10.6: Open Space Contributions Received by GBC 01.04.2014-31.03.2015

Site	Amount Received by GBC
Pooles Peugeot Garage Camp Road	9,283.00
1 Forton Road (The Railway Inn)	5,899.00
1 Bracklesham Road	380.00
Land at Westland Drive & Magister Drive Lee-on-The-Solent	21,281.00
Land at R/O 121-127 Stoke Road	2,558.00
TOTAL	39,401.00

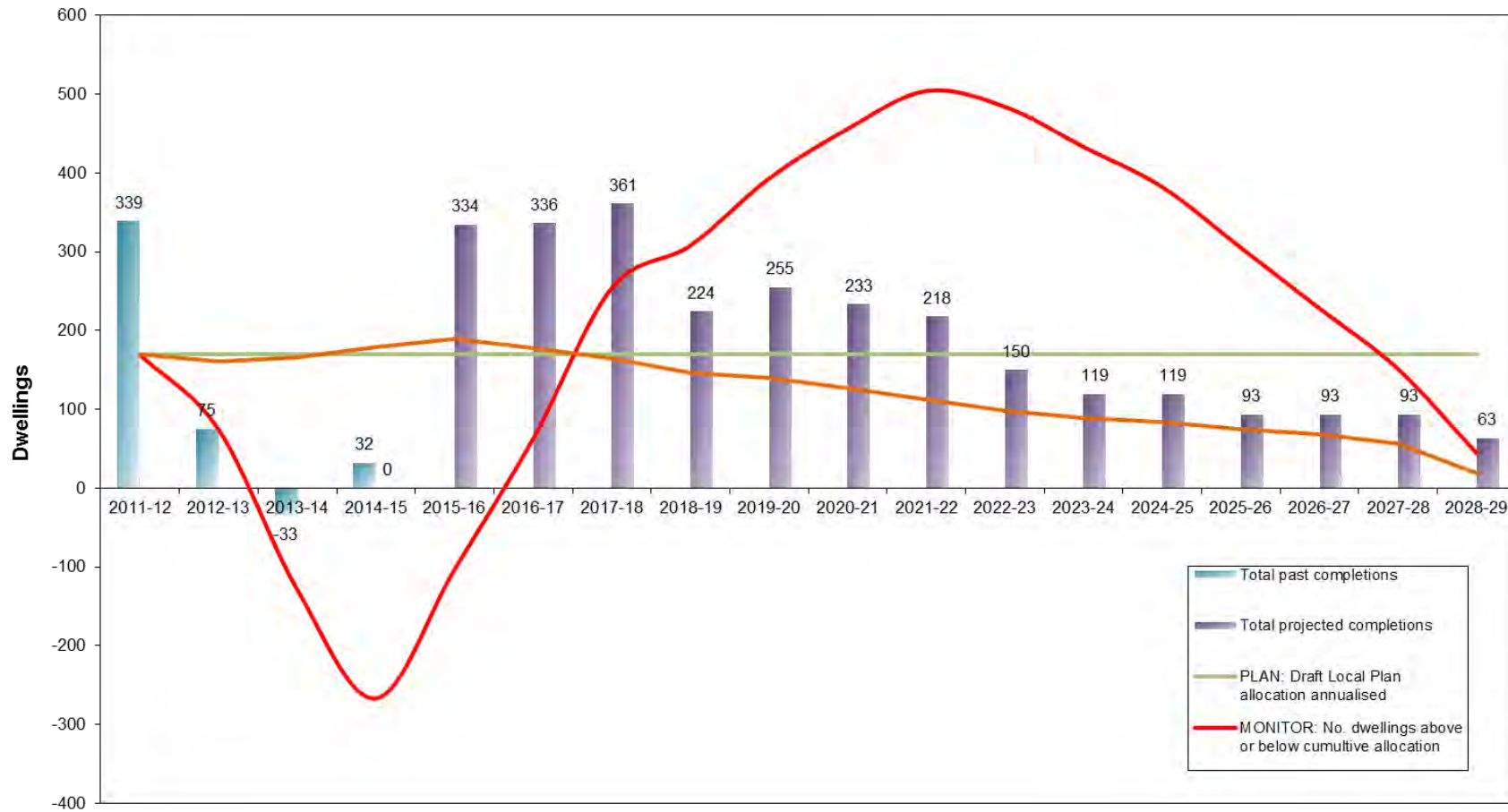
¹⁷ These schemes used developer contributions collected from previous years.

GBLP Indicator: Permissions granted for coast protection/flood defence works

- 10.14 The Eastern Solent Coastal Partnership are preparing a River Hamble to Portchester Coastal Flood & Erosion Risk Management Strategy (CFERMS). The Strategy identifies a series of Strategic Management Zones (SMZs) and puts forwards an action plan of planned works to be delivered over the GBLP plan period.
- 10.15 The Gosport area is covered by two SMZs: SMZ2 covers the area from Fareham Creek to Gilkicker Point and SMZ3 covers the area from Gilkicker Point to Titchfield Haven. The initial assessment of the flood defence infrastructure required is set out in the Infrastructure Delivery Plan (updated 2015). As schemes are completed they will be reported in both the Council's IDP and AMR documents. There were no schemes completed in the period 2014/15.
- 10.16 No planning permissions were granted for coast protection/flood defence works in 2014/2015.

Appendix 1: Housing Trajectory – phasing

2011 -2029 phasing including SHLAA sites.



Appendix 2: Housing Trajectory 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
Past completions	339	75	-33	32															413
Projected Allocations	0	0	0	0	10	41	160	113	138	152	137	88	88	88	62	62	62	32	1,233
Projections Large sites with planning	0	0	0	0	264	235	170	80	86	50	50	31							966
Projections: Small sites with planning permission	0	0	0	0	60	60	0	0	0	0	0	0	0	0	0	0	0	0	120
Projections: windfalls	0	0	0	0	0	0	31	31	31	31	31	31	31	31	31	31	31	31	372
Total past completions	339	75	-33	32															413
Total projected completions				0	334	336	361	224	255	233	218	150	119	119	93	93	93	63	2,691
Cumulative completions	339	414	381	413	747	1,083	1,444	1,668	1,923	2,156	2,374	2,524	2,643	2,762	2,855	2,948	3,041	3,104	3,104
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	-267	-103	63	254	308	393	456	504	484	433	382	305	228	151	44	
MANAGE: Annual requirement taking account of past and projected completions	170	160	165	179	189	178	165	147	139	126	113	98	89	83	75	68	56	19	

Appendix 3: Retail Survey Information

Gosport Town Centre Principal Shopping Centre Survey Undertaken February 2015					
Unit name	Street Number	Road Name	Use Class	Frontage	Occupied
Sally Anne For Hair	1	Bemisters Lane	A1	5.1	Yes
Gosport Health Foods	3	Bemisters Lane	A1	4.9	Yes
Royal Spice	5	Bemisters Lane	A3	5.7	Yes
Nail Boutique	7a	Bemisters Lane	A1	5.1	Yes
Antiques Store	7B	Bemisters Lane	A1	4.8	Yes
Bemisters Café	8	Bemisters Lane	A3	4.1	Yes
Cornerstone Christian Books	9	Bemisters Lane	A1	5.3	Yes
Victoriana`S	10	Bemisters Lane	A3	4.1	Yes
Inkination	012B	Bemisters Lane	SG	3.5	Yes
Inkination	012A	Bemisters Lane	SG	3.5	Yes
Barnets Hair And Beauty	14	Bemisters Lane	A1	5.3	Yes
Halfords	3	Creek Road	A1	10.5	Yes
KFC	11	Walpole Road	A3	25	Yes
Gosport Borough Council	0	High Street	B1	99	Yes
Gosport Discovery Centre	0	High Street	D1	27.4	Yes
John Lane Insurance	1	High Street	A2	6.7	Yes
Dental Surgery	2	High Street	D1	5.8	Yes
Churchers	3	High Street	A2	5.7	Yes
Scruples	4	High Street	A1	8.9	Yes
National Westminster Bank	5	High Street	A2	7.4	Yes
Argos	6	High Street	A1	11.4	Yes
Soliel	7	High Street	A1	9.7	Yes
Quality Call Centre Ltd	007A	High Street	B1	2.8	Yes

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Pound Stretcher	8	High Street	A1	15.6	Yes
Fourth Place	9	High Street	A1	3.9	Yes
The Cottage Loaf	009A	High Street	A1	5.4	Yes
Fox & Sons	10	High Street	A1	5.6	Yes
Care & Mobility	11	High Street	A1	5.4	Yes
Gosport College Hair & Beauty Accademy	12	High Street	D1	5.8	Yes
Betfred	13	High Street	SG	5.4	Yes
Newsround	14	High Street	A1	5.5	Yes
Store Twenty One	15	High Street	A1	8	Yes
Bon Marche	17	High Street	A1	14	Yes
Regency Leisure	18	High Street	SG	7.3	Yes
Regency Gaming	19	High Street	SG	14	Yes
Lloyds TSB	020 - 24	High Street	A2	32.3	Yes
Vanilla Bean	25	High Street	A3	5.5	Yes
H S B C	026 - 27	High Street	A2	11.1	Yes
The Star	028 - 29	High Street	A4	10.6	Yes
Centrepeace	30	High Street	A1	5.4	Yes
P D S A	31	High Street	A1	5	Yes
Roman Catholic Church	32	High Street	D1	23.5	Yes
Zodiac Discount Store	035 - 36	High Street	A1	10.1	Yes
Nelsons Bar	37	High Street	A4	4.3	Yes
Sole Connection & Key Cutters	38	High Street	A1	4.2	Yes
Perfect 10 Nails	39	High Street	SG	3.9	Yes
Mann & Countrywide	40	High Street	A2	5.2	Yes
	41	High Street	A2	6.2	No
	42	High Street	B1	3.9	No
Barclays Bank	043 - 44	High Street	A2	8.4	Yes
First Choice	045 - 46	High Street	A1	9.3	Yes
Golden Touch	47	High Street	SG	9.2	Yes

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Eden Mobility	48	High Street	A1	5.1	Yes
G & S	048A	High Street	A1	5.4	Yes
Oriental Well Being Salon	49	High Street	A1*	4.2	Yes
Salvation Army	50	High Street	A1	5.4	Yes
Wh Smith's /Post Office	051 - 52	High Street	A1	9.4	Yes
Superdrug	053 - 54	High Street	A1	11.6	Yes
The Card Factory	55	High Street	A1	6.3	Yes
Mcdonalds	057-59	High Street	A3	13.8	Yes
Halifax	060 - 061	High Street	A2	10.3	Yes
	62	High Street	A1	11.6	No
Peacocks	063 - 64	High Street	A1	12	Yes
The Works	65	High Street	A1	9.2	Yes
Age Uk	66	High Street	A1	5.5	Yes
Print Works	67	High Street	A1	5.6	Yes
Waffles And Pancakes	68	High Street	A3	5.5	Yes
Nationwide Building Society	69	High Street	A2	5.2	Yes
The News Boutique	70	High Street	A1	5.4	Yes
Solent Diabetics Association	71	High Street	A1	5.5	Yes
Acupuncture	72	High Street	A1	3	Yes
Subway	73	High Street	A1	5.6	Yes
Coffeee No 1	74A	High Street	A3	5.5	Yes
Coffeee No 1	74	High Street	A3	22.5	Yes
Frydays Takeaway	78	High Street	A5	10	Yes
Frydays Restaurant	78	High Street	A3	14	Yes
Brothers	79	High Street	A5	4.4	Yes
Ashton's	80	High Street	A3	4.4	Yes
New Look	081 - 83	High Street	A1	18.2	Yes
99p Stores	084 - 86	High Street	A1	12.6	Yes
Greggs	87	High Street	A1	5.3	Yes

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Phones 4 U	88	High Street	A1	4.4	Yes
Supercuts	89	High Street	A1	5.3	Yes
Hug	90	High Street	A1	3.8	Yes
	91	High Street	A1	5.5	No
	092 - 93	High Street	A1	10.5	No
Reflex	94	High Street	A1	4.6	Yes
Thomas Cook	095 - 96	High Street	A1	8.4	Yes
Shoe Zone	97	High Street	A1	7.9	Yes
Cancer Research Uk	98	High Street	A1	5.9	Yes
Poppins	99	High Street	A3	4.9	Yes
	100	High Street	A1	4	No
British Heart Foundation	101	High Street	A1	5	Yes
Timpson Shoe Repairs	102	High Street	A1	2.2	Yes
Scrivens	103	High Street	A1	4.9	Yes
Sweet Wise	104	High Street	A1	3.7	Yes
The Edinburgh Woolen Mill	105 - 106	High Street	A1	8	Yes
Vision Express	107	High Street	A1	7	Yes
The Clarks Shop	108	High Street	A1	38	Yes
Boots The Chemist	109 - 110	High Street	A1	11.9	Yes
Burton	111 - 113	High Street	A1	11.6	Yes
Dorothy Perkins/ Evans	114	High Street	A1	10.6	Yes
F Hinds	115	High Street	A1	7.3	Yes
Costa Coffee	116	High Street	A3	5.8	Yes
Carphone Warehouse	116A	High Street	A1	4.9	Yes
Angel Cards	117	High Street	A1	6.7	Yes
Holland & Barrett	118	High Street	A1	5.4	Yes
Beals	119	High Street	A2	5.1	Yes
Specsavers Opticians	120	High Street	A1	5.2	Yes
The Cats Pajamas	121	High Street	A1	5.8	Yes

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	122	High Street	A1	3.2	No
Jacobs Well Charity Shop	123	High Street	A1	5.1	Yes
Leaders	124	High Street	A2	5	Yes
Ladbrookes	125	High Street	SG	7.6	Yes
Blakes	126	High Street	A2	4.9	Yes
M & Co	127	High Street	A1	8.6	Yes
Santander	128 - 129	High Street	A2	8.2	Yes
Lu Chinos	130	High Street	A3	4.2	Yes
Anytime Fitness	131	High Street	D1	4.1	Yes
The Accessory Cellar	132	High Street	A1	12.7	Yes
Fairhalls	133	High Street	A2	15.9	Yes
	134	High Street	A3	5	No
Brighthouse	135	High Street	A1	13.5	Yes
	136	High Street	A1	22	No
Apus Tatoo Studio	137A	High Street	SG	7.2	Yes
Pets Paradise	138	High Street	A1	6	Yes
E L J Furnishers	138	High Street	A1	6	Yes
Marine Trades Centre	001 - 3	Mumby Road	A2	12	Yes
Crew Mess Café	7	Mumby Road	A3	7	Yes
Wood Hicks & Co	9	Mumby Road	A2	4	Yes
Builders Office	13-15	Mumby Road	B1	0	Yes
The Rose Road Association	2	North Cross Street	A1	7.7	Yes
Charlies Cake Shop	11	North Cross Street	A1	13.5	Yes
The Brewpot Bistro	11A and 11B	North Cross Street	A3	8.8	Yes
Dimensions	12	North Cross Street	A1	4.6	Yes
Club Class	13	North Cross Street	A1	4.1	Yes
Abode Of Gosport	14	North Cross Street	A2	3.9	Yes
Goodwins	15	North Cross Street	A1	4.4	Yes
Martin & Co	16	North Cross Street	A2	2.7	Yes

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Discount Appliance Centre	017-019	North Cross Street	A1	11.3	Yes
Electro Trade Mica Local Hardware Store	20	North Cross Street	A1	11.8	Yes
Scope	021A	North Cross Street	A1	7.4	Yes
Harbour News	2	South Street	A1	5.8	Yes
Elly's Wine Store	4	South Street	A1	7.4	Yes
Harvey's Kitchen	6	South Street	A3	5.4	Yes
Rubys Diner	8	South Street	A3	5.2	Yes
Frankie's Barber Shop	10	South Street	A1	6.1	Yes
Golden Pot Chinese	12	South Street	A5	5.2	Yes
No Limitz	14	South Street	A1	13.5	Yes
Woodgate Solicitors	16	South Street	A2		Yes
The George & Dragon And Mr Q's Pool Club	70	South Street	A4	17.8	Yes
The Conservative Association	1	Walpole Road	D2	34	Yes
Job Centre Plus		Walpole Road	A2	17.1	Yes
Iceland		Walpole Road	A1	15.8	Yes
Morrisons		Walpole Road	A1	36	Yes
Local Studies Centre		Walpole Road	D1	42	Yes
Pam Purred Pets	9	Walpole Road	A1	27.8	Yes
Coffee Dock	Unit 1	The Esplanade		7	Yes
Community Cycle Centre		The Esplanade	A1	10	Yes
		The Esplanade	A1	10	No
Ferry Office		The Esplanade	A2	1	Yes
Tourist Information Centre		Bus Station Complex	A2	20	Yes
Shop Mobilty			A1	5	Yes
First Travel Shop		Bus Station Complex	A1	10	Yes

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* At the time of the survey 49 High Street was recorded as an A1 use. Since the survey was carried out, the Local Planning Authority has come to the view that the use in this unit is Sui Generis.

GOSPORT TOWN CENTRE SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	810.6	53		
	A2	205.9	13.5		
	A3	153.7	10.1		
	A4	32.7	2.1		
	A5	23.8	1.6		
	B1	105.7	6.9		
	Launderette	0	0		
	Car Hire	0	0		
	Taxi	0	0		
	SG Commercial	58.1	3.8		
	C3	0	0		
	D1	104.5	6.8		
	D2	34	2.2		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	1529	100		
	Vacant	78.7	5.2		
	Non A1/A2 Uses	512.5	33.5		

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Stoke Road District Shopping Centre Survey Undertaken April 2015						
						Frontages
Unit name	Street Number	Road Name	Use Class	Frontage	Occupied	Primary (1)
						Secondary (2)
Marshall Roche Accountants	1	Portland Buildings	A2	3.6	Yes	1
Ashley Dancing School	001A	Portland Buildings	D2	3.7	Yes	1
Town Bikes	2	Portland Buildings	A1	7.1	Yes	1
J A Cobbold	3	Portland Buildings	A1	3.8	Yes	1
Masons	003A	Portland Buildings	A1	3.8	Yes	1
Mane Hall	4	Portland Buildings	A1	7.1	Yes	1
Tombs And Allen	5	Portland Buildings	A1	7.4	Yes	1
Lush Strands	6	Portland Buildings	A1	3.5	Yes	1
The Chefs Café	006A	Portland Buildings	A3	3.8	Yes	1
Gosport Blinds	7	Portland Buildings	A1	5.3	Yes	1
Blitz Photography	8	Portland Buildings	A1	10.8	Yes	1
Chickoribs	1	Stoke Parade	A5	8.6	Yes	1
Ruby Funerals	2	Stoke Parade	A1	7.8	Yes	1
Victoria's Florist	3	Stoke Parade	A1	7.2	Yes	1
Christ Church		Stoke Road	D1	36	Yes	2
Methodist Church		Stoke Road	D1	38.2	Yes	2
	10 and 12	Stoke Road	D1	13.8	No	2
Doves Nursery	1	Stoke Road	D1	9.7	Yes	2
Gosport Music Centre	01B	Stoke Road	A1	6.2	Yes	2
Phillips & Edgworth	01A	Stoke Road	A1	6.1	Yes	2
Churcher & Tribbeck	3	Stoke Road	A1	6.2	Yes	2
Chris Stephens	5	Stoke Road	A1	6	Yes	2
South Coast Appliances	7	Stoke Road	A1	6.8	Yes	2

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	9A	Stoke Road	A1	14	No	2
Kingswell Berney	9	Stoke Road - Downstairs	A2	6	Yes	2
Standeasy Coffee Shop	11	Stoke Road	A3	6	Yes	2
Armed Forces Charity Shop	13	Stoke Road	A1	6.1	Yes	2
Stoke Snooker Club	015 - 17	Stoke Road	D2	13.1	Yes	2
Richard Martin	019 - 23	Stoke Road	A1	15.2	Yes	2
Magic Wok	25	Stoke Road	A5	5	Yes	2
New Bengal	27	Stoke Road	A5	5.2	Yes	2
	29	Stoke Road	A1	4.4	No	2
	31	Stoke Road	A1	4.4	No	2
The Raob Club Gosport	33	Stoke Road	SG	4.4	Yes	2
Flowers By Felicity Florist	35	Stoke Road	A1	4.9	Yes	2
	37	Stoke Road	A4	13.6	No	2
	39	Stoke Road	A1	7.1	No	2
The Gosport Furniture Shop Ltd	41-43	Stoke Road	A1	15.8	Yes	2
Sunflower Thai And Oriental Food Shop	45	Stoke Road	A1	6	Yes	2
Nateetip	47A	Stoke Road	A3	6.9	Yes	2
Déjà Vu	047B	Stoke Road	A1	4.8	Yes	2
M.Nails	047C	Stoke Road	SG	5.1	Yes	2
	47	Stoke Road	A1	8	No	2
Groundwork	49	Stoke Road	A1	10.7	Yes	2
Advanced Locksmiths	049A	Stoke Road	A1	5.4	Yes	2
Doing The Rounds	51	Stoke Road	A1	3.7	Yes	2
	051A	Stoke Road	A2	4	No	2
Bill Charltons Accountants	53	Stoke Road	A2	5.1	Yes	2
Nobes / Absolute Running	055 - 57	Stoke Road	A1	7.2	Yes	2
Rose & Crown	059 - 61	Stoke Road	A4	10.3	Yes	2
Bay Hill Boutique	63	Stoke Road	A1	4	Yes	2
Print And Sew	65	Stoke Road	A1	4.8	Yes	2

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C & S	67	Stoke Road	A1	3	Yes	2
	69	Stoke Road	A1	3.6	No	2
Ramze The Barber Shop	71	Stoke Road	A1	5.2	Yes	2
	73	Stoke Road	A1	3.1	No	2
	073A	Stoke Road	A5	3.8	No	2
Bushman	075 and 075A	Stoke Road	A1	6.2	Yes	2
Brite Move	77	Stoke Road	A2	7.5	Yes	2
Mainly Planes 'N' Trains	79	Stoke Road	A1	5.75	Yes	2
Diamond Edge	81	Stoke Road	A1	5.75	Yes	1
Sky News	83	Stoke Road	A1	3.1	Yes	1
	85	Stoke Road	A1	4.6	No	1
David Seymour	89	Stoke Road	A2	6	Yes	1
	91	Stoke Road	A1	3.6	No	1
Mills	093 - 95	Stoke Road	A1	7.2	Yes	1
Ashwood Care	097 - 99	Stoke Road	A2	6.3	Yes	1
Kwok Wah	101	Stoke Road	A5	4.1	Yes	1
House Of Hair	103	Stoke Road	A1	5	Yes	1
Vaporium	105	Stoke Road	A1	5.7	Yes	1
Solent Cleaners Ltd	107	Stoke Road	SG	5.5	Yes	1
Solent Funeral Services	109	Stoke Road	A1	5.1	Yes	1
Tai Yi Health Ltd	111	Stoke Road	D1	5.1	Yes	1
Lah Dee Dah	113A	Stoke Road	A1	5.3	Yes	1
United Lettings & Property Management	115	Stoke Road	A2	4.6	Yes	1
The Attic	117	Stoke Road	A1	5.5	Yes	1
Fenwicks	119	Stoke Road	A2	6.4	Yes	1
Bay Leaves	121	Stoke Road	A5	2.4	Yes	1
Rowans Books	123	Stoke Road	A1	3.8	Yes	1
The Rowans Hospice	125 - 127	Stoke Road	A1	16.3	Yes	1
Waitrose	129	Stoke Road	A1	32	Yes	1

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	131a	Stoke Road	A1	25	No	1
	131	Stoke Road	A1	19	No	1
	133	Stoke Road	A1	15	No	1
Tony's Fish	143	Stoke Road	A1	8.5	Yes	2
Co-Op Funerals	145-149	Stoke Road	A1	17	Yes	2
Solent Day Care	151	Stoke Road	D1	8	Yes	2
Rowlands Pharmacy	153	Stoke Road	A1	9	Yes	2
Gosport Best Kebab	155	Stoke Road	A5	5	Yes	2
	157	Stoke Road	SG	5	No	2
Maheek - Indian	159	Stoke Road	A5	4	Yes	2
Gourmet China	161	Stoke Road	A5	4	Yes	2
Refill Centre	163-165	Stoke Road	A1	10	Yes	2
Capita	2	Stoke Road	A2	14.5	Yes	2
Capita	4- 2a	Stoke Road	A2	16.5	Yes	2
Residential	6	Stoke Road	C3	10	Yes	2
Kong Cheung	8	Stoke Road	A1	5.1	Yes	2
South Coast Appliances	14	Stoke Road	A1	4.4	Yes	2
Diva	16	Stoke Road	A1	3.5	Yes	2
Bobby's Pizza, Pasta & Grill	18	Stoke Road	A3	10.8	Yes	2
Beta Print	20	Stoke Road	A2	8	Yes	2
The Spice Lounge	22	Stoke Road	A3	5	Yes	2
Kismet Tandoori	24	Stoke Road	A5	4.5	Yes	2
Inked	26	Stoke Road	SG	4.6	Yes	2
The Salon	28	Stoke Road	A1	3.9	Yes	2
The Salon	30	Stoke Road	A1	6	Yes	2
Donnelly & Elliott	032 - 38	Stoke Road	A2	17.5	Yes	2
Sgw Accountancy	40	Stoke Road	A2	14	Yes	2
Gosport Copy Centre	042A	Stoke Road	A2	5.7	Yes	2
Leannes	42	Stoke Road	SG	5.7	Yes	2

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Kitchen Worx	44	Stoke Road	A1	18	Yes	2
Aspire	46	Stoke Road	A2	7	Yes	1
Eckersley White	48	Stoke Road	A2	4.8	Yes	1
Td Books & War Games	50	Stoke Road	A1	4.8	Yes	1
Coffin Mew	60	Stoke Road	A2	13	Yes	1
Stoke Road Dental Practice	62	Stoke Road	D1	13	Yes	1
The Vine	64	Stoke Road	A4	16.5	Yes	1
The Medical Centre	66-68	Stoke Road	D1	15	Yes	1
Affinity	1	Stokeway	A1	4.8	Yes	1
Affinity	2	Stokeway	A1	5.2	Yes	1
Susans	3	Stokeway	A1	4.9	Yes	1
Inside Storey	4	Stokeway	A1	5.2	Yes	1
Lulu's	5	Stokeway	A3	5.2	Yes	1
Dimon	6	Stokeway	A2	5.1	Yes	1
Discount Beds	007 AND 008	Stokeway	A1	4.5	Yes	1
Curves Fitness	10	Stokeway	D2	7	Yes	1

**STOKE ROAD SUMMARY TABLE
PRIMARY FRONTAGE**

Frontage Length						
	Use Class	(Metres)	% of Total Frontage			
	A1	303.4	75.5			
	A2	49.5	12.3			
	A3	9	2.2			
	A4	0	0			
	A5	15.1	3.8			
	B1	0	0			
	Launderette	0	0			
	Car Hire	0	0			

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	Taxi Office	0	0			
	SG Commercial	9.1	2.3			
	C3	0	0			
	D1	5.1	1.3			
	D2	10.7	2.7			
	SG Non Commercial	0	0			
	Under Construction	0	0			
	Total	401.9	100			
	Vacant	67.2	16.7			
	Non A1/A2 Uses	49	12.2			
STOKE ROAD SUMMARY TABLE						
SECONDARY FRONTAGE						
Frontage Length						
	Use Class	(Metres)	% of Total Frontage			
	A1	294.3	42.3			
	A2	122.3	17.6			
	A3	22.7	3.3			
	A4	40.3	5.8			
	A5	44.7	6.4			
	B1	0	0			
	Launderette	0	0			
	Car Hire	0	0			
	Taxi Office	0	0			
	SG Commercial	24.8	3.6			
	C3	0	0			
	D1	118.9	17.1			
	D2	27.3	3.9			

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	SG Non Commercial	0	0			
	Under Construction	0	0			
	Total	695.4	100			
	Vacant	84.8	12.2			
	Non A1/A2 Uses	278.7	40.1			
	D2	27.3	3.9			
	SG Non Commercial	0	0			
	Under Construction	0	0			
	Total	695.4	100			
	Vacant	84.8	12.2			
	Non A1/A2 Uses	278.7	40.1			

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Lee on the Solent District Shopping Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Hidden Treasures	53	High Street	A1	6.1	Yes
The Drapery Centre	57	High Street	A1	7.4	Yes
Phil's Sausages	59	High Street	A1	6.5	Yes
Golden Solent Chinese Restaurant	063 - 065	High Street	A3	7.4	Yes
Mandarin	67	High Street	A5	7.8	Yes
Eltikki Jewellers	071 - 073	High Street	A1	9.4	Yes
Made By Me	74	High Street	A1	17	Yes
Lee Florists	76	High Street	A1	5.8	Yes
Laneway Coffee	77	High Street	A3	5.5	Yes
Astrum Computers	80	High Street	A1	5.8	Yes
Mortgage Helpers	81	High Street	A2	6	Yes
Solent Funeral Services	84	High Street	A1	6.4	Yes
Tony's Café/ Restaurant	83	High Street	A3	7	Yes
South Coast Floorings	86	High Street	A1	6.5	Yes
Andrew Collins Kitchen Design	85	High Street	A1	6	Yes
Chan's Optometrist	90	High Street	A1	6.1	Yes
Homeflair Diy	89	High Street	A1	7.5	Yes
Cottage Loaf	94	High Street	A1	7.9	Yes
Canine Plus Pet Shop	95	High Street	A1	6.2	Yes
The Real Estate Agency	99	High Street	A2	5.7	Yes
Subway	100	High Street	A1	7.1	Yes
Panache	103	High Street	A1	6.1	Yes
Solent World Travel	106	High Street	A1	8	Yes

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Solent Mobility	107	High Street	A1	9.7	Yes
Sapori	108	High Street	A3	7.5	Yes
Barnardos	109	High Street	A1	5.2	Yes
Boots Pharmacy	111	High Street	A1	7.5	Yes
Fenwicks	114	High Street	A2	8	Yes
Eckersley White	118	High Street	A2	7.7	Yes
Co-Op Vista	119 - 129	High Street	A1	23.3	Yes
Sue Wassall	124	High Street	A1	7.6	Yes
The Fish Deli	126	High Street	A1	5	Yes
Solent Pet Supplies	128	High Street	A1	13.6	Yes
Boots Pharmacy	130 - 132	High Street	A1	19.2	Yes
N A Griffiths	133	High Street	A1	7.2	Yes
All Seasons	135, 135a and 135b	High Street	A1	7.5	Yes
Karen`S Plaice	136	High Street	A5	6.5	Yes
H S B C	137	High Street	A2	17.7	Yes
Churchers	138	High Street	A2	6.7	Yes
The Book Shop	140 - 142	High Street	A1	6.9	Yes
	141 - 143	High Street	A1	9.7	No
Just Lucy	146 - 150	High Street	A1	9.3	Yes
The Tea Party	144	High Street	A1	9.3	Yes
Rowans Hospice	145 - 147	High Street	A1	7.5	Yes
British Legion	149 - 151 and 155	High Street	A1	10.3	Yes
The Strawberry Workshop	152	High Street	A1	5.4	Yes
Innovate	154	High Street	D1	4.8	Yes
Kelly's Bridal Couture	157	High Street	A1	3.5	Yes
Nikki Froud Hairdressing	158	High Street	A1	6	Yes
Solent Tandoori Balti House	159 - 161	High Street	A5	6.3	Yes
Jemco	165	High Street	A1	3.5	Yes
	167	High Street	A1	3.5	No

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The Bathroom Shop	171	High Street	A1	3.7	Yes
Sk Services Ltd	173	High Street	A1	3.5	Yes
Prospect Estate Agents	175	High Street	A2	6.4	Yes
World Of Beauty	177	High Street	A1	6.1	Yes
Sue Ryder Care	179	High Street	A1	6.1	Yes
Rps Estate Agents	181	High Street	A2	6.2	Yes
Moto Mart	183	High Street	A1	6.6	Yes
Sports Goods Shipping Services	185	High Street	A1	5.5	Yes
Curzon	1	Marine Parade	A1	16	Yes
Vitalise	002-3	Marine Parade	A1	11	Yes
	4	Marine Parade	A1	5.2	No
Lee Convenience Store	5	Marine Parade	A1	5.2	Yes
Penguin Café	6	Marine Parade	A3	7.4	Yes
Solent Cycles	7	Marine Parade	A1	6.3	Yes
Shoe Deck	8	Marine Parade	A1	3.1	Yes
Bluebird Cafe	9	Marine Parade	A3	11	Yes
The Tea Room	1	Milvil Court	A3	8.6	Yes
Lee-On-The-Solent Dental Care	2	Milvil Court	D1	8.5	Yes
Finishing Touches	7	Milvil Court	A1	8.5	Yes
White Dog Gallery	8	Milvil Court	A1	8.3	Yes
Sea Chest	13	Milvil Court	A1	9.1	Yes
Finishing Touches Christmas	14	Milvil Court	A1	8.6	Yes
Emma	187	High Street	A1	10	Yes
Home Gifts Cabin	2	Milvil Road	A1	16.2	Yes
Ddb Phyiotherapy	1	Pier Street	D1	18.2	Yes
Solent Restaurant	4	Pier Street	A3	7.5	Yes
Oxfam	7	Pier Street	A1	5.8	Yes
Ladbrokes	8	Pier Street	SG	5.5	Yes
Penny Janes	9	Pier Street	A1	5.1	Yes

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Blue Cobra	12	Pier Street	A3	5.3	Yes
Papillion	015 - 17	Pier Street	A1	11.2	Yes
Pier St Coffee Shop & Wine Bar	16	Pier Street	A3	6.3	Yes
Solent Property Lawyers Ltd	20	Pier Street	A2	8	Yes
Cuts And Clobber	22	Pier Street	A1	6	Yes
Smart	23	Pier Street	A3	13	Yes
	24	Pier Street	A1	3.4	No
Sweet Lee	26	Pier Street	A1	3.1	Yes
Tescos		Pier Street	A1	6.4	Yes
LEE-ON-THE-SOLENT SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	465.8	67.5		
	A2	64.7	9.4		
	A3	90.3	13.1		
	A4	0	0		
	A5	14.3	2.1		
	B1	8	1.2		
	Launderette	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	5.5	0.8		
	C3	0	0		
	D1	41.8	6.1		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		

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	Total	690.4	100		
	Vacant	53.1	7.7		
	Non A1/A2 Uses	159.9	23.1		

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Alver Village Neighbourhood Centre Survey Undertaken April 2015					
Unit name	Street Number	Road Name	Use Class	Frontage	Occupied
Alver Village Tesco's store	1	Alver Village Square	A1	61.3	Yes
Costa Coffee	2	Alver Village Square	A3	19.5	Yes
Jaffers Pharmacy	3	Alver Village Square	A1	9.4	Yes
Subway	4	Alver Village Square	A1	16	Yes
ALVER VILLAGE SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	86.7	81.6		
	A2	0	0		
	A3	19.5	18		
	A4	0	0		
	A5	0	0		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	106.2	100		

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	Vacant	0	0		
	Non A1/ A2 Shopping Uses	19.5	18.4		

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Alverstoke Village Neighbourhood Centre Survey Undertaken April 2015					
Unit name	Street Number	Road Name	Use Class	Frontage	Occupied
The Beauty Boutique (Beauty Salon)	2a	Church Road	SG	4.9	Yes
Huney Buns	2b	Church Road	A1	5.8	Yes
Brooks Bruce Ltd	6	Church Road	A2	4.9	Yes
The Village Barber Shop	6a	Church Road	A1	5.7	Yes
Village Fish Bar	13	Little Lane	A5	5.2	Yes
Harpers and Co	24	Village Road	A1	5.1	Yes
Alverstoke Village Post Office	26	Village Road	A1	4.9	Yes
Village hardware /Solent Pet Supplies	42	Village Road	A1	4.9	Yes
One Stop	44/46	Village Road	A1	8.3	Yes
Little Palace	45	Village Road	A3	4.9	Yes
Darcy's Tea Room	47	Village Road	A3	4.5	Yes
Salutations of Alverstoke	49	Village Road	A1	4.5	Yes
The Village Home	51	Village Road	A4	11.9	Yes
Vulumptuous Vintage	53	Village Road	A1	10.7	Yes
ALVERSTOKE VILLAGE SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	54.4	59.6		
	A2	4.9	5.4		
	A3	0	0		
	A4	17	18.6		
	A5	10.1	11.1		
	B1	0	0		

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	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	4.9	5		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	91.3	100		
	Vacant	0	0		
	Non A1/A2 Uses	32	35		

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Antice Court Twyford Drive Lee on the Solent Survey Undertaken April 2015					
Unit name	Street Number	Road Name	Use Class	Frontage	Occupied
Coop	Unit A	Anstice Court	A1	18.5	Yes
New Chip on the Block	Unit B1	Anstice Court	A5	7.3	Yes
T & J Solent	Unit B2	Anstice Court	A5	7.3	Yes
Ruby Alice	Unit C1	Anstice Court	A1	8.7	Yes
Ruby Alice	Unit C2	Anstice Court	A1	9.4	Yes
Eclipse Dental Studio	Unit C3	Anstice Court	D1	8	Yes
TWYFORD DRIVE SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	29.1	59.8		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	14.6	30		
	B1	0	0		
	Car Hire	0	0		

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	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	5	10.3		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	48.7	100		
	Vacant	0	0		
	Non A1/A2 Uses	19.6	40.2		

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Beauchamp Avenue Neighbourhood Centre Survey undertaken April 2015					
Unit name	Street number	Road name	Use Class	Frontage	Occupied
Silver Palace	130	Beauchamp Avenue	A5	7.3	Yes
Rowner Bakery	132	Beauchamp Avenue	A1	7	Yes
One Stop Community Store	134/136	Beauchamp Avenue	A1	14.1	Yes
BEAUCHAMP AVENUE SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	21.1	74.3		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	7.3	25.7		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	28.4	100		
	Vacant	0	0		
	Non A1/A2 Uses	7.3	25.7		

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Brewers Lane Neighbourhood Centre Survey undertaken April 2015					
Unit name	Street Number	Road Name	Use Class	Frontage	Occupied
	68a	Brewers Lane	A1	5.8	No
Golden Peach	68	Brewers Lane	A5	7.6	Yes
The Hair Studio	66	Brewers Lane	A1	7	Yes
CMP	64	Brewers Lane	A1	7.2	Yes
Ladbrokes	62	Brewers Lane	A1	7.4	Yes
BREWERS LANE SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	20	57.1		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	7.6	21.7		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	7.4	21		
	C3	0	0		
	D1	0	0		

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	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	35	100		
	Vacant	5.8	17		
	Non A1/A2 Uses	15	42.9		

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Brockhurst Road Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Orhan's Place	29	Brockhurst Road	A5	11.5	Yes
Firaz	31	Brockhurst Road	A1	5.4	Yes
Residential	31a	Brockhurst Road	C3	5.7	Yes
T&B Upholstery	33	Brockhurst Road	A1	7.4	Yes
Residential	35	Brockhurst Road	C3	6.4	Yes
Roy's Florist	37/39/41	Brockhurst Road	A1	20.9	Yes
Residential	43	Brockhurst Road	C3	4.8	Yes
Oriental Express Chinese	45	Brockhurst Road	A5	5	Yes
Written Treasures	47	Brockhurst Road	A1	4.8	Yes
Ian Chase	49	Brockhurst Road	A1	4.8	Yes
The News Box	51 & 53	Brockhurst Road	A1	9.8	Yes
20/20 Vision	55	Brockhurst Road	A1	4.7	Yes
	57	Brockhurst Road	A1	5.2	No
Q2 Cool	59	Brockhurst Road	A1	7.5	Yes
Browzers	61	Brockhurst Road	A1	4.9	Yes
Houses Cleared	63	Brockhurst Road	A1	4.7	Yes
	65	Brockhurst Road	A1	4.5	No
Taste of Paradise	67	Brockhurst Road	A5	4.5	Yes
Computer Shop	69	Brockhurst Road	A1	5	Yes
Dependant on u	71	Brockhurst Road	A1	10.3	Yes
Morrisons	73 & 75	Brockhurst Road	A1	17.6	Yes

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BROCKHURST ROAD SUMMARY TABLE				
Frontage Length				
	Use Class	(Metres)	% of Total Frontage	
	A1	117.2	84.8	
	A2	0	0	
	A3	0	0	
	A4	0	0	
	A5	21	15.2	
	B1	0	0	
	Car Hire	0	0	
	Taxi Office	0	0	
	SG Commercial	0	0	
	C3	16.9	12	
	D1	0	0	
	D2	0	0	
	SG Non Commercial	0	0	
	Under Construction	0	0	
	Total	138.2	112	
	Vacant	9.7	7	
	Non A1/A2 Uses	37.9	27.2	

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Bury Cross Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Co-Op	95	Bury Road	A1	14.7	Yes
Gosport Chiropractic Clinic	97	Bury Road	D1	5.8	Yes
Gosport Chiropractic Clinic	99	Bury Road	D1	10	Yes
Sticky Treats	101	Bury Road	A1	7.5	Yes
Andy Biggs Windsurfing	103	Bury Road	A1	7.4	Yes
Dominos Pizza	2&6	The Avenue	A5	15.3	Yes
Washeteria	10	The Avenue	SG	6	Yes
Beyond the Fringe	14	The Avenue	A1	5.7	Yes
King Kebab		The Avenue	A5	11.6	Yes
BURY ROAD SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	35.3	42		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	26.9	32		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		

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	SG Commercial	6	7		
	C3	0	0		
	D1	15.8	18.8		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	84	100		
	Vacant	0	0		
	Non A1/A2 Uses	48.7	58		

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Carisbrooke Road Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Gosport Heating Services Ltd	43	Carisbrooke Road	A1	7.4	Yes
The Lime Tree	45	Carisbrooke Road	A5	7.8	Yes
The Sun Temple	47	Carisbrooke Road	SG	7.6	Yes
Peking and Cantonese Cuisine - TSE's	49	Carisbrooke Road	A5	7.3	Yes
Peel's Chippy	51	Carisbrooke Road	A5	7.7	Yes
Music Room	51b	Carisbrooke Road	D2	6.3	Yes
News Shop	53	Carisbrooke Road	A1	7.6	Yes
Hampshire Clearing & Cleaning	55	Carisbrooke Road	A1	7.4	Yes
Norma Jeans/ Frankie's Barbers	57	Carisbrooke Road	A1	7.6	Yes
Rowner Grill	59	Carisbrooke Road	A5	7.6	Yes
Co-op	61	Carisbrooke Road	A1	5.6	Yes
CARISBROOKE ROAD SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	35.6	44.6		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	30.4	38		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	7.6	10		

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	C3	0	0		
	D1	0	0		
	D2	6.3	8		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	79.9	100		
	Vacant	0	0		
	Non A1/A2 Uses	44.3	55.4		

Dartmouth Court Priddy's Hard Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Co Op	1	Dartmouth Court	A1	6.2	Yes
	2	Dartmouth Court	A1	8.1	No
The Natural Pet Pantry	3	Dartmouth Court	A1	7.4	Yes
Oriental Harbour	4	Dartmouth Court	A5	7.4	Yes
DARTMOUTH COURT SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	35.5	83		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	7.4	17		
	B1	0	0		
	Laundrette	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		

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	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction		0		
	Total	42.9	100		
	Vacant	8.1	18.9		
	Non A1/A2 Uses	7.4	17		

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Elson Road Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Akash Balti	148	Elson Road	A5	4.3	Yes
Millennium Balti	150	Elson Road	A5	4.4	Yes
Causeway Bay Chinese	152	Elson Road	A5	4.6	Yes
ABC	154	Elson Road	A1	4.4	Yes
	107	Elson Road	A1	5.7	No
Elson Fish Shop	109	Elson Road	A5	5.5	Yes
	111	Elson Road	A4	14.1	No
	113	Elson Road	A5	4.3	No
One Stop Shop	115	Elson Road	A1	22	Yes
	117	Elson Road	A5	5	No
* Works ongoing at time of survey					

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ELSON ROAD SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	31.82	43		
	A2	0	0		
	A3	0	0		
	A4	14.1	19		
	A5	28.09	38		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	74.01	100		
	Vacant	50.81	63.1		
	Non A1/A2 Uses	42.19	57		

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Forton Road/Bedford Street Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
The Fruit Basket	335/337/339	Forton Road	A1	10.5	Yes
Ladbrokes	341/343/345	Forton Road	A2	11.6	Yes
Barkers	347	Forton Road	A1	3.6	Yes
Forton Fabrics	349	Forton Road	A1	4.4	Yes
K&S Music	351	Forton Road	A1	9.8	Yes
Dance & Bridal	351b	Forton Road	A1	5.8	Yes
Sally's Shabby Chic	353	Forton Road	A1	4.7	Yes
	355	Forton Road	A1	4.7	No
No 1 Barber	357	Forton Road	A1	4.4	Yes
The Funky Barnet	359	Forton Road	A1	4.4	Yes
Co-Op	262/278	Forton Road	A1	22.2	Yes

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FORTON ROAD/BEDFORD STREET SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	70.3	85.8		
	A2	11.6	14.2		
	A3	0	0		
	A4	0	0		
	A5	0	0		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	81.9	100		
	Vacant	4.7	5.7		
	Non A1/A2 Uses	0	0		

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Forton Road/Parham Road Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
	47	Forton Road	A1	4.2	No
Beauty Lounge	49	Forton Road	A1	5.9	Yes
ARC	51	Forton Road	SG	4.5	Yes
Millenium Balti	53	Forton Road	A5	5.9	Yes
Stephensons clearances	55	Forton Road	A1	8.8	Yes
Trevor Pope Motorcycles	55a-57-59	Forton Road	SG	18.5	Yes
Frankies Barber Shop	59a/61	Forton Road	A1	8.7	Yes
Mace - Sairon of Gosport	63 and 65	Forton Road	A1	8.5	Yes
Yummies Kebab House	67	Forton Road	A5	4.9	Yes
	69	Forton Road	A1	4.4	No
Mr Woon	71	Forton Road	A5	4.8	Yes
Spice Hut	73	Forton Road	A5	5.1	Yes
The Five Alls	75	Forton Road	A4	9.1	Yes

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Gosport Workout	79-83	Forton Road	D2	14.6	Yes
Dr Ink	85		A1	6.4	Yes
Irina's Sewing Room	87	Forton Road	A1	5.1	Yes
	89	Forton Road	A1	5.2	No
	91	Forton Road	SG	5.4	No
Grace James hair	93	Forton Road	A1	5.3	Yes
Mamas Baps	95	Forton Road	A1	4.7	Yes
Co -op	32 Unit 1	Forton Road	A1	12	Yes
Pizza Hut	32 Unit 2	Forton Road	A5	10	Yes
FORTON ROAD/PARHAM ROAD SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	79.3	48.9		
	A2	0	0		
	A3	0	0		
	A4	9.1	5.6		
	A5	30.7	18.9		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	28.4	17.5		

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	C3	0	0		
	D1	0	0		
	D2	14.6	9		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	162.1	100		
	Vacant	19.2	11.8		
	Non A1/A2 Uses	82.8	51.1		

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Forton Road/The Crossways Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Marks of Distinction	147	Forton Road	SG	4.8	Yes
Forton Tea Room Sandwich Bar	147a	Forton Road	A1	4.5	No
Alver Veterinary Surgery	148	Forton Road	D1	5	Yes
Chimes	149	Forton Road	A1	5.3	Yes
Dimons	150	Forton Road	SG	7.4	Yes
TS Gowns	151	Forton Road	A1	4.2	Yes
Kwik Fit	152	Forton Road	B1	27	Yes
Sue Ryder Care	153	Forton Road	A1	6	Yes
Sue Ryder Care	159-161	Forton Road	A1	12	Yes
Staceys	163	Forton Road	A5	5.8	Yes
Glitzy Roxy Lows	165a	Forton Road	A1	4.6	Yes
Glitzy Roxy Lows	165	Forton Road	A1	4.6	Yes
Gosport Jewellery	165b	Forton Road	A1	4.1	No
McColls	175/177	Forton Road	A1	9.2	Yes
Labour Party Offices	179	Forton	A2	4.7	Yes

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		Road			
Oriental Kitchen	181	Forton Road	A5	5.1	No
Lidl Foodstore	160	Forton Road	A1	35	Yes
Forton Road/The Crossways Summary Table					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	89.9	60.1		
	A2	4.7	3		
	A3	0	0		
	A4	0	0		
	A5	10.9	7.3		
	B1	27	18		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	12.2	8.1		
	C3	0	0		
	D1	5	3.3		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	149.7	100		
	Vacant	13.7	9.2		
	Non A1/A2 Uses	55.1	37		

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Gregson Avenue Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Cut Above The Rest (Dog Grooming)	54	Gregson Avenue	SG	5.4	Yes
Essentials Hardware and Maintenance Services	56	Gregson Avenue	A1	5.8	No
Salon Fifty Eight	58	Gregson Avenue	A1	5.5	Yes
Gentry Barbers	60	Gregson Avenue	A1	5.5	Yes
Curry Garden	62	Gregson Avenue	A5	5.5	Yes
San Bags	64	Gregson Avenue	A1	5.2	No
The Offy	66	Gregson Avenue	A1	5.6	Yes
New Golden Wok	68	Gregson Avenue	A5	5.3	Yes
Gregson Grill	70	Gregson Avenue	A5	5.6	Yes
Grove Chambers	72	Gregson Avenue	SG	5.4	Yes
Met Chippy	74	Gregson Avenue	A5	5.6	Yes
Food plus Booze	76	Gregson Avenue	A1	5.3	Yes
Ladbrokes	78	Gregson Avenue	SG	5.7	Yes
Essentials	80	Gregson Avenue	A1	5.6	Yes
Revitalise	82	Gregson Avenue	A1	7.5	Yes
Co-op	84	Gregson Avenue	A1	15	Yes
GREGSON AVENUE SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	69.3	64.3		
	A2	0	0		
	A3	0	0		
	A4	0	0		

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	A5	22	20.4		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	16.5	15.3		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	108	100		
	Vacant	11	10.2		
	Non A1/A2 Uses	38.5	35.7		

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Nobes Avenue Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Kev Jones	176	Nobes Avenue	A1	7.2	Yes
Kev Jones	178	Nobes Avenue	A1	7	Yes
Kev Jones	180	Nobes Avenue	A1	7.2	Yes
Rowlands	182	Nobes Avenue	A1	6.8	Yes
The Chinese Food Centre	184	Nobes Avenue	A5	7.5	Yes
Martins	186	Nobes Avenue	A1	7.1	Yes
Snipitz	188	Nobes Avenue	A1	7.3	Yes
V.R.Richards	190	Nobes Avenue	A1	7.4	Yes
	192	Nobes Avenue	SG	7.2	No
Mikes Chippy	194	Nobes Avenue	A5	7.1	Yes
NOBES AVENUE SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	50.1	69.7		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	14.6	20.3		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	7.2	10		

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	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	71.9	100		
	Vacant	7.2	10		
	Non A1/A2 Uses	21.8	30.3		

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Palmyra Road Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Dragon delight	44	Palmyra Road	A5	5.4	Yes
The Broadway Bacon & Sandwich Bar	46	Palmyra Road	A3	5.7	Yes
Hampshire Property Maintenance Ltd	48	Palmyra Road	A1	4.8	Yes
Broadway Fryer	50	Palmyra Road	A5	6.5	Yes
Broadway Hair Studio	52	Palmyra Road	A1	6	Yes
The Co-Operative Food	56/66	Palmyra Road	A1	20	Yes
JQ Carpets	87	Palmyra Road	A1	6	Yes
Palmyra News	89	Palmyra Road	A1	5.4	Yes
Just Joes (Beauty Salon)	91	Palmyra Road	SG	5.1	Yes
Botan Kebab and Pizza	93	Palmyra Road	A5	5.1	Yes
Just Joes (barbers)	95	Palmyra Road	A1	5.4	No
Grande Wines	97	Palmyra Road	A1	5.3	Yes
PALMYRA ROAD SUMMARY TABLE					

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Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	52.9	65.6		
	A2	0	0		
	A3	5.7	7		
	A4	0	0		
	A5	17	21.1		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	5.1	6.3		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	81	100		
	Vacant	5.4	6.7		
	Non A1/A2 Uses	27.8	34.4		

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Portsmouth Road Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Lee	164	Portsmouth Road	A1	6.1	Yes
cups and cakes	166	Portsmouth Road	A3	6.1	Yes
	170	Portsmouth Road	A1	6.4	No
Top Knot	172	Portsmouth Road	A1	6.3	Yes
Lee-on-the-Solent Chip Shop	174	Portsmouth Road	A5	6.8	Yes
Sandcastle Yarns	176	Portsmouth Road	A1	11.4	Yes
PORTSMOUTH ROAD SUMMARY TABLE					
	Use Class	Frontage Length (Metres)	% of Total Frontage		
	A1	30.2	70.1		
	A2	0	0		
	A3	6.1	14		
	A4	0	0		
	A5	6.8	16		
	B1	0	0		
	Laundrette	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	0	0		
	D2	0	0		

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	SG Non Commercial	0	0		
	Under Construction		0		
	Total	43.1	100		
	Vacant	6.4	14.8		
	Non A1/A2 Uses	12.9	29.9		

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Queens Parade Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
The Co-op	151	Privett Road	A1	16	Yes
Richard 1st	153 & 155	Privett Road	A1	7.6	Yes
Lloyds Chemist	157	Privett Road	A1	7.7	Yes
Coral	159	Privett Road	SG	7.9	Yes
Queens Parade News	161 & 163	Privett Road	A1	7.3	Yes
Queens Parade Kitchen	165a	Privett Road	A5	4.1	Yes
Queens Parade Fisheries	165b	Privett Road	A5	4.2	Yes
QUEENS PARADE SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	38.6	24.8		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	8.3	5.3		
	B1	0	0		

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	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	109	70		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	155.9	100		
	Vacant	0	0		
	Non A1/A2 Uses	117.3	75.2		

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Rowner Lane Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Rowner Fish & Chips	145	Rowner Lane	A5	5.5	Yes
Boots Pharmacy	147	Rowner Lane	A1	5.5	Yes
Beautilicious	149	Rowner Lane	A1	5.5	Yes
MqD Security & Electronic Ltd	151	Rowner Lane	A1	5.4	Yes
Rowner News	153	Rowner Lane	A1	5.3	Yes
Hardware & Garden	155	Rowner Lane	A1	5.6	Yes
Maggie's Bakery	157	Rowner Lane	A1	5.4	Yes
Sun City Take away	159	Rowner Lane	A5	5.6	Yes
ROWNER LANE SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	32.7	74.7		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	11.1	25.3		

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	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	43.8	100		
	Vacant	0	0		
	Non A1/A2 Uses	11.1	25.3		

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Rowner Road Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Co-Op	5 & 7	Rowner Road	A1	16.3	Yes
Darrens Barber	9	Rowner Road	A1	5.9	Yes
Co-Op	11	Rowner Road	A1	5.5	Yes
	13	Rowner Road	SG	5.6	No
By Arrangement	15	Rowner Road	A1	5.3	Yes
Sultan Grill	17	Rowner Road	A5	5.5	Yes
Rosie's Café	19	Rowner Road	A3	7.6	Yes
Fat Sub	23b	Rowner Road	A5	5.5	Yes
Get Crafty	23a	Rowner Road	A1	5.5	Yes
Masala Indian Takeaway	23	Rowner Road	A5	8.4	Yes
	25	Rowner Road	A1	4.6	No
Vets4Pets	27	Rowner Road	D1	9.5	Yes
Andrew Smith	29	Rowner Road	A1	4.7	Yes
Jumbo	31	Rowner Road	A5	4.9	Yes

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ROWNER ROAD SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	47.8	50.4		
	A2	0	0		
	A3	7.6	8		
	A4	0	0		
	A5	24.3	25.6		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	5.6	6		
	C3	0	0		
	D1	9.5	10		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	94.8	100		
	Vacant	10.2	10.8		
	Non A1/A2 Uses	47	49.6		

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St Nicholas Avenue Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Elly's Wine Store	69	St. Nicholas Avenue	A1	4.8	Yes
Soft Machine Tattoo	71	St. Nicholas Avenue	SG	5	Yes
Pat's News	73	St. Nicholas Avenue	A1	5.4	Yes
Revolution Hair Designers	75	St. Nicholas Avenue	A1	5.1	Yes
Maggie's Kitchen	77	St. Nicholas Avenue	A5	5.1	Yes
H & D Fish and Chips	79	St. Nicholas Avenue	A5	5.6	Yes
ST. NICHOLAS AVENUE SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	15.3	49.4		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	10.7	34.5		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	5	16		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		

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	Total	31	100		
	Vacant	0	0		
	Non A1/A2 Uses	15.7	50.6		

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Tukes Avenue Neighbourhood Centre Survey Undertaken April 2015					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Kev Jones	1&2	Tukes Avenue	A1	14.3	Yes
Welcome Co Op	3&4	Tukes Avenue	A1	16.6	Yes
TUKES AVENUE SUMMARY TABLE					
Frontage Length					
	Use Class	(Metres)	% of Total Frontage		
	A1	30.9	100		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	0	0		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		

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	Total	30.9	100		
	Vacant	0	0		
	Non A1/A2 Uses	0	0		

Glossary

Affordable Housing

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

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 Historic England to be 'at risk' through neglect and decay, or vulnerable to becoming so. Further information can be found at:

<http://www.historicengland.org.uk/advice/heritage-at-risk>

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. Census and other statistical information relevant for Gosport can be found on Hampshire County Council's Facts and Figures web page on:

<http://www3.hants.gov.uk/planning/factsandfigures>

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.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a system to enable the Council to collect contributions from developers to help fund the infrastructure for which development creates a need. These contributions help fund a wide range of infrastructure such as transport schemes, flood defences, education and health facilities, open space and leisure facilities. Further information about the CIL is available on the Council's website:

www.gosport.gov.uk/cil

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. Further information can be found on the DCLG website:

<http://www.communities.gov.uk/corporate/>

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).

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. Further information can be found on the EA's website at:

<http://www.environment-agency.gov.uk/>

Footfall

A count of the number of people passing a particular point at a particular time.

Hampshire Biodiversity Action Plan

This sets out a detailed 10 year programme of action for protecting and enriching nature in Hampshire. Further information can be found on the HBIC website:

<http://www.hampshirebiodiversity.org.uk/action.html>

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. More information can be found at:

<https://www.gov.uk/government/organisations/homes-and-communities-agency>

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.

<https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

Local Plan

This is the Council's adopted Planning Policy for Gosport Borough from 2011 to 2029. The Plan was approved by Full Council in October 2015. Further information is available about the Local Plan on the Council's website:

www.gosport.gov.uk/ldf

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.

<http://www.communities.gov.uk/publications/planningandbuilding/nppf>

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. Further information about the work of PUSH and the Solent Enterprise Zone are available on the websites below:

<http://www.push.gov.uk/>

<http://www.solentez.co.uk/>

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.

<http://www.jncc.gov.uk/page-161>

<http://www.gosport.gov.uk/sections/your-council/council-services/planning-section/nature-conservation/international-sites/>

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.

<http://www.sssi.naturalengland.org.uk/Special/sssi/index.cfm>

<http://www.gosport.gov.uk/sections/your-council/council-services/planning-section/nature-conservation/national-sites/>

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.

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). The Council's latest SPDs can be viewed at:

www.gosport.gov.uk/spd

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.

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 permitted changes of use came into force on 15th April 2015.

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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