

Gosport Borough Local Plan 2011 - 2029

Authority Monitoring Report

December 2018



GOSPORT
Borough Council

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1.0 INTRODUCTION

- 1.1 This Authority Monitoring Report (AMR) monitors the policies and proposals of the Gosport Borough Local Plan 2011-2029 (GBLP). Regular monitoring not only helps to assess the effectiveness of the Council's planning strategy but can also help identify emerging trends and issues which may require a review of policy and to assist in supporting an up to date evidence base.
- 1.2 The Council produces the AMR every year 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.
- 1.3 The AMR looks at the delivery of the policies in the adopted GBLP and uses the Output Indicators shown in Table 13.1 of the Local Plan to measure progress.
- 1.4 The monitoring period reported in this year's AMR generally relates to 1st April 2017 – 31st March 2018. This approach is supported by advice in the National Planning Practice Guidance (NPPG).
- 1.5 Previous AMR's are available to view on the Council's website at: www.gosport.gov.uk/AMR

2.0 LOCAL DEVELOPMENT FRAMEWORK

Local Development Scheme (LDS)

- 2.1 The Council published a revised LDS in November 2018. This document sets out a framework for the preparation of development plan documents including the timetable for the review of the Gosport Borough Local Plan. It sets out key dates when milestones should be achieved relating to those planning documents identified in the LDS. The LDS can be seen at: www.gosport.gov.uk/ldf.

Gosport Borough Local Plan Review 2036

- 2.2 The Council has begun its review of the adopted GBLP. The emerging local plan will have regard to changes in national planning policy and the Spatial Position Statement published by the Partnership for Urban South Hampshire (PUSH) in June 2016. The review of the GBLP is at the evidence gathering stage.

Adopted Supplementary Planning Documents

- 2.3 The Borough Council has adopted a number of Supplementary Planning Documents (SPDs) focusing upon specific issues within the Borough which are set out below:
- The Marine Parade Area of Special Character SPD (adopted May 2007);
 - The Daedalus SPD (adopted September 2011);
 - The Design SPD (adopted February 2014);
 - The Parking SPD (adopted February 2014); and
 - The Gosport Waterfront and Town Centre (adopted March 2018).
- The adopted SPDs can be found at: www.gosport.gov.uk/spd

Community Infrastructure Levy: Charging Schedule

- 2.4 The Council adopted a Community Infrastructure Levy (CIL) Charging Schedule in October 2015. The Gosport CIL came into force on 1st February 2016. In accordance with Regulation 62 of the CIL Regulations 2010 (as amended), the Council publishes an annual financial statement. This year's CIL financial statement will be published alongside this AMR on the Council's CIL web page. Further information can be found at: www.gosport.gov.uk/cil

Statement of Community Involvement

- 2.5 The Statement of Community Involvement (SCI) was adopted by the Council in 2012. The SCI sets out how the Council engages with members of the public, local businesses and wider stakeholders regarding the preparation of development plan documents and through the planning applications process. The adopted SCI can be seen at: www.gosport.gov.uk/sci. There is now a requirement for local authorities to review the SCI every five years in line with the review of their local plans. In November the Council published a new draft SCI for public consultation. The consultation period closes in January and the new SCI is expected to be adopted in 2019.

Duty to Cooperate and Statements of Common Ground

- 2.6 The Localism Act 2011 sets out the statutory framework regarding the duty to co-operate. The duty to co-operate covers a number of public bodies and these are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Further policy amplification of these requirements are contained in the National Policy Planning Framework (NPPF) (paragraphs 24 – 27, NPPF 2018).

- 2.7 Local authorities are under a Duty to Co-operate with each other and with other prescribed bodies on strategic matters such as housing, economic growth, and transport and infrastructure provision which have cross-administrative boundary implications. This needs to be undertaken constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.
- 2.8 In South Hampshire, there is a long history of cross-boundary working between local authorities and their strategic partners. The Borough Council has been a founding member of the Partnership for Urban South Hampshire (PUSH) which was formed in 2003. PUSH includes twelve local authorities¹ and closely collaborates with the Solent Local Enterprise Partnership, the Environment Agency, Natural England and Homes England.
- 2.9 Work undertaken by PUSH has been a core element in demonstrating collaborative working on strategic cross boundary issues between the various local authorities within the sub-region. The role of PUSH was a critical element cited in the Council's Duty to Cooperate Statement (2014) produced for the Examination in Public for the current Local Plan 2011-2029. This sets out how the Borough Council works with its neighbouring partners and other key organisations on common issues. The Duty to Co-operate Statement can be found on the Council's webpage².
- 2.10 In June 2016 the South Hampshire Spatial Position Statement (SPS) was published which sets out development targets for each Council to 2034. The SPS is based on significant cross-boundary evidence and will assist local authorities to meet the duty to cooperate on strategic and cross boundary matters. Further work is being undertaken to update the evidence base to take into account the provisions of the latest NPPF.
- 2.11 A number of key initiatives have been developed through partnership working across the Solent area. A good example has been the Bird Aware Solent project which is made up of 15 local authorities (including the Borough Council), Natural England, RSPB, Hampshire and Isle of Wight Wildlife Trust and the Chichester Harbour Conservancy. The project this year has won an award for environmental conservation at the Royal Town Planning Institute South East annual awards.
- 2.12 The NPPF (2018) introduces the requirement to prepare a Statement of Common Ground which will document the cross-boundary matters being addressed and setting out progress made in co-operating to address these issues. The Statement of Common Ground will be made publicly available to view as part of the plan-making process.
- 2.13 Statements of common ground are prepared and maintained on an on-going basis throughout the plan making process. The advice in the National Planning Practice Guidance is that as a minimum these statements should be published when the area covered and the governance arrangements for the co-operation process have been identified and the substantive matters to be addressed have been determined. The Statement of Common Ground can then be used to identify any outstanding matters that will need to be addressed and the process for reaching agreements and where possible an indication of when such statements are likely to be updated.
- 2.14 The Statement of Common Ground should be published once the draft Local Plan has been published in order to show how collaborative working has been undertaken and be kept up to date.

¹ East Hampshire District Council (part); Eastleigh Borough Council; Fareham Borough Council; Gosport Borough Council; Hampshire County Council (part); Havant Borough Council; Isle of Wight Council; New Forest District Council (part); Portsmouth City Council; Southampton City Council; Test Valley Borough Council (part); Winchester City Council (part).

² www.gosport.gov.uk/localplan2029-evidencestudies (Document number: LP/A4/5).

3.0 REGENERATION AREAS AND OTHER KEY DEVELOPMENT SITES

Overview

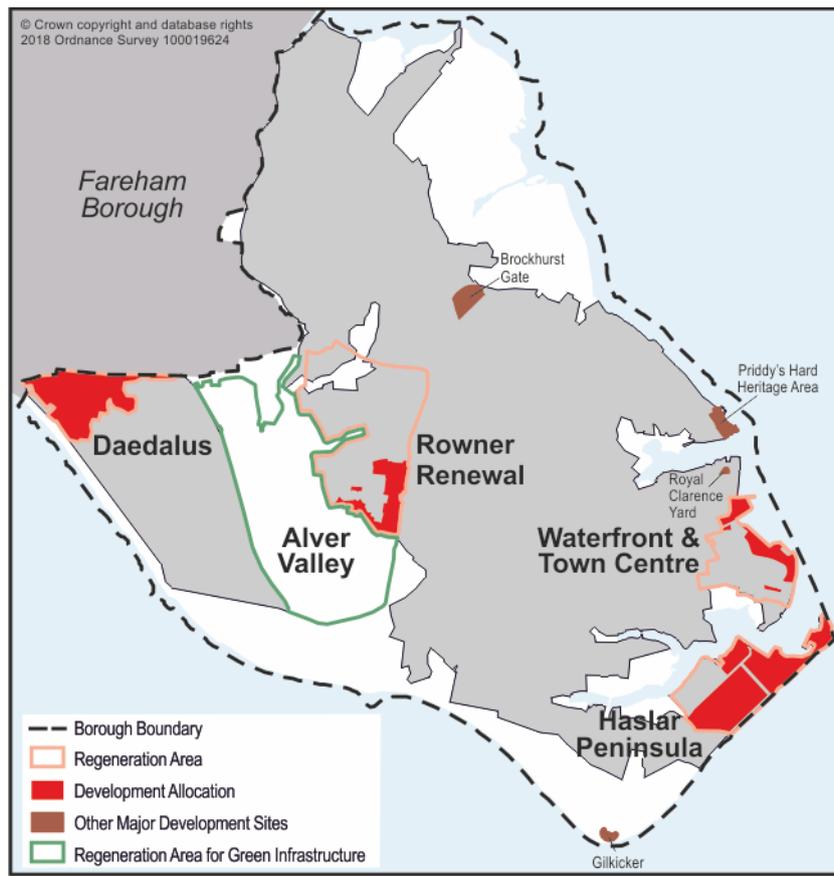
- 3.1 GBLP policy LP3: Spatial Strategy makes provision for employment, housing and retail development to be delivered over the plan period. The quantum of development is shown in the table below:

Figure 3.1: Policy LP3 Spatial Strategy 2011-2029

	GBLP 2011-2029
Employment	84,000 sq.m. net additional floorspace
Housing	3,060 net additional dwellings
Retail	10,500 sq.m. net additional floorspace

- 3.2 The Council's planning strategy places significant emphasis on the need to increase the variety of employment opportunities and boost productivity. Due to its small size, urban density and significant environmental constraints including internationally and nationally important habitats and areas of land falling within defined Flood Zones 2 and 3, there are a limited number of sites available. However despite these limits, there are still key opportunities to develop brownfield land which will make major contributions to the regeneration of the Borough. These sites are capable of delivering mixed-use developments and will deliver a significant proportion of the employment, housing, retail and green infrastructure uses necessary to meet the needs of the Borough's residents, businesses and visitors over the plan period.
- 3.3 A key part in delivering Gosport's regeneration strategy is its rich and unique historic heritage. In recognition of this Gosport has been chosen as one of the country's Heritage Action Zones. There are 18 Heritage Action Zones (HAZ) across the country. Historic England works with a range of partners including the Council to unlock the potential of these areas including attracting funding to help deliver regeneration projects. The HAZ is a five year programme and begins on 1st April 2019.
- 3.4 The Regeneration Areas identified in LP3 include major redevelopment proposals. These development sites are located at:
- Gosport Waterfront and Gosport Town Centre (policy LP4);
 - Daedalus (policy LP5);
 - Haslar Peninsula (policy LP6);
 - Rowner (policy LP7).
- 3.5 In addition to these areas, the GBLP also allocates land within the Regeneration Area for Green Infrastructure to form the Alver Valley Country Park (policy LP8).
- 3.6 These regeneration areas are shown in Figure 3.2 below. The progress of development on each of these areas is set out in this report.
- 3.7 In addition to these strategic regeneration sites, a number of other allocations have been identified in the Local Plan (in policies LP9A-E) which will also make a key contribution to the regeneration of the Borough.

Figure 3.2: Regeneration Areas and Other Major Development Sites in Gosport



Monitoring

- 3.8 For the purposes of monitoring in the AMR, the GBLP identifies a number of indicators and Borough wide targets which the development in the Regeneration Areas will make a major contribution towards meeting. The relevant policies, indicators and targets are set out in the box below:

Gosport Borough Local Plan 2011-2029 (October 2015)

Policies

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

Indicators

- The number of net additional dwellings as set out in policy LP3
- Housing Supply & Trajectory
- The amount and type of net additional employment floorspace
- The amount of retail development
- Assessment of progress in each Regeneration Area and other allocations in the GBLP

Targets

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

Gosport Waterfront and Town Centre (Policy LP4)

3.9 The Gosport Waterfront and Town Centre Regeneration Area is one of the key development sites in Gosport. There are significant opportunities to deliver major benefits to local people. Residential development will play a major role in helping to secure this regeneration. Under Policy LP4 planning permission will be granted for a mixture of uses including 700-900 dwellings together with 33,000m² (gross) employment and 6,500m² of retail uses. In March 2018 the Council adopted the Gosport Waterfront and Town Centre SPD which provides a detailed framework to guide development proposals for the area. The SPD can be seen at: www.gosport.gov.uk/waterfrontspd

Residential

GBLP Indicator: The number of net additional dwellings 2011-2018

Completions 2011-2018	Completions 2017-18	Outstanding permissions	Outstanding allocation in policy LP4
83	53	37	580 - 780

3.10 During the monitoring period there were a total of 53 completions. This includes the proposal for 48 retirement apartments on land adjacent to Harbour Road.

Employment

GBLP Indicator: The amount and type of additional employment floorspace (33,000m² gross)

3.11 The Local Plan recognises that new employment floorspace will be developed which will potentially increase employment but with no overall net gain in floorspace although the new units created will be more suited to modern business needs.

3.12 There were no additional floorspace completions for the 2017-18 monitoring period.

Retail

GBLP indicator: Amount of net additional retail floorspace (6,500m²)

Completions 2011-2018	Completions 2017-18	Outstanding permissions	Outstanding allocations in policy LP4
1,550	0	275	4,675

3.13 Planning permission (planning application number 14/00076/FULL) was granted for the hybrid application at the site of the Aldi store comprising of a 1,550m² A1 store and a single commercial unit of 275m² for class A1, A2, A3, A4, A5, B1 or D1 uses and 48 residential units in November 2015. The class A1 foodstore opened in June 2015 with the 275m² of commercial floorspace remaining outstanding. Since the close of this year's monitoring period (31st March 2018), planning permission has been granted to extend the Aldi car park (planning application 18/00216/FULL, decision granted 25.07.2018). As this permission

was granted outside of the monitoring period the figures will remain the same and will be adjusted in next year's report.

- 3.14 No new completions for the 2017-18 monitoring period.
- 3.15 In addition to the above, planning permission was granted for a 54 bedroom hotel (class C1) (planning application 16/00396/FULL) in January 2017 in Gosport Town Centre.

Daedalus Regeneration Area (Policy LP5)

- 3.16 Policy LP5 makes provision for 75,000m² (gross) employment floorspace comprising of B1, B2 and B8, a range of leisure and recreational facilities, a small amount of retail offer and up to 350 dwellings.

Residential

GBLP Indicator: The number of net additional dwellings

Completions 2011-2018	Completions 2017-18	Outstanding permissions	Outstanding allocations in policy LP5
101	0	200	49

- 3.17 There were no completions recorded during the monitoring period.

Employment

GBLP Indicator: The amount and type of additional employment floorspace (75,000m²) (Gross)

Total Completions 2011-2018	Annual Completions 2017-18	Outstanding permissions	Outstanding allocations in policy LP5	Total
8,947	5,679	69,992	0	78,939

- 3.18 An outline planning application (planning application number 11/00282/OUT) was submitted by SEEDA (now superseded by HCA, now Homes England) and was granted planning permission in January 2016. The proposal was for an employment-led mixed use scheme of 69,992m² of commercial floorspace (Classes B1, B2 and B8); up to 1,075m² of retail (Classes A1, A2, A3 and/or A4) with A1 retail uses restricted to no more than 200m²; up-to 200 residential units (Class C3); up to 32 units of care accommodation (Class C2); up to 1,839m² of community use (Class D1); up to 8,320m² of hotel use (Class C1); up to 2,321m² of Leisure (Class D2); new and upgraded vehicular and pedestrian access arrangements; hard standing and car parking, open space provision and landscaping.
- 3.19 Planning permission was granted on 1st September 2017 (17/00100/FULL) for erection of a single storey building for B1, B2 and B8 uses totalling 1,590 m² at Daedalus Park Site B (South). This part of the site forms part of the area covered by the outline consent. Planning permission was also granted on 8th February 2018 (17/00101/FULL) for 3,583m² of B1, B2 and B8 uses on Daedalus Park Site B (North) this scheme is also located in part of the area covered by the outline consent.
- 3.20 In October 2015, planning permission was granted for 8,947m² of B1, B2 or B8 floorspace at Daedalus Park (application number 15/00247/FULL) which is *in addition* to the area granted outline consent and has been completed. The total figure for

employment floorspace exceeds the 75,000m² (gross) set out in policy LP5. The breakdown is included in the table below:

Breakdown of employment planning permissions at Daedalus

Planning application number	Date Permitted	Location	Permitted Floorspace (m ²)	Comment
11/00282/OUT	28.01.2016	Daedalus	69,992	
17/00100/FULL	01.09.2017	Daedalus Park (Site B South)	1,590	Within the boundary of planning application 11/00282/OUT
17/00101/FULL	08.02.2018	Daedalus Park (Site B North)	3,583	Within the boundary of planning application 11/00282/OUT
15/0247/FULL	21.10.2015	Daedalus Park	8,947	Outside of the boundary of the outline consent
Total Floorspace			78,939	

Commercial

GBLP Indicator: The amount and type of additional retail floorspace (above 200m²)

Completions 2011-2018	Completions 2017-18	Outstanding permissions	Outstanding allocations in policy LP5
0	0	1,075	0

Haslar Peninsula (Policy LP6)

3.21 There are three principal areas forming Haslar Peninsula:

- Royal Hospital Haslar;
- Blockhouse; and
- Haslar Marine Technology Park.

Royal Haslar Hospital

3.22 Outline planning permission was granted in September 2014 for the comprehensive redevelopment and re-use of the site (planning application 12/00591/OUT). The proposed scheme includes a wide range of uses and would incorporate medical and care facilities, a hotel, a church, convenience store, a health centre, tearoom, restaurant, office and business units, 286 residential units and 244 self-contained retirement units. Since then planning permission (reserved matters) was granted in October 2015 (planning application 14/00491/DETS), this permission relates to the reserved matters details for the hospital building. In addition, planning permission was also granted in December 2015 for reserved matter details for the waterside area (north) (planning application 15/00117/DETS). There have also been a number of other planning permissions granted in relation to demolitions and construction of temporary buildings.

GBLP Indicator: The number of net additional dwellings

Completions 2011 – 2018	Completions 2017-18	Outstanding permissions	Outstanding allocation in policy LP6
17	0	271	14

3.23 There were no completions during the monitoring period.

GBLP Indicator: The amount and type of net additional employment floorspace

Completions 2011-2018	Completions 2017-18	Outstanding permissions
0	0	2,805 ³

GBLP Indicator: The amount and type of net additional commercial floorspace (including A1-A5 retail)

Completions 2011-2018	Completions 2017-18	Outstanding permissions
0	0	1,663

3.24 The GBLP does not contain a specific floorspace figure in policy LP6 for the amount of commercial floorspace that could be accommodated on site. However, in the justification text, it does explain that small scale A1 retail uses could be accommodated to serve the local needs of the immediate catchment area. The GBLP provides a figure to quantify what is meant by small scale retail uses and in this instance this is around 300m². In addition to this provision the GBLP also envisaged that a small amount of food and drink outlets could also be provided on site to serve both visitors and residents. There are no retail and other commercial use completions on this site during the monitoring period. The outstanding permissions figure of 1,663m² comprises of 339m² of A1 retail floorspace and 1,324m² of A3 uses.

3.25 A hotel was granted planning permission in 2012 under planning application 12/00591/OUT for a hotel comprising of 4,123m².

Blockhouse

3.26 Blockhouse is currently owned and used by the MOD. However in November 2016 the Government announced that it was proposing to release the site by 2020. The GBLP sets out a number of potential uses that could be accommodated on site in the future these include: employment and training uses including marine and associated sectors, leisure and tourism as well as residential use.

Haslar Marine Technology Park

3.27 The Haslar Marine Technology Park is designated for employment uses as it is an existing employment use.

³In Table 6.1 of GBLP it was assumed that Haslar Hospital could accommodate net additional floorspace of 4,000 m²; the planning permission is for 2,805 m² and therefore for the purposes of the supply table this is considered to be the revised employment floorspace supply for this site.

Rowner (Policy LP7)

Background

- 3.28 Policy LP7 aims to provide up-to 700 dwellings with approximately 200 net dwellings by demolishing 500 existing units. The new homes at Alver Village have provided a range of types, sizes and tenures to meet local needs. The scheme also includes a new superstore with smaller units for retail, food and drink to replace the previous neighbourhood centre at Nimrod Drive.
- 3.29 To date there have been a total of 585 gross completions with 115 dwellings outstanding.

Residential supply at Rowner

Year	Number of completions	
	Gross	Net
2009-10	0	-6
2010-11	4	-109
2011-12	100	100
2012-13	70	-42
2013-14	45	-64
2014-15	89	-78
2015-16	101	101
2016-17	79	79
2017-18	97	97
TOTAL	585	78
Outstanding permissions (1.4.2018)⁴	115	115

- 3.30 New development at Rowner started in the monitoring period for 2009-10. The base date for monitoring the GPLP is 1st April 2011. However to show the progress for the development as a whole, the table shows the past residential completions at Rowner during the preceding period monitoring period 2010-11.
- 3.31 In addition to development proposed at Alver Village, the GPLP also allocates Davenport Close, situated close to Alver Village, as suitable to accommodate residential development. Planning permission was granted for 23 dwellings and this scheme is now complete.
- 3.32 The new neighbourhood centre at Nimrod Drive was completed in May 2013; there are no further retail developments proposed at Alver Village.

GPLP Indicator: The amount and type of net additional retail floorspace

Completions 2011-2017	Completions (m ²) 2016-17	Outstanding permissions	Outstanding allocation in policy LP7
2,250	0	0	0

⁴ 115 dwelling units are outstanding at 1st April however due to the latest information available regarding the progress of the site, 70 units are unlikely to be completed. This has been taken into account in the housing supply figures in the Housing Chapter of this Report.

Alver Valley (Policy LP8)

Background

- 3.33 The Alver Valley Country Park is designated as a Regeneration Area for Green Infrastructure under policy LP8 of the GBLP. The Alver Valley has a great diversity of habitats and provides an important links between open land to the north of the Borough with the coast. The Alver Valley Country Park offers significant opportunities to deliver a wide range of green infrastructure benefits including community, health, education, nature conservation and recreational facilities benefiting both the local community and the wider South Hampshire sub region.
- 3.34 The Western Gateway Car Park providing 45 parking spaces, disabled parking and cycle access has now been completed adjacent to Cherque Way to form an attractive gateway to the Country Park. The Country Park now benefits from branded signage and a major new play area. Proposals were approved by the Borough Council's Community Board (5th September 2018) to provide an extension and improvements to the car park at the western gateway to the Country Park including a toilet block which also accommodates a Changing Places fully-accessible toilet, a café and a washing area for dogs and muddy boots. The new car park will make provision for an additional 40 car parking spaces.
- 3.35 The extension and enhancement of the East Car Park at the Eastern Gateway off Grange Road provides 110 spaces including 6 disabled parking spaces. Both car parks have been partly funded by the Solent Local Enterprise Partnership with the Government's Growth Fund in partnership with Gosport Borough Council.
- 3.36 The Council has also been successful in bidding for funds to revise the layout and extend the BMX Track at the Eastern Gateway. These improvements together with the new 'pump' cycling track for younger children enable the BMX track to meet the standards required for National Competitions. This new track is complete and will enhance the site for national competitions. This facility provides a key recreational resource for local residents.
- 3.37 In the coming years a number of other projects are proposed to be implemented to fully establish the Alver Valley Country Park objectives which are set out in the Council's Alver Valley Country Park Strategy (April 2014).

Allocations outside the Regeneration Areas

- 3.38 The GBLP makes a number of smaller allocations over the plan period. These are sites which include outstanding planning permissions along with other potential suitable sites for housing and other mixed use development. The GBLP recognises that other suitable sites may also come forward during the plan period. Progress of these sites is reported below.

Policy LP9A Mixed Use

Priddy's Hard Heritage Area

- 3.39 Policy LP9A of the GBLP proposes a mix of uses for the site including up to 100 dwellings, commercial, community and leisure uses of approximately 1,400m² with a new park at the Ramparts.
- 3.40 There were 9 completions recorded for the Shell Filling Rooms at Priddy's Hard during the monitoring period. The scheme was permitted in July 2015.

Policy LP9B Economic Development Areas

Brockhurst Gate (Former Frater House site) Fareham Road

- 3.41 Planning permission was granted on 15th November 2017 for a retail led scheme at Land at the junction of Fareham Road and Heritage Way (Brockhurst Gate) comprising of 7,215 m² of retail uses and a drive-thru restaurant. (Planning application number 16/00598/FULL) The retail element is limited to a maximum of 4,707 m². Construction is well under way as at December 2018 and the drive-thru McDonalds has recently opened. The permission includes a sports pitch and a pavilion facility as well as opportunities to provide linkages with Fort Brockhurst.

Policy LP9C Employment Sites

- 3.42 There were no completions or permissions granted for schemes on sites allocated under policy LP9C during the monitoring period.

Policy LP9D Residential allocations

Royal Clarence Yard

- 3.43 The residential allocation at Royal Clarence Yard under policy LP9D is for 105 dwellings. This allocation represents a small residual element of residential development still outstanding from part of a much larger mixed-use scheme that was allocated under the previous local plan.
- 3.44 In June 2015 planning permission was granted for a change of use from a B1 office to a single 2 bedroom live/work unit (planning application 14/00450/FULL). In January 2016 planning permission was granted on a further two schemes: 13 dwellings (planning application 15/00183/FULL) of which 2 have been completed during the monitoring period and 11 are outstanding and 55 dwellings comprising of 1 and 2 bedroom units on Block NM7 (planning application 15/00620/FULL) which were outstanding at the time of the survey.

Fort Gilkicker

- 3.45 Planning permission at Fort Gilkicker for 26 dwellings was granted in December 2013. Construction commenced during the monitoring period with the construction of an access road to the site.

Jamaica Place

- 3.46 Planning permission was granted in January 2014 for 11 flats. This scheme is still outstanding for this monitoring period. Recent monitoring shows this scheme has currently lapsed.

Policy LP9E Leisure, Community Uses and Open Space

- 3.47 In addition to other residential allocations on land outside of the Regeneration Areas, the GBLP also allocates land for leisure, community uses and open spaces at: Gosport Leisure Park (provision for leisure facilities), Twyford Drive (provision for local community and leisure facilities) and Stokesmead (provision for open space). There were no planning permissions or completions granted for uses on these sites during the monitoring period.

Policy LP16 (2) (C) Employment Land

HMS Sultan

- 3.48 HMS Sultan is identified in the GBLP as an Employment Priority Site in order to ensure that if the site is released by the MOD it retains its role as a major employment site in the Borough. In November 2016, the Government announced proposals to release this site by 2026. The Borough Council strongly considers that HMS Sultan should be retained as a major MOD training facility and will continue to work with partners to achieve this objective.

4.0 TRANSPORT

Overview

- 4.1 The provision of more employment in the Borough is critical to reducing out-commuting and congestion and the Borough needs an efficient multi-modal transport system to support new development and help to deliver economic investment and growth. Improving accessibility to and within the Gosport peninsula is therefore a key objective of the GBLP.
- 4.2 The policies in the GBLP aim 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.

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: Infrastructure and Developer Contributions. 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, no additional cycle facilities were completed in the Borough.

Figure 4.1 Completions of cycleway network 2017-18

Scheme	Length (m)	Completion date
None	N/A	N/A

Transport schemes 2017-2018

- 4.6 The following section sets out progress made on a range of strategic transport schemes since the previous year's updates.

Improving Access to Gosport and Fareham – Strategic Scheme Updates

Newgate Lane Southern Section Improvements:

- 4.7 The second phase of improvements to Newgate Lane is a new road from Tanners Lane to the Peel Common roundabout at a cost of £9 million to further address congestion and improve access to the peninsula in general and the Daedalus EZ. The scheme commenced in July 2017, was opened in April 2018 and outstanding works completed in August 2018.
- 4.8 The new road is a 7.3m wide single carriageway replacing the existing route for through traffic. It has been designed to increase capacity and ease congestion by having smoother alignments with fewer interruptions to traffic flows caused by turning traffic and on-road cyclists. The scheme increases capacity on the southbound approach to the Peel Common roundabout, where a new signalised arm of the roundabout is provided.
- 4.9 The existing road has been closed to through traffic and is retained for local traffic and to provide an on-road cycle link between the Peel Common roundabout and the northern section of Newgate Lane
- 4.10 Further scheme details, including links to the planning application can be found at the following web address:

<https://www.hants.gov.uk/transport/transportschemes/newgatelanessouth>

Stubbington Bypass

- 4.11 A bypass is proposed between Peel Common and Titchfield Road to reduce journey time and peak hour congestion onto and off the Gosport peninsula. The scheme forms part of a wider plan for improving access to Gosport and Fareham and comprises the following elements:
- Construction of a new single carriageway road between the B3354 Titchfield Road and Gosport Road, passing to the north and east of Stubbington;
 - On-line widening of Titchfield Road between bypass and the A27;
 - Improvements to the A27 Titchfield Gyratory and further improvements to the Peel Common Roundabout (Gosport Road arm);
 - Traffic management measures in Stubbington village; and
 - Improved cycle infrastructure.
- 4.12 It will also remove barriers to growth and encourage investment and regeneration, including at the Solent Enterprise Zone (Daedalus) and improve connectivity/provide the additional road network resilience necessary to promote new employment, whilst enhancing quality of life within Stubbington.
- 4.13 The Preferred route and changes to the Titchfield Gyratory were agreed by the HCC Executive Member for Economy, Transport and Environment on the 9th July 2015, and subsequently a planning application for the Stubbington bypass has been submitted to and approved by the County Council.

- 4.14 A funding contribution of £8.5 million was approved by Hampshire County Council, and in February 2017 the Government announced that £25.7 million of funding has been awarded from the Local Growth Fund 3 towards the delivery of the scheme.
- 4.15 Further detailed information on the scheme, and latest updates (including the Public Inquiry into the Compulsory Purchase Order and Side Roads Order) can be found at the following web address:

<https://www.hants.gov.uk/transport/transportchemes/stubbingtonbypass>

A27 Segensworth to Titchfield Improvement Scheme:-

- 4.16 This scheme primarily aims to increasing capacity and improve journey time reliability along the A27 between Segensworth and Titchfield by upgrading the existing single carriageway sections of this route to 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.
- 4.17 Hampshire County Council appointed Mildren Construction as the main contractor and works commenced on the 24th October 2016, and as at August 2018 the scheme has been reported as complete on Hampshire County Council's website at the following link:

<https://www.hants.gov.uk/transport/transportchemes/a27segensworthtotitchfield>

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

- 4.18 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 improved access to locations at Gosport Waterfront and Welborne in Fareham. Alongside the potential for delivering improving bus access to Daedalus.
- 4.19 A bid for funding from the National Productivity Investment Fund (NPIF) was successful and Hampshire County Council began preliminary survey works along the route in mid-January 2018.
- 4.20 As part of the design refresh for the scheme, alternative options for the connection of the busway onto Rowner Road are currently being considered. One option is a junction arrangement that would allow the existing bridge to be retained. This would maintain the route separation for pedestrians and cyclists and reduce the time Rowner Road would need to be closed while the new busway connection is constructed.
- 4.21 Further information can be found on Hampshire County Council's website at the following link:

<https://www.hants.gov.uk/transport/transportchemes/brtphaseii>

Access to Daedalus Enterprise Zone:

- 4.22 A road link to the existing junction at Broom Way/Cherque Way to form the main access to the Enterprise Zone and serve the CEMAST College opened in September 2014.
- 4.23 Works are progressing on the completion of the new spine road (Daedalus Drive) and other internal estate roads, which are nearing completion and will assist in unlocking the development potential of the Daedalus waterfront area.
- 4.24 It is expected that the new junction with Stubbington Lane will be opened once the new roads have been adopted.

5.0 HOUSING

Overview

- 5.1 The 2011 Census identified that Gosport Borough had a population of 82,622 people. This is an increase of 8.1% from 2001 when 76,415 people were recorded. The 2016 Small Area Population Forecasts published by Hampshire County Council shows Gosport's population at 2017 is 82,875.
- 5.2 There were a total of 35,430 households recorded by the 2011 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 long term population projections used for the Local Plan 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%⁵. 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.
- 5.7 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*). Further information about the housing and population profile of the Borough can be found in the Council's Gosport Profile which can be viewed at: www.gosport.gov.uk/sustainability-profile.

⁵ Hampshire County Council Long-term population forecasts (October 2013) based on anticipated number of dwellings to be completed between 2011-2029.

Policy Context

- 5.8 Access to good quality housing is an essential part of delivering an attractive high quality urban environment and plays a key role in the regeneration of the Borough. It is necessary to provide a mix of home types to meet the housing needs of current and future residents. New residential development should be at an appropriate density well linked to public transport routes and local services, and well designed to meet sustainable construction principles.
- 5.9 The GBLP makes provision for 3,060 dwellings to be built in the plan period 2011-2029. This represents an annual requirement of 170 dwellings.

Gosport Borough Local Plan 2011-2029
Policies LP3 – Spatial Strategy LP24 – Housing LP26 – Gypsies, Travellers and Travelling Showpeople
Local Plan Indicators <ul style="list-style-type: none">• 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/plots for gypsies, travellers and travelling showpeople.
Targets <ul style="list-style-type: none">• 3,060 net additional dwellings (2011-2029)• 40% affordable housing target on sites of 10 or more dwellings

- 5.10 The policy box above sets out the relevant policies, local plan indicators and targets relevant for monitoring the effective delivery of housing within the Borough.

Monitoring Information

- 5.11 Housing supply can be evaluated using the housing trajectory in Appendix 1 to this report. As part of the plan making process local planning authorities prepare Strategic Housing Land Availability Assessments (SHLAA). A SHLAA will identify sites within the Borough which are in suitable locations and capable of being delivered within a 5 year timeframe. The SHLAA will also identify sites where there is a realistic prospect of them being developed within the lifetime of the GBLP therefore such documents are an integral part of identifying housing supply. The SHLAA was last published in July 2014 and will be updated as part of the review on the GBLP.

GBLP Indicator: The number of net additional dwellings

- 5.12 The GBLP sets a target of 3,060 net additional dwellings to be built between 2011 and 2029 (which equates to 170 dwellings per year). The net additional number of dwellings built during the period April 2011 and March 2018 was 973. Over the plan period to date, the housing requirement is 1,190 net additional dwellings (i.e. 170 p.a. x 7 years (2018-2011)). The annual completion rate is shown in the table below:

Figure 5.1: Total net and gross housing completions 2011 to 2018

	Net Completions	Gross Completions
2011/12	339	347
2012/13	75	194
2013/14	-33	78
2014/15	32	205
2015/16	180	210
2016/17	161	167
2017/18	219	229
Total	973	1,430

- 5.13 Figure 5.1 shows that the net housing completions have fallen below the GBLP target of 1,190 dwellings (net) (2011-2018). The large difference between gross and net completions is due to the Alver Valley estate renewal project with the net figures taking account the significant number of demolitions involved.
- 5.14 To date, the average number of completions is 139 dwellings per annum over the plan however this average is expected to increase over the next five years.

GBLP Indicator: Housing supply and trajectory

- 5.15 The residual Local Plan allocation for the remaining plan period (2018/19 – 2028/29) is 2,087 (i.e. 3,060-973) which represents 189.7 dwellings per year and therefore this will form the target for the next 11 years until the end of the plan period. The projected net supply of additional dwellings from 2018/19 to 2028/29 is 2,119 which takes into account sites with planning permission, allocated sites as well as projected windfalls. In addition to this figure there are a number of key sites coming forward over the longer term with capacity to deliver a continued supply of housing. Figure 5.2 provides a detailed summary of the Council’s housing land supply position for the complete plan period to 2029.
- 5.16 Over the plan period the Borough Council has identified housing supply of 3,092 dwellings. The Borough Council is therefore currently meeting its identified need of 3,060 net additional dwellings for the plan period.

Figure 5.2: Housing supply as at 1st April 2018 for the entire plan period (2011-2029) (net figures) – summary table

	No of Dwellings (Net Gain)
Completions 2011 – 2018 (a)	973
Existing permissions (b)	841
Sub Total	1,814
Large sites (allocations in GBLP) without planning permission (10 dwellings or more)	
Haslar Hospital (remaining part of existing allocation)	14
Daedalus (remaining part of existing allocation)	49
Other allocations	47
Priddy's Hard Heritage Area	100
Gosport Waterfront and Town Centre sites	780
Subtotal: Large sites (c)	990
Small site Windfall Allowance⁶ (d)	288
Total outstanding supply (b) + (c) + (d)	2,119
Total supply (a) + (b) + (c) + (d)	3,092

- 5.17 The Gosport Housing Trajectory 2018 which is based on the GBLP provides details of the managed delivery target. A detailed breakdown of the figures is shown in Appendix 1.

Five and Ten Year Housing Land Supply

- 5.18 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 years of housing against their housing requirements with an additional appropriate buffer to ensure choice and competition in the market for land.
- 5.19 Advice published by Ministry of Housing, Communities and Local Government (MHCLG) sets out the three main stages for assessing the supply of deliverable sites. Advice published in the National Planning Practice Guidance (2018) (paragraph 036, ID Reference: 3-036-20180913) states that for sites with outline planning permission, permission in principle, allocated in a development plan or set out in the Brownfield Land Register; evidence is required to demonstrate that housing completions will begin on the site within 5 years. The evidence to support this can include:
- Any progress being made towards the submission of an application;
 - Any progress with site assessment work; and
 - Any relevant information about site viability, ownership constraints or infrastructure provision.

⁶ This is calculated by taking the average number of completions on small sites (excluding gardens sites) since 2001 (i.e. 32 dwellings); and multiplied by 9 years (which represents the remaining years of the plan minus the next two years which instead are the existing small sites with planning permission)

Figure 5.3: 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 - 2018	973	139
Housing Requirement 2018/19–2028/29	2,087	189.7
5 Year Requirement 2018/19 – 2022/23 (i.e. 5 x 189.7)	949	189.7
5% Buffer Requirement	47	-
	996	199.2
Five Year Supply of Deliverable Housing Sites - 18/19 – 22/23		
Sites with planning permission	771 ⁷	
Other deliverable sites	520	
Total Deliverable Sites	1,291	
Windfall ⁸	96	
Total deliverable sites+ windfall	1,387	

- 5.20 Figure 5.3 clearly demonstrates that there is a five year supply of deliverable sites in the Borough. There are sufficient deliverable sites to deliver 1,387 dwellings which exceed the housing requirement for this period which is the equivalent of a 7.3 year supply (i.e. 1,387/189.7 i.e. the on-going annual requirement). When taking the 5% buffer into account the housing supply reduces slightly to 7.0 years (i.e. 1,387/199.2)
- 5.21 The NPPF also requires local authorities to identify a supply of specific developable sites, for years 6-10. Figure 5.4 below shows that for a 10 year period there are sufficient deliverable sites to provide 1,927 dwellings which is 30 dwellings above the requirement of 1,897. In addition there are a number of other sites the Council expects to come forward during the plan period including Fort Blockhouse, Haslar Immigration Removal Centre and the former Gosport Police Station.

⁷ There is a planning permission for 841 dwellings. However for the purposes of the 5 year housing supply table, 70 dwellings have been deducted as it is unlikely that 70 dwellings as part of the Rowner Renewal scheme will be delivered.

⁸ This is calculated by taking the average number of completions on small sites (excluding gardens sites) since 2001 (i.e. 32 dwellings); and multiplied by 3 years out of the 5 years with the next 2 years instead being the existing small sites with planning permission)

Figure 5.4: 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 - 2018	973	139
Housing Requirement 2018/19 – 2028/29	2,087	189.7
10 Year Housing Requirement 2018/19- 2027/28	1,897	189.7
Ten Year Supply Of Deliverable Housing Sites - 18/19 - 27/28		
Sites with Planning Permission	771	
Other deliverable sites	900	
Total Deliverable Sites	1,671	
Windfall	256 ⁹	
Total Supply	1,927	

Housing Delivery Test

- 5.22 The Housing Delivery Test was introduced by the Government's latest National Planning Policy Framework (NPPF) in July 2018. It is based on the delivery of housing over the past three years compared to the current Local Plan requirement (if the Local Plan was adopted less than 5 years ago).
- 5.23 If the Housing Delivery Test is not met this can result in the Local Plan becoming out of date.
- 5.24 There are transitional arrangements in place these are:
- The 'presumption in favour of sustainable development' would apply should housing delivery fall below:
 - 25% from November 2018
 - 45% from November 2019
 - 75% from November 2020
 - If housing delivery fell to under 95% of the target over a three-year period, a local authority would need to produce an action plan to assess the causes of under-delivery and identify actions to increase delivery (from November 2018);
 - An additional 20% buffer would be added to a local authority's five-year supply should delivery fall below 85% (from November 2018).

⁹ This is calculated by taking the average number of completions on small sites (excluding gardens sites) since 2001 (i.e. 32 dwellings); and multiplied by 8 years out of the 10years with the next 2 years instead being the existing small sites with planning permission.

5.25 The table below shows the housing delivery test figures for Gosport for the past three years.

Figure 5.5: Housing Delivery Test – net completions 2015-2018 (including Class C2 equivalent completions)

Years	GBLP Requirement	Actual Net completions (C3)	C2 Completions (dwellings equivalent)
2015/16	170	180	0
2016/17	170	161	5
2017/18	170	219	2
Total	510	560	7

5.26 Local authorities are now able to include the contribution made by residential institutions (Class C2). These have been included in the table above. Therefore the total completions figure is 567 and means the housing delivery test has been met in Gosport by 111%. Therefore the Council will not need to prepare an action plan to assess the causes of under delivery or identify actions to increase delivery at this time.

GBLP Indicator: Density of housing completions

5.27 Making the most efficient and effective use of land is an important aspect of planning in the Borough given Gosport’s highly urbanised nature and the importance of retaining and maximising quality open spaces. Higher density developments in locations with good accessibility to public transport, employment, and community facilities can provide high quality living environments. The GBLP does provide indicative density levels and the AMR provides information about the density levels of new developments since the GBLP monitoring period began in 2011. This information can be found in Figure 5.6 below.

Figure 5.6: Densities of new dwellings completed between 2011 and 2018

Density	2011/12 (%)	2012/13 (%)	2013/14 (%)	2014/15 (%)	2015/16 (%)	2016/17 (%)	2017/18 (%)
Less than 30 dph	2.6	2.1	2.5	6.0	8.1	6.5	12.7
30-45 dph	48.4	24.6	20.5	43.4	57.1	49.1	37.1
45– 60 dph	2.3	6.8	45.0	38.0	30.0	11.4	10.0
More than 60 dph	46.7	66.4	32.0	12.6	4.8	33.0	40.2

Source: Hampshire County Council (as of 1st April 2018)

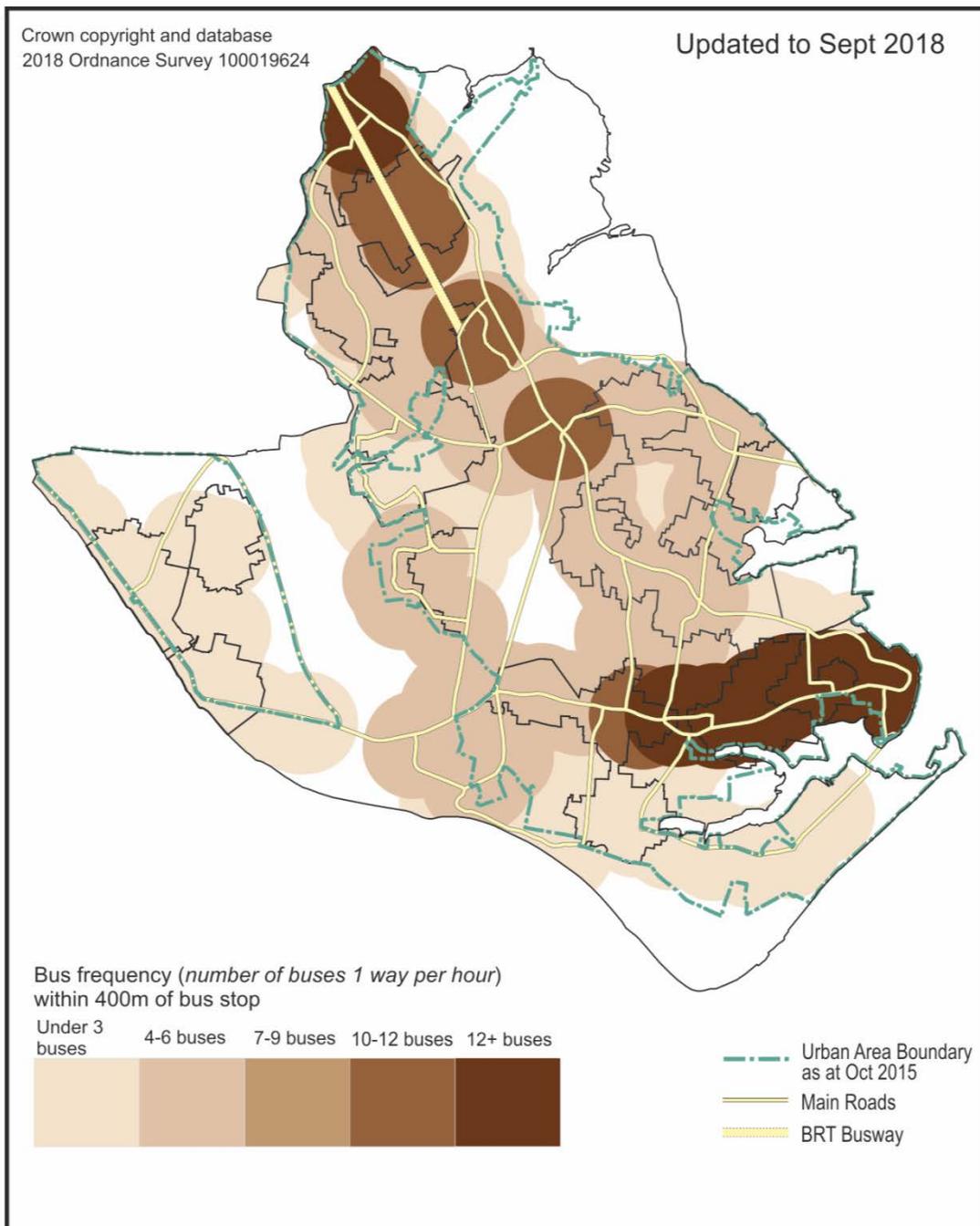
5.28 Ease of accessibility to a wide range of services and facilities contribute significantly to the development of sustainable communities. The hierarchy of principal, local and neighbourhood centres in the Borough play an important role in serving the needs for local residents, reducing the need to 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 5.7 shows the frequency of bus services, Figure 5.8 shows

accessibility to the Principal, District and Neighbourhood centres and Figure 5.9 shows accessibility and indicative potential housing densities.

Frequency of Buses on the Gosport Peninsula

- 5.29 Figure 5.7 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 11 and 10 buses each way per hour respectively.
- 5.30 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.

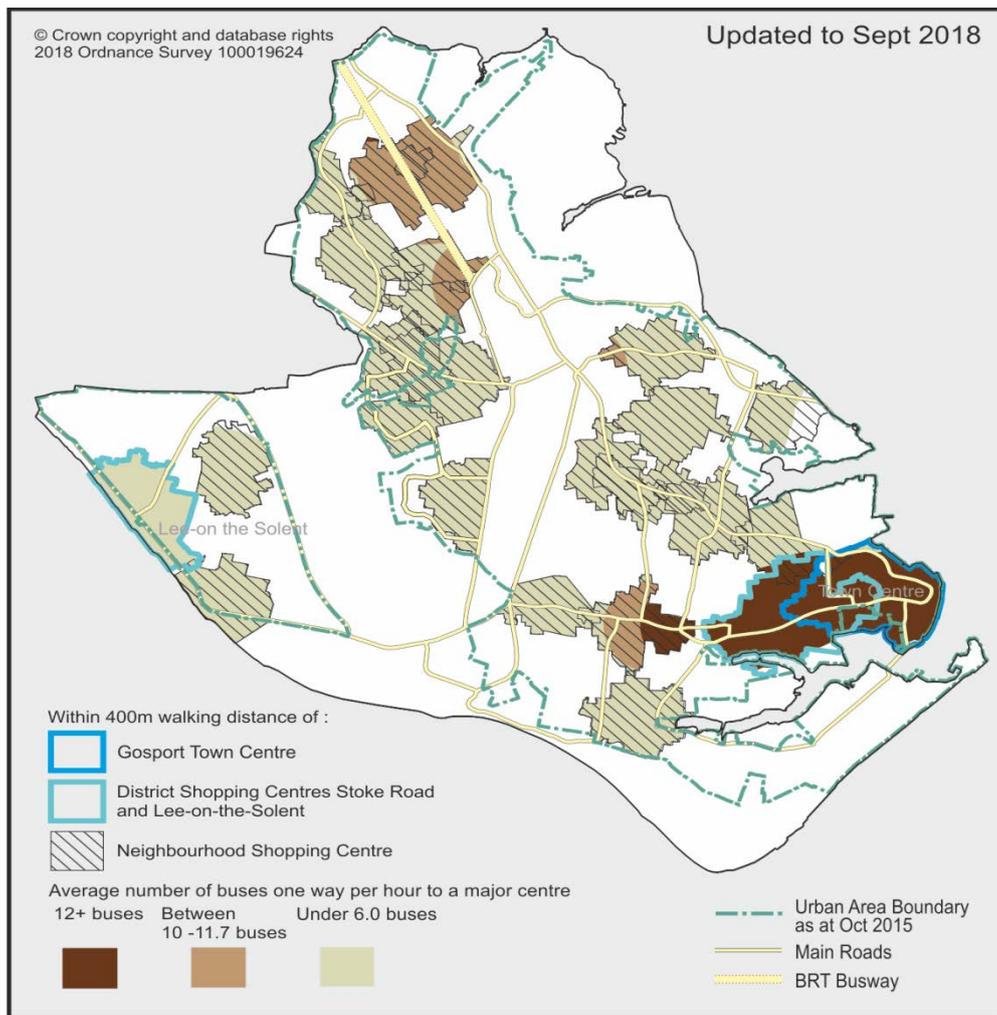
Figure 5.7: Frequency of bus services



Access to Centres

- 5.31 Figure 5.8 below shows the 400m walking distance around the shopping centres within the District and bus accessibility. Differentiation is made between Gosport Town Centre with its bus accessibility 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 5.9.

Figure 5.8: Accessibility to centres



- 5.32 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 up to 2 buses an hour to a major centre as shown by Figure 5.7. Figure 5.7 shows the frequencies of buses serving the Borough. The updated information shows there has been a small decline in service provision during the monitoring period.

- 5.33 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 5.9 shows the indicative potential residential densities using the matrix set out in the GBLP.

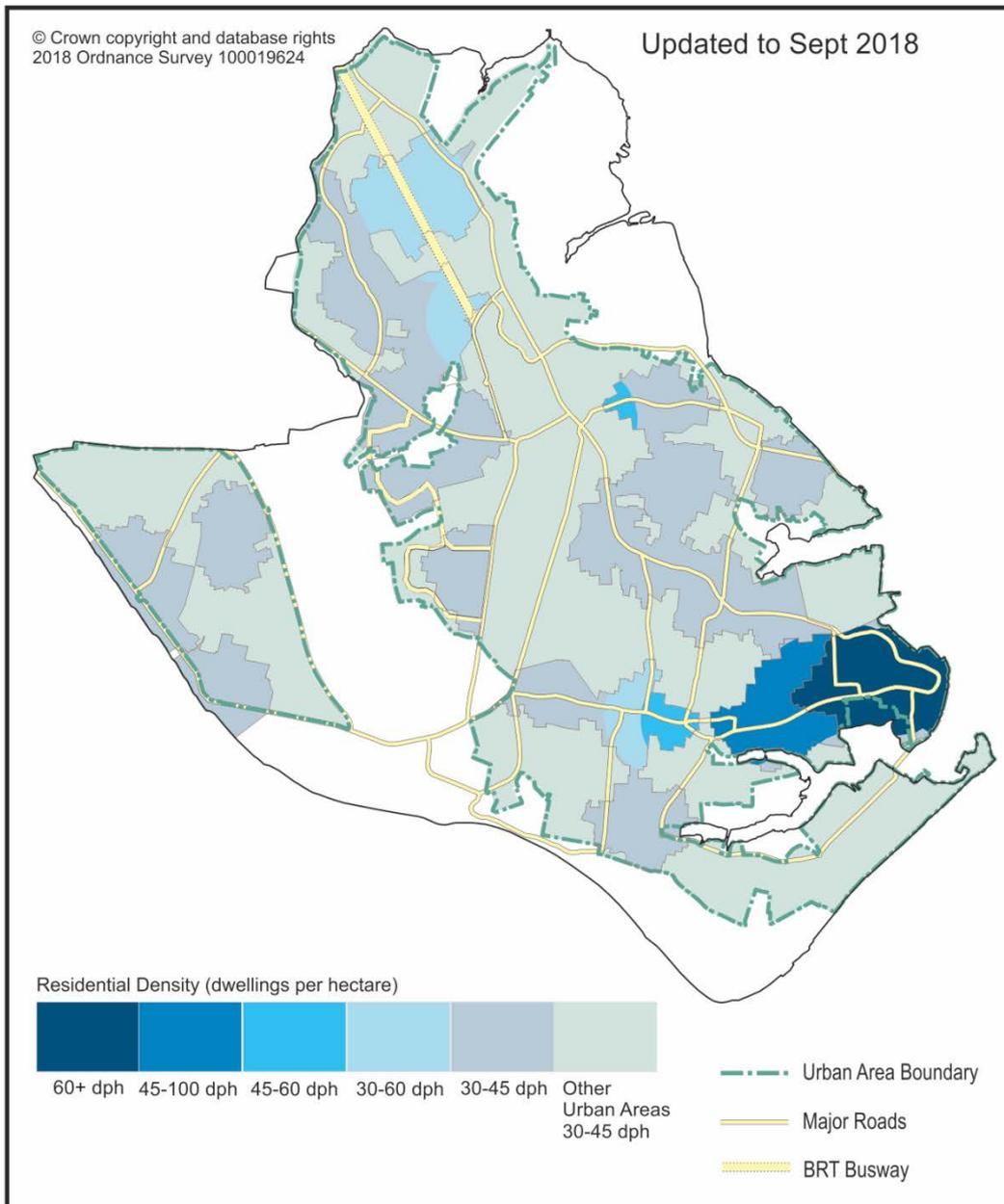
5.34 Figure 5.9a shows the accessibility and indicative potential housing densities in the Borough.

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.

Figure 5.9a: Accessibility and indicative potential housing densities



Housing distribution and type

- 5.35 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. For clarity residential garden development is not counted as previously developed land.

Figure 5.10: Dwellings built on PDL

Year	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
No. Dwgs (gross)	206	50	177	293	193	67	186	210	159	216
(%)	100	100	99.4	84	99.5	86	90.8	99.5	95.2	94.3

Affordability

- 5.36 Policy LP24 sets out 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 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); and
- 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

- 5.37 During the 2017/18 monitoring period a total of 50 (gross) affordable dwellings were completed. A total of 512 (gross) affordable homes have been built in the last 7 years.

Figure 5.11: Affordable housing completions 2011-2018

Year	Gross affordable completions
2011-2012	163
2012-2013	133
2013-2014	8
2014-2015	86
2015-2016	32
2016-2017	40
2017-2018	50
Total	512

- 5.38 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. The Council's Gosport Profile contains information related to key headline statistics for house prices, rents and income. The Gosport Profile can be found at: www.gosport.gov.uk/sustainability-profile

Households on Joint Housing Register

- 5.39 One key element of demand for affordable housing is the number of applicants on the Council’s Joint Register.
- 5.40 Figure 5.12 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 is lower than in previous years but has been increasing since the change in methodology.

Figure 5.12: Number of households on Gosport’s Joint Housing Register

Year	Number of Households
2003-2004	2,405
2004-2005	2,674
2005-2006	2,968
2006-2007	3,167
2007-2008	3,422
2008-2009	3,486
2009-2010	3,684
2010-2011	3,791
2011-2012	3,751
2012-2013	3,601
2013-2014	1,491
2014-2015	898
2015-2016	805
2016-2017	925
2017-2018	1,107

Source: Gosport Borough Council 2018

- 5.41 The breakdown of new dwellings by development type completed during the monitoring period.

Figure 5.13: Breakdown of completions by development type (2017/18)

Development Type	Completions (Gross)
New	17
Redevelopment	181
Conversion	27
Sub division	4
Total	229

- 5.42 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 5.14 show that a range of dwelling sizes have been provided in the Borough over the last 7 years.

Figure 5.14: Number of dwellings (gross) completed 2011-2018 by dwelling size

Size	2011/12 (%)	2012/13 (%)	2013/14 (%)	2014/15 (%)	2015/16 (%)	2016/17 (%)	2017/18 (%)	Total (%)
1 bed	83 24.0%	71 36.0%	16 20.0%	30 14.6%	20 9.5%	33 20.0%	90 39.3%	343 24.0%
2 bed	183 53.0%	90 46.0%	28 36.0%	75 36.6%	97 46.2%	61 36.0%	70 30.5%	604 42.2%
3 bed	63 18.0%	19 10.0%	28 36.0%	61 29.8%	55 26.2%	53 32.0%	43 18.7%	322 22.5%
4 bed	18 5.0%	13 7.0%	6 8.0%	39 19.0%	37 17.6%	20 12.0%	23 10.0%	156 11.0%
5 bed	0 0.0%	1 1.0%	0 0.0%	0 0.0%	1 0.5%	0 0.0%	3 1.3%	5 0.3%
Total	347 (100)	194 (100)	78 (100)	205 (100)	210 (100)	167 (100)	229 (100)	1,430 (100)

Self-Build Register

- 5.43 The Ministry of Housing, Communities & Local Government have published a PPG on Self Build Register. The statutory duties under the Self Build and Custom Housebuilding Act 2015 which came into force on 31st October 2016.
- 5.44 Although local authorities are not required to publish their self-build register they are encouraged to publish in their AMRs headline data on the demand for Self-Build and custom housebuilding revealed by their register and other sources.
- 5.45 Relevant authorities should consider what additional optional information (for example, general location within the authority's area, plot size preferences and type of housing intended to be built) could be requested of applicants and made available to increase opportunities for self-build and custom housebuilding in their area, having regard to data protection obligations. The following table includes the total number of people recorded on the Register.

Figure 5.15: Number of interested individuals and associations for Self-Build in Gosport (June 2018)

Number of interested individuals	31
Number of associations	0

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

- 5.46 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 adopted 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 employment policies in the GBLP will facilitate economic development in the Borough creating more employment opportunities for local people and to address key issues relating to employment opportunities in the Borough.
- 6.2 The Ministry of Defence has for many years 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.
- 6.3 As a result of these changes a large number of residents now work outside the Borough in a number of different locations but particularly, along the A27-M27 corridor in areas where journeys to work are particularly focused on private transport. The evidence from the 2011 Census shows that 60% of employed Gosport residents work outside the Borough and this 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 were filled by Gosport residents. This suggests that when local jobs are provided they are successfully occupied by local people.
- 6.4 The 2011 Census showed there are approximately 24,000 jobs in Gosport showing a decline from 33,000 in 2000 representing a 27% decrease in the employment base. The latest published information from NOMIS showed there were 28,000¹⁰ jobs in Gosport with a job density figure of 0.53¹¹. Although this is lower than the job density figure for the South East which is 0.88, it shows an increase from the lowest job density point recorded in 2009 at 0.45.
- 6.5 Despite the closure of several Ministry of Defence establishments there is still a higher than average proportion of jobs within public administration sector (this includes defence, health and education) compared to that at County and Regional levels. Furthermore there is a significantly lower proportion of jobs within the finance, IT and other business activities. There are a number of important business sectors in the Borough relating to advanced manufacturing, aviation and aerospace, and marine industries which employ significantly higher proportions of the workforce than the proportions nationally. The designation of land at Daedalus as the Solent Enterprise Zone which incorporates the Solent Airport will allow for these sectors to develop further throughout the GBLP plan period.
- 6.6 There are areas of the Borough which experience higher levels of deprivation. The 2015 Indices of Deprivation show that Gosport's ranking at 2015 is 131st out of 326 local authorities nationally, (with 1 most deprived). This is a relative decline from 2010 where Gosport Borough was ranked 161st in 2010. Within the Borough, levels of deprivation are unevenly spread with a lot of variation in the rankings attributed to different areas. There are 32,844 LSOA's nationwide, ranking from 1 (which is 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.

¹⁰ The figure includes employees, self-employed, government supported trainees and HM Forces.

¹¹ The job density figure represents the ratio of total jobs to population aged 16-64.

- 6.7 Earnings by workplace for both males and females have remained lower within the Borough when compared to those at both national and regional level over the longer term period. Earnings by residence have also shown a general long term trend to be below those at the national and regional level.
- 6.8 The Council's Gosport Profile provides further key headline statistics relating to Gosport's economic and employment profile. The Gosport Profile can be seen on the Council's website at: www.gosport.gov.uk/sustainability-profile
- 6.9 Overall many of the factors above can be tackled through maximising opportunities to provide jobs and in enhancing the skills base through training which is a key priority in the policies of the GBLP.

Policy Context

- 6.10 The following policies are relevant in terms of the monitoring information included in this Chapter:

Gosport Borough Local Plan 2011-2029

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

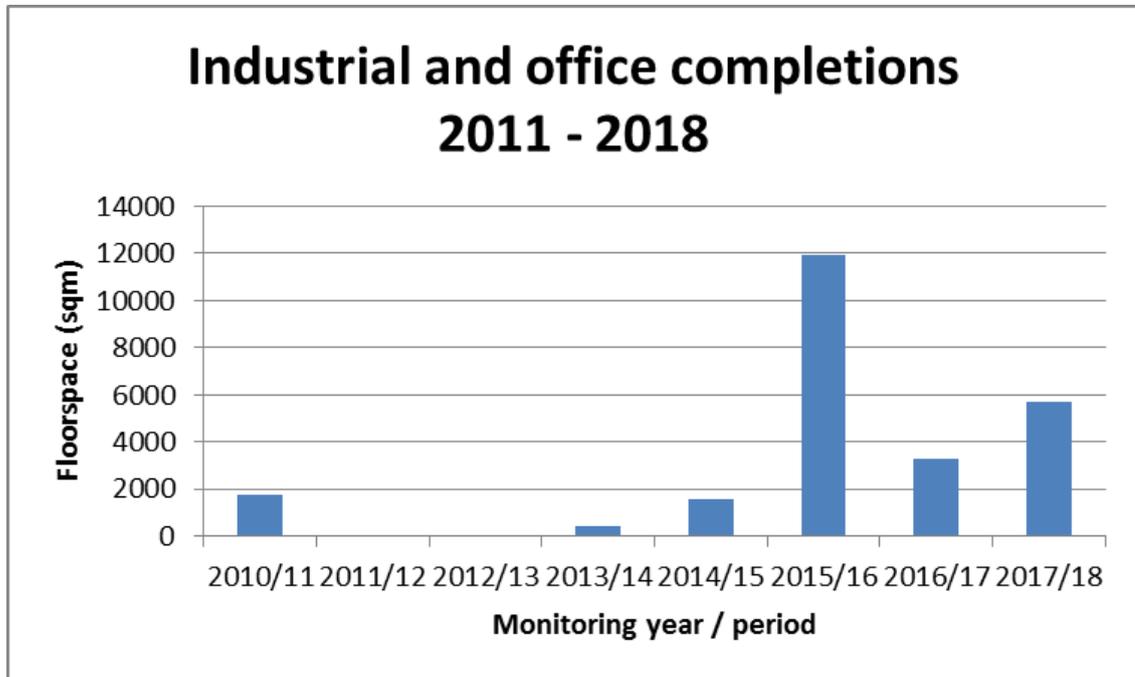
GBLP Indicator: Amount and type of employment floorspace completed

- 6.11 For AMR purposes it is important to note that completions reported only take account of proposals occupying at least 200m² of floorspace. In the 2017-18 monitoring period 5,679m² of employment floorspace was built as part of the phase 1 redevelopment at Daedalus. Figure 6.1 shows the amount of employment floorspace completed since 2011 (the base date for the GBLP) which contributes towards meeting the Local Plan target of 84,000m².

Figure 6.1: Total completions 2011-2018 (m²) (gross)¹²

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total
0	0	392	1,541	11,949	3,268	5,679	22,829

Figure 6.1a: Industrial and Office Completions 2010/11-2017/18 (Gross)



6.12 Figure 6.2 below shows the identified floorspace for outstanding planning permissions, potential employment floorspace within existing employment sites and potential floorspace for allocations identified in the GBLP. The allocation for 75,000m² (gross) (50,700m²) (net) of floorspace at Daedalus (Policy LP5) accounts for a large proportion of the identified allocation. 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 opportunities.

¹² There are no employment losses for 2017/18

Figure 6.2: Potential employment floorspace contributing to the GBLP allocation of 84,000m² as at 1st April 2018

	Employment floorspace (net change) (m ²)	Employment floorspace (gross) (m ²)
Total completions (1st April 2011-31st March 2018)		
Completions and losses		
Former Cyanamid Site Fareham Road (now known as Fareham Business Park)	-2,353	13,490
Daedalus	+8,947	8,947
Gosport Waterfront	-6,986	0
Other sites	-810	392
Sub Total	-1,202	22,829
Outstanding planning permissions (as at 1st April 2018)		
Daedalus	+47,432	69,992
Royal Haslar Hospital ¹³	+2,805	2,805
Huhtamaki Rowner Road	+9,629	11,660
Sub Total	+59,866	84,457
Potential floorspace within existing employment sites (as at 1st April 2018)		
Toronto Place	+315	315
166 Fareham Reach	+500	500
Sub Total	+815	815
Outstanding Allocations¹⁴		
Grange Road	+8,400	8,400
Aerodrome Road	+1,100	1,100
Priddy's Hard Heritage Area	+1,000	1,000
Gosport Waterfront	- ¹⁵	20,869
Other Town Centre sites	- ¹⁶	7,000
Sub Total	+10,500	38,369
Total	69,979	146,470

6.13 Figure 6.3 below shows the level of industrial and office completions within Gosport by the amount and type of commercial use. Although the level of completions has been slow in recent years, completions information for the last two years has shown the picture improving. The figure for this year's monitoring period is 5,679m² and this is made up of non-specific B1-B8 employment uses at Daedalus.

¹³ In Table 6.1 of GBLP it was assumed that Haslar Hospital could accommodate net additional floorspace of 4,000 m²; the planning permission is for 2,805m² and therefore for the purposes of the supply table this is considered to be the revised employment floorspace supply for this site.

¹⁴ For the purposes of the supply table the Brockhurst Gate Economic Development allocation has been removed as since April 2017 the site has been granted planning permission for a retail park and is likely to proceed on this base.

¹⁵ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

¹⁶ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

Figure 6.3: Amount and type of employment floorspace completed – 2017/18 contributing to the GBLP allocation of 84,000m²

Use Class	Net employment Floorspace (m ²)	Gross employment floorspace (m ²)
B1a Offices	0	0
B1b Research & Development	0	0
B1c Light Industry	0	0
B2 General Industry	0	0
B8 Storage & distribution	0	0
B1-B8 non specific	0	5,679
Total	0	5,679

Employment land availability

6.14 Available employment land is defined as land identified for employment purposes in the GBLP or land that has extant planning permission for employment use classes as of 1st April 2018. Sites have been categorised in the tables below under B1-B8 (non-specific) when a variety of commercial end uses are possible. This year's figures in Figure 6.4 include the mixed use sites at Gosport Waterfront, Gosport Town Centre, Priddy's Hard Heritage Area and Haslar. This approach fits with the objectives of the NPPF which is committed to securing economic growth to create jobs and prosperity.

Figure 6.4: Employment land availability by type as at 1st April 2018

Use Class	Available Employment Land (ha)
B1a Offices	20.94
B1b Research & Development	0
B1c Light industry	0
B2 General industry	0
B8 Storage & distribution	0
B1-B8 (non-specific)	21.44
Total	42.38

Note: 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.

6.15 Figure 6.5 shows the outstanding planning permissions by Use Class which contribute towards delivering the GBLP employment allocation of 84,000m² net additional floorspace.

Figure 6.5: Outstanding planning permissions by Use Class at 1st April 2018

Use Class	Outstanding Planning Permissions (m ²) (Net)	Outstanding Planning Permissions (m ²) (Gross)
B1a Offices	2,805	2,805
B1b Research & Development	0	0
B1c Light industry	0	0
B2 General industry	0	0
B8 Storage & distribution	0	0
B1-B8 (non-specific)	57,061 ¹⁷	81,652
Total	59,866	84,457

¹⁷ This figure includes 2,031m² outstanding losses at Huhtamaki Rowner Road.

6.16 Figure 6.5 shows the potential employment floorspace within existing employment sites and allocations which count towards the employment allocation of 84,000m² identified in the GBLP. This information is broken down by use class. The figure of 2,805 m² relates to the employment floorspace permitted at Haslar.

Figure 6.6: Outstanding potential floorspace within allocations by Use Class identified in the GBLP at 1st April 2018

Use Class	Allocations (m ²) (Net)	Allocations (m ²) (Gross)
B1a Offices	0	0
B1b Research & development	0	0
B1c Light industry	0	0
B2 General industry	0	0
B8 Storage & distribution	0	0
B1-B8 (non-specific)	10,500	38,369
Total	10,500	38,369

6.17 The floorspace figures set out in Figure 6.6 are subject to change over future monitoring periods depending on the submission of detailed proposals.

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

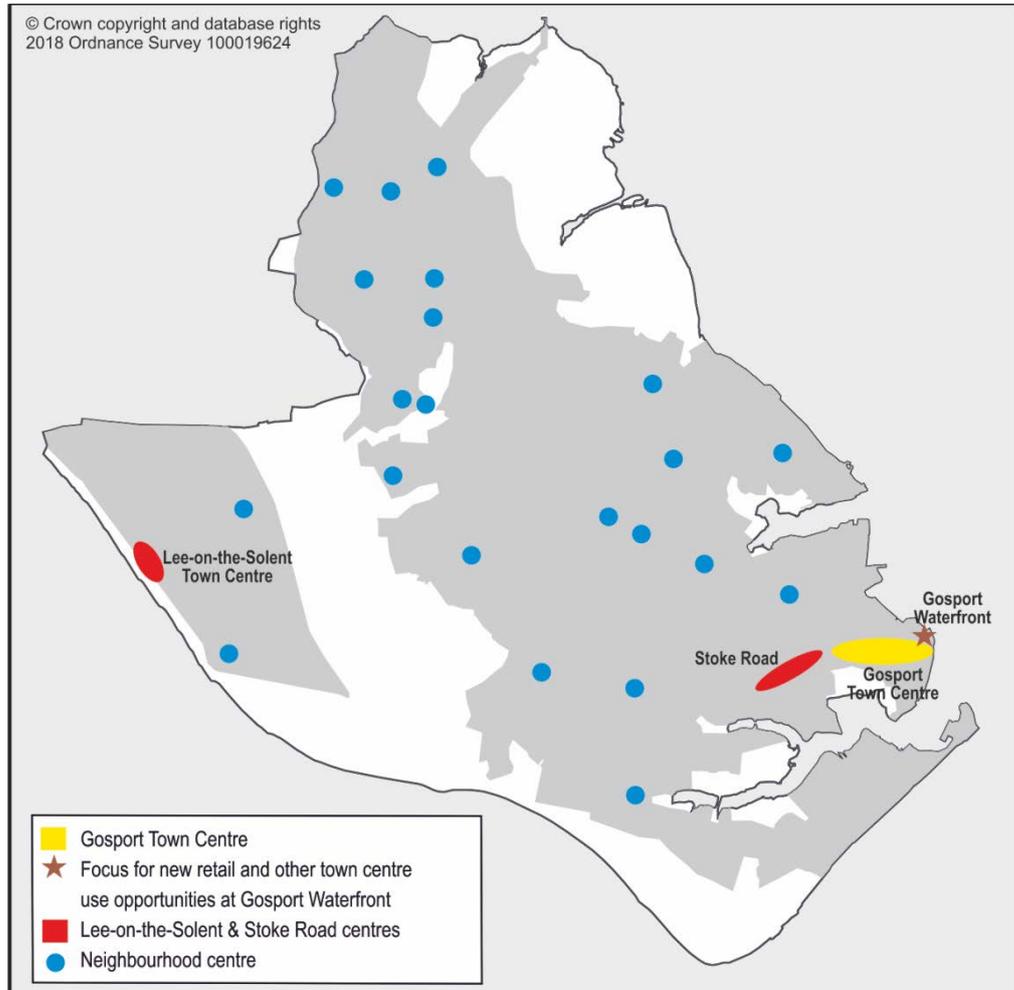
6.18 There were no losses of employment during the 2017/18 monitoring period.

7.0 RETAIL AND CENTRES

Overview

- 7.1 There are a large number of centres in the Borough ranging from the Town Centre which is the principal centre in the Borough to the two district centres at Lee-on-the-Solent and Stoke Road to the 22 neighbourhood centres located around the Borough (see plan below).

Figure 7.1: Location of retail centres in Gosport Borough



- 7.2 There are a number of issues affecting the Borough's centres which were identified as requiring a local plan policy response. Key issues which the plan seeks to address are as follows:

- The year on year increase of spending on-line;
- Competition from other centres and significant leakage of expenditure out of the Borough by Gosport residents;
- Competition from out-of-town retailers;
- Significant opportunity to expand retail and associated facilities at Gosport Waterfront to complement and enhance Gosport Town Centre which will assist in clawing back leaking expenditure from the Borough;

- Expanding the role of neighbourhood centres to provide a wider range of services for the surrounding areas they serve;
- Helping to reduce the level of vacancies where these are particularly high;
- Contributing towards meeting the needs of local residents to support a wider range of town centre services; and
- Contributing towards improving the overall urban environment.

Policy Context

- 7.3 The policies for the Principal, District and Neighbourhood centres in the GBLP and their indicators for monitoring purposes are set out in the Box below.

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)

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

GBLP Indicator: The amount of retail development in relation to 10,500m² of net additional floorspace for retail and other town centre uses.

- 7.4 Policy LP3: *Spatial Strategy* makes provision for 10,500m² of net additional floorspace for retail and other town centre uses.
- 7.5 Figure 7.2 below shows a total of 14,566m² of A1 retail floorspace was permitted during the monitoring period. This figure is made up of developments over 200m².

Figure 7.2: Retail supply (over 200m²)

	Net additional floorspace (m ²) A1	Net additional floorspace (m ²) A1-A5 (unspecified)	Net additional floorspace (m ²) A2-A5
Completions 2011-2018	3,735	1,397	2,784
Sub total	3,735	1,397	2,784
Outstanding Permissions at 1st April 2017			
Daedalus	200 ¹⁸		875
Royal Hospital Haslar	299 ¹⁹		1,324
Mayfield Buildings Harbour Road	275 ²⁰		
Fareham Business Park (formerly known as Cyanamid site), Fareham Road			71 ²¹
Land at Fareham Road/Heritage Way (Brockhurst Gate)	4,707		2,508
Sub total	5,481		4,778
Allocations			
Gosport Waterfront	5,350		
Total	14,566	1,397	7,562

¹⁸ 1,075 m2 permitted retail at Daedalus however this figure is conditioned to only allow for 200m2 of A1 retail.

¹⁹ 299 m² for A1 use only secured by planning condition for planning application 12/00591/OUT

²⁰ Planning permission (planning application number 14/00076/FULL) was granted for the hybrid application at the site of the Aldi store comprising of a 1,550m² A1 store and a single commercial unit of 275m² for class A1, A2, A3, A4, A5, B1 or D1 uses and 48 residential units in November 2015. The class A1 foodstore opened in June 2015 with the 275m² of commercial floorspace remaining outstanding. Since the close of this year's monitoring period (31st March 2018), planning permission has been granted to extend the Aldi car park (planning application 18/00216/FULL, decision granted 25.07.2018). As this permission was granted outside of the monitoring period the figures will remain the same and will be adjusted in next year's report.

²¹ This is part of a larger scheme for 255.4m² (planning application number 15/00432/FULL).

- 7.6 Figure 7.2a shows the amount of retail and other town centre uses completed between 2011 and 2018.

Figure 7.2a: Retail and other town centre uses completions 2011-2018 (200m²)

Year	A1 only	A1-A5 (unspecified) and A2-A5 (specified)
2011-12	333	223
2012-13	0	0
2013-14	2,046	2,273
2014-15	1,017	290
2015-16	339	1,395
2016-17	0	0
2017-18	0	0
Total	3,735	4,181

Hotel Provision

- 7.7 In addition to the permitted floorspace figures shown in figure 7.2a, monitoring survey work also showed permission was also granted for the construction of a 27 bedroom extension for the Premier Inn at Forest Way (planning application 16/00076/FULL) which was granted planning permission 12th April 2016 and which has now been completed during the monitoring period. In addition planning permission was granted for a change of use from B1 to a 54 bedroom hotel in the High Street Gosport on 19th January 2017 (planning application 16/00396/FULL).

Principal and District Centre Profiles

- 7.8 This year's surveys were carried out during March and April 2018. Appendix 4: Centres and Commercial Frontages of the GBLP shows in detail all the frontages used in each unit as the basis of the frontage measurements in policy LP28. Where a frontage has changed through temporary permitted development rights, the unit remains counted in its original use until prior approval is granted.

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 and town centre uses policies in the GBLP seek to ensure each shopping centre retains a balanced mix of uses which provides a good range of services and facilities appropriate to the role each centre fulfils in the retail hierarchy.

Principal and District Centres

- 7.10 Policy LP28 establishes thresholds for non A1/A2 uses. In Gosport Town Centre and Lee-on-the-Solent District Centre, policy LP28 (part 1b) states that planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses (as well as other appropriate town centre uses) provided these do not either individually or cumulatively exceed 33% of the total frontage.
- 7.11 The Stoke Road District Centre has primary and secondary frontages. Within the primary frontage, planning permission will be granted for appropriate town centre uses other than A1 or A2 provided these do not either individually or cumulatively account for more than 33% of the total frontage. In the secondary areas of the centre non A1 and A2 uses will be permitted provided they do not either individually or cumulatively exceed 50% of the total frontage area.
- 7.12 Figure 7.3 highlights the amount of A1, A2 and non A1/A2 uses in the centres.

Figure 7.3: Percentage of commercial unit frontages within the Gosport Town Centre, Stoke Road and Lee-on-The-Solent District Centres in 2018 (Policy LP28)

Type of frontage	Use Class	Frontage (m)	% of frontage by use
Gosport Town Centre Principal Centre 2018			
All Primary	A1	794.2	51.9
	A2	213.2	13.9
	Non-A1/A2	521.5	34.1
	Total	1,528.9	100
Stoke Road District Centre: District Centre 2018			
Primary	A1	261.0	51.6
	A2	83.3	16.5
	Non-A1/A2	160.6	31.8
	Total²²	504.9	100
Secondary	A1	211.3	38.3
	A2	53.3	9.7
	Non-A1/A2	286.9	52.0
	Total*	622.1	100
Lee-on-the-Solent: District Centre 2018			
All Primary	A1	477.8	68.2
	A2	41.0	5.9
	Non A1/A2	181.4	25.9
	Total	700.2	100

- 7.12 The monitoring for this year shows that there is a small increase in the proportion of non-A1/A2 uses within the Gosport Town Centre and in the secondary frontage of Stoke Road District Centre above the policy thresholds of 33% and 50% respectively.
- 7.13 It may be necessary for the Council to consider reviewing the threshold policy in the future given the changing nature of retail and the need to encourage a greater diversity of uses in the town centres in order to encourage residents and visitors to continue to spend time and money in them.

GBLP Indicator: Vacancy rates by frontage (Gosport Town Centre, Stoke Road and Lee-on-The-Solent District Centres)

- 7.14 Vacancy rates are identified in the National Planning Practice Guidance (NPPG) as making a useful contribution towards the 'health check' of a centre over time. Figure 7.4 shows the vacancy levels in Gosport Town, Stoke Road Centre and Lee-on-The-Solent centres for 2018 and Figure 7.5 compares trends between 2011 and 2018 in these centres.

²² There is a difference of 6.2m in the frontage total for Stoke Road Centre as a whole between the 2016 and 2017 surveys. This is because in the 2017 survey some of the frontages have been re-measured.

Figure 7.4: Vacancy rates by frontage at Gosport Town Centre, Stoke Road and Lee-on-the-Solent District Centres in April 2018

Name of centre	Type of centre	% of vacant frontage 2018
Gosport Town Centre	Principal	3.7%
Stoke Road Primary Frontage	District	12.0%
Stoke Road Secondary Frontage	District	13.2%
Lee-on-The-Solent	District	6.3%

Figure 7.5: Vacancy rates by frontage between 2011-2018 Gosport Town Centre, Stoke Road and Lee on the Solent Centres (% of frontage that is occupied by vacant unit)

Gosport Town Centre

2011	2012	2013	2014	2015	2016	2017	2018
7.6	8.5	5.7	5.2	6.9	5.8	5.4	3.7

Stoke Road District Centre

	2011	2012	2013	2014	2015	2016	2017	2018
	18.0	18.0	12.0	13.0				
Primary	-	-	-	-	16.7	0.9	8.4	12.0
Secondary	-	-	-	-	12.2	9.2	10.9	13.2

Lee-on-the-Solent District Centre

2011	2012	2013	2014	2015	2016	2017	2018
5.0	0	4.0	3.0	3.5	5.1	5.1	6.3

Neighbourhood centres

- 7.15 Neighbourhood centres are the preferred location for retail, leisure and other forms of town centre uses outside of the principal and district centres. There are 22 neighbourhood centres dispersed throughout the Borough providing for the day-to-day needs of residents they serve.
- 7.16 The neighbourhood centres allow residents to purchase everyday items without the need to travel into town and this is particularly important for residents who do not have access to a car or who have limited mobility or no access to the internet to purchase goods and services online. It is therefore very important to retain both a strong retail core but also provide sufficient flexibility within these centres to accommodate a range of other appropriate town centre uses to support these important local community hubs.
- 7.17 Therefore policy LP28 in the GBLP is designed to support a diversity of uses within neighbourhood centres, providing increased choice of services for local residents and reducing 'dead' frontages whilst still retaining an important retail core. A wide range of appropriate town centre uses are permitted within the smaller centres provided such uses do not either individually or cumulatively exceed 50% of the total frontage of the centre. Figure 7.6 sets out the retail and services profile of each neighbourhood centre. A number of centres have exceeded the policy threshold of 50% for non-A1/A2 uses and this may indicate a need to review the thresholds as part of the work on the emerging Gosport Borough Local Plan Review.

Figure 7.6: Percentage of A1/A2 and non-A1/A2 uses within neighbourhood centres March 2018

Name of centre	Use class	Frontage (m)	% of frontage occupied
Alver Village	A1	86.7	81.6
	A2	0	0
	Non A1/A2	19.5	18.4
Alverstoke Village	A1	54.4	59.6
	A2	4.9	5.4
	Non A1/A2	32.0	35.0
Antice Court, Twyford Drive, Lee-on-the-Solent	A1	36.6	65.1
	A2	0	0
	Non A1/A2	19.6	34.9
Beauchamp Avenue	A1	21.1	74.3
	A2	0	0
	Non A1/A2	7.3	25.7
Brewers Lane	A1	20.0	57.1
	A2	0	0
	NonA1/A2	15.0	42.9
Brockhurst Road	A1	107.2	78
	A2	5.2	4
	Non A1/A2	42.7	18
Bury Cross	A1	19.5	23.2
	A2	0	0
	Non A1/A2	64.7	76.8
Carisbrooke Road	A1	35.6	44.6
	A2	0	0
	Non A1/A2	44.3	55.4
Dartmouth Court	A1	35.5	83.0
	A2	0	0
	Non A1/A2	7.4	17.0
Elson Road	A1	26.1	38.0
	A2	0	0
	Non A1/A2	42.9	62.0

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Forton Road/Bedford Street	A1	65.6	85.0
	A2	11.6	15.0
	Non A1/A2	0	0
Forton Road/Parham Road	A1	81.3	49.2
	A2	0	0
	Non A1/A2	84.1	50.8
Forton Road/The Crossways	A1	71.7	47.9
	A2	4.7	3.1
	Non A1/A2	73.3	49.0
Gregson Avenue	A1	64.1	59.5
	A2	0	0
	Non A1/A2	43.7	40.5
Nobes Avenue	A1	57.3	79.7
	A2	0	0
	Non A1/A2	14.6	20.3
Palmyra Road	A1	52.9	65.6
	A2	0	0
	Non A1/A2	27.8	34.4
Portsmouth Road	A1	23.8	55.2
	A2	0	0
	Non A1/A2	19.3	44.8
Queens Parade	A1	38.6	24.8
	A2	0	0
	Non A1/A2	117.3	75.2
Rowner Lane	A1	32.7	74.7
	A2	0	0
	Non A1/A2	11.1	25.3
Rowner Road	A1	48.8	51.5
	A2	0	0
	Non A1/A2	46	48.5
St. Nicholas Avenue	A1	15.3	49.4
	A2	0	0
	Non A1/A2	15.7	50.6

Tukes Avenue	A1	30.9	100
	A2	0	0
	Non A1/A2	0	0

GBLP Indicator: Vacancy rates (Neighbourhood Centres)

7.18 The vacancy rates in Figure 7.7 are based upon the neighbourhood centre frontages set out in Appendix 4: Centres and Commercial Frontages of the GBLP.

Figure 7.7: Vacancy rates by frontage in Neighbourhood Centres March/April 2017-18

Name of centre	% of the total frontage 2017	% of the total frontage 2018	Change from previous year
Alverstoke Village	0%	0%	↔
Alver Village	0%	0%	↔
Antice Court, Twyford Drive, Lee-on-the-Solent	0%	0%	↔
Beauchamp Avenue	0%	0%	↔
Brewers Lane	0%	0%	↔
Brockhurst Road	21.3%	25.0%	↑
Bury Cross	47.0%	27.7%	↓
Carisbrooke Road	0%	0%	↔
Dartmouth Court	0%	18.9%	↑
Elson Road ²³	34.6%	26.6%	↓
Forton Road/Bedford Street	12.0%	12.7%	↑
Forton Road/Parham Road	31.1%	21.5%	↓
Forton Road/The Crossways	8.6%	0%	↓
Gregson Avenue	0%	5.4%	↑
Nobes Avenue	9.9%	20.2%	↑
Palmyra Road	5.9%	5.9%	↔
Portsmouth Road	0%	0%	↔
Queens Parade	0%	0%	↔
Rowner Lane	5%	2%	↓
Rowner Road	0%	0%	↔
St. Nicholas Avenue	3.2%	2.0%	↓
Tukes Avenue	0%	46.2% ²⁴	↑

²³ The higher percentage in Elson Centre is accounted for due to significant redevelopment of the centre occurring at this time with the partial demolition of the former Jack in the Bush Public House and the re-provision of a new unit which was vacant at the time of the 2016 and 2017 surveys. The 2018 survey shows a significant reduction in the level of vacancies due to the successful rejuvenation of this Neighbourhood Centre.

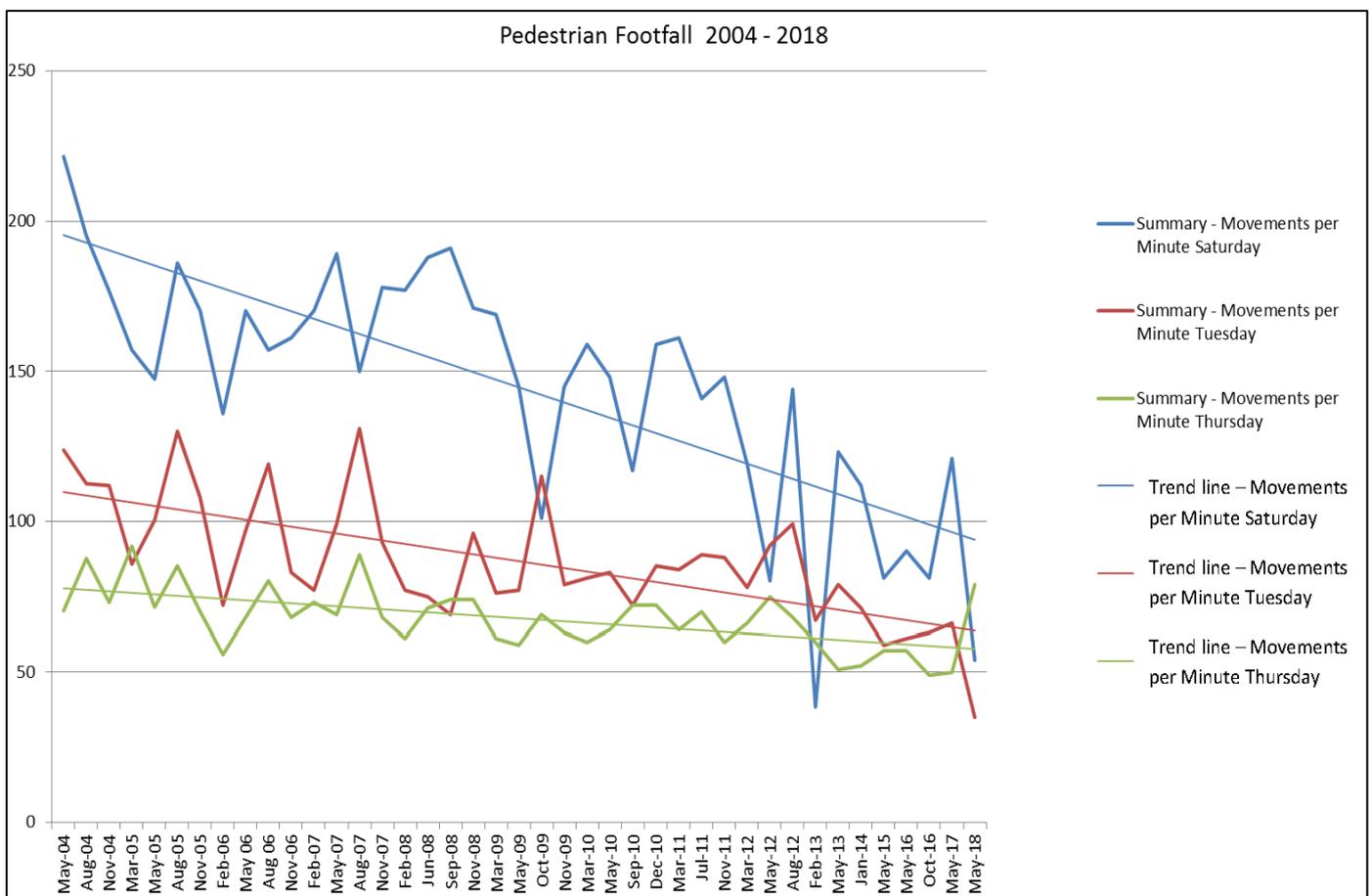
²⁴ Although this represents a significant increase in the vacancy rate in the Tukes Avenue Neighbourhood Centre from 2017 this represents 1 large unit with a substantial retail frontage.

7.19 Of the 22 neighbourhood centres, the 2018 survey showed 10 of these centres had no vacancies compared to 12 the previous year. Those centres with over 20% vacant frontage increased from 4 centres to 6 centres.

Pedestrian Footfall in Gosport Town Centre

7.20 Pedestrian footfall is another important ‘health check’ indicator for monitoring the overall vitality and viability of town centres. The Council have undertaken footfall surveys in Gosport Town Centre since 2004. The surveys are carried out over three separate days over the length of Gosport High Street at different times of the day for each day surveyed. The survey days includes Tuesdays and Saturdays which are both market days. The Market makes an important contribution to the local economy. Specialist markets and events are held at different times of the year in the Town Centre which adds to the vibrancy of the street scene. Figure 7.8 below shows the patterns in footfall over the last 14 years.

Figure 7.8: Pedestrian footfall May 2004 to May 20



GBLP Indicator: New retail floorspace permitted outside of centres

7.21 Planning permission was granted on 15th November 2017 for a retail led scheme at Land at the junction of Fareham Road and Heritage Way (Brockhurst Gate) comprising of 7,215 m² of retail uses and a drive-thru restaurant and coffee shop. (Planning application number 16/00598/FULL) The retail element is limited to a maximum of 4,707m².

GBLP Indicator: New retail floorspace completed outside of centres

- 7.22 There were no retail floorspace completions over 200m² during the monitoring period. The permitted scheme on Land at Fareham Road/Heritage Way was under construction at the time of the survey.

8.0 COMMUNITY AND LEISURE FACILITIES

Overview

- 8.1 A key objective of the GBLP is to provide and promote a range of quality health, education, community, leisure and cultural facilities in easily accessible locations. The provision of new facilities and improvements to, existing facilities are an integral part of delivering a high quality urban environment. Such facilities can make a significant contribution towards increasing participation rates in sports and leisure activities. The Gosport Leisure Park which includes Gosport Leisure Centre provides a range of leisure facilities and was opened in the summer 2013. In addition to this, local schools, colleges and a broad variety of clubs also make a significant contribution towards the accessibility of local sports, leisure and fitness provision.
- 8.2 The Borough also has a number of museums and exhibition and heritage facilities including the Explosion Museum, the Submarine Museum and the Gosport Discovery Centre attracting visitors to the Borough.

Policy Context

- 8.3 The following Local Plan policy is 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

Targets

- None

Monitoring Information

GBLP Indicator: Total amount of completed community facilities

- 8.4 There was a total of 247m² completed D2 use (ground floor extension, planning application number 16/00580/FULL) at Gosport Leisure Park during the monitoring period.

GBLP Indicator: Total amount of losses of community facilities

- 8.5 There were no losses recorded during the monitoring period.

9.0 ENVIRONMENT

Overview

- 9.1 This section includes information relating to the following elements which play an important role in the environmental quality of the Borough: built heritage, open spaces, biodiversity and flood management.

Policy context

- 9.2 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 Heritage Assets including 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 & 3

Target

None

Monitoring Information

Heritage Assets

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

- 9.3 There are 17 Conservation Areas designated in the Borough including the most recently designated Conservation Area for Haslar Barracks and an extension to the Bury Road Conservation Area boundary which was extended this year. There are around 553 Listed Buildings, and approximately 100 Locally Listed Buildings and 12 Scheduled Ancient Monuments (SAMs). There are two less from last year simply because two SAMs within Haslar Gunboat Yard and Sheds have been re-designated as Listed Buildings. There are a number of Historic Parks and Gardens including the grounds of the Royal Hospital Haslar

and Haslar Royal Naval Cemetery, which are both Grade II Registered Parks of National Importance. Policy LP11: Designated Assets seeks to conserve and where possible enhance its historic assets and a number of buildings and features are listed. Figure 9.1 below identifies the changes in heritage assets.

Figure 9.1: Changes to Heritage Assets

Heritage Asset	Type	Date of change	Status
Haslar Gunboat Yard and Sheds			
Gunboat Sheds & Workshop	Grade I Listed	14.06.16	New Listing
Gunboat Yard Boundary Walls Watchtowers and Gates entrance to Cemetery	II*	14.06.16	New Listing
Guard House 1431192	II*	14.06.16	New Listing
Engine House Complex including Boiler House, Well House and Chimney	II	14.06.16	New Listing
Gunboat Yard Jetty & Crane	II	14.06.16	New Listing
Police Barracks	II*	14.06.16	New Listing
Haslar Gunboat Yard - Gunboat traverser system	SAM	14.06.16	Amendment to Schedule
Miscellaneous walls and buildings, Gunboat Yard	SAM	14.06.16	De-scheduled
Gun Boatsheds, Gunboat Yard	SAM	14.06.16	De-scheduled
Priddy's Hard			
Proof house and Cook House(Building 241)	II	03.08.17	Delisted 03.08.17
Haslar Barracks			
Haslar Barracks Conservation Area	Conservation Area	06.12.17	Formally designated by GBC at Regulatory Board (06.12.2017)
Haslar Royal Naval Cemetery			
Haslar Royal Naval Cemetery, Clayhall Road	Historic Parks and Gardens Listed Park	26.05.16	New Listing
Clayhall Royal Naval Cemetery Chapel	II Listed	05.02.16	New Listing
Submariner's Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
HMS L55 Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
HMS Boadicea Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
HMS Eurydice Memorial, Clayhall Royal Naval Cemetery	II* Listed	05.02.16	New Listing
HMS Thunderer Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing

Bury Road Conservation Area No. 3	Conservation Area	29.08.18	(Extended formally by GBC at Regulatory Board (29.08.2018))
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9.4 Gosport has a number of important areas for biodiversity of international, national and local importance. In addition to these areas there are also a number of key open spaces including the Alver Valley, Stokes Bay/Gilkicker area and Lee-on-the-Solent seafront which provide significant areas of open space that are popular with local residents and attract visitors from outside the Borough. Protecting and enhancing open spaces in the Borough is an integral part of maintaining a high quality urban environment.

Allotments

GBLP Indicator: The number and proportion of vacant allotments

9.5 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. There are 22.5 hectares of allotments in the Borough. Policy LP36 recognises the important health and recreation benefits provided by allotments in addition to being an important source of growing local food. Local demand for allotments has grown considerably in recent years and in certain parts of the Borough there are waiting lists. The number of plots, vacancies and waiting list numbers are shown in the table 9.2 below.

9.6 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 Park Road has the longest waiting list. The Council approved the creation of new allotments at Manor Way Lee-on-the-Solent in June this year.

Figure 9.2: Vacancy rates for allotments in Gosport June 2018

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	377	15	4.0%	22
Camden	176	9	5.1%	13
Elson	83	2	2.4%	15
Lee-on-the-Solent	111	1	0.9%	29
Leesland Park	65	1	1.5%	32
Middlecroft	190	13	6.8%	10
Park Road	17	1	5.8%	47
Rowner	72	3	4.1%	18
Tukes Avenue	4	0	0%	19
Wych Lane	9	0	0%	24
Total	1104	45	4.1%	229

Biodiversity

9.7 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 published in December 2018 shows the extent of nature conservation designations in the Borough.

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

9.8 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 surveys. 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 importance²⁵ 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.

9.9 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 9.3 includes the latest known information for Gosport which is 31st March 2018. Further surveys are being undertaken through the Hampshire Habitat Survey Programme on the extent of priority habitats.

Figure 9.3: BAP Extent of Priority Habitats in Gosport (31st March 2018)

Priority Habitat	Comments on Status	Ha. in Gosport Borough	% of total Hants area
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath	9	1.0
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	12	0.40
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1	0.4
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	4	3.1

²⁵ 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.

Priority Habitat	Comments on Status	Ha. in Gosport Borough	% of total Hants area
Lowland Deciduous Woodland Mixed	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.	77	9.3
Wet Woodland	Other areas may exist that have yet to be surveyed for qualifying NVC types.	20	0.5
Wood-pasture & Parkland	Not comprehensive. Further work needed to classify this habitat within historic parkland	15	1.4
Open waters – Eutrophic Standing Waters	No comprehensive information yet available	1.9	0
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.	58	2.4
Reedbeds	EA data to be verified/ NE data to be added & verified.	14.0 ²⁶	0.1
Coastal saltmarsh	EA data partly verified	28	0.2
Coastal Vegetated Shingle	Comprehensive	62.6	0.1
Intertidal mudflats	EA partly verified	111	1.1
Maritime Cliff and Slopes	Comprehensive	0	0.0
Saline lagoons	Comprehensive	9.1	0.0

9.10 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. Of the 50 species, 30 are UK Priority species and are listed on S41 of the NERC Act 2006. The remainder are on the Hampshire BAP list. This year's survey shows that Gosport has 24 of the 50 species. The species present are set out in Figure 9.4 below.

²⁶ A loss of reedbed in the Gosport area (Alver Valley) is due to a re-interpretation to swamp or a transition to wet woodland. An additional 12 ha of wood pasture/parkland added to lowland mixed deciduous woodland at the Wildgrounds. Coastal/floodplain grazing marsh 'lost' due to correct reclassification. This was reported in HBIC's Monitoring Report for 2016-2017, (November 2017)

Figure 9.4: Hampshire BAP species found in Gosport

Scientific name	Common name	Group	Hampshire trend 2008-2018 (assessed 2018)
<i>Triturus cristatus</i>	Great crested newt	Amphibians	Decline ²⁷
<i>Bombus humilis</i>	brown-band carder bee	Bees	Stable
<i>Lucanus cervus</i>	Stag beetle	Beetles	Stable
<i>Alauda arvensis</i>	Skylark	Birds	Decline
<i>Branta bernicla bernicla</i>	Dark-bellied Brent goose	Birds	Stable
<i>Caprimulgus europ.</i>	nightjar	Birds	Stable
<i>Lullula arborea</i>	Woodlark	Birds	Stable
<i>Luscinia megarhynchos</i>	Nightingale	Birds	Decline
<i>Pyrrhula pyrrhula</i>	Bullfinch	Birds	Stable
<i>Streptopelia turtur</i>	turtle dove	Birds	Decline
<i>Sylvia undata</i>	Dartford warbler	Birds	Increase
<i>Tringa totanus</i>	Redshank	Birds	Decline
<i>Vanellus vanellus</i>	Lapwing	Birds	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterflies	Increase
<i>Cupido minimus</i>	small blue	Butterflies	Fluctuating
<i>Lysandra coridon</i>	Chalkhill Blue	Butterflies	Fluctuating
<i>Gammarus insensibilis</i>	Lagoon sand shrimp	Crustacea	Stable ²⁸
<i>Carex divisa</i>	Divided sedge	Plant	Decline
<i>Chamaemelum nobile</i>	Chamomile	Plants	Decline
<i>Orchis morio</i>	Green-winged orchid	Plants	Decline
<i>Zostera marina</i>	Eelgrass	Plants	Stable ²⁹
<i>Arvicola terrestris</i>	Water vole	Mammals	Stable ³⁰
<i>Apoda limacodes</i>	Festoon	Moth	Increase
<i>Hemaris fuciformis</i>	Broad-bord bee hawk	Moth	Fluctuating

(Source Table 9: Distribution of the 50 Hampshire Notable Species (2008-2018) Hampshire Biodiversity Information Centre (2018))

²⁷ The national status of a Great Crested Newt is still thought to be declining and this applies on a county level (Source: HBIC Monitoring Report 2018 (December 2018)).

²⁸ Trends were previously based on a 1997 survey of the Hampshire saline lagoons. A Natural England funded survey of all lagoons in 2013 recorded its presence in saline lagoons at several sites including Gilkicker Lagoon.

²⁹ Repeat surveys on selected Eelgrass beds carried out by the HIWWT and the EA suggests these beds are stable. However there are thought to be local declines in some areas as a result from physical disturbance from fishing activity which has been highlighted by the Defra European Marine Sites Risk Review for the Solent EMS.

³⁰ Water voles in Hampshire may be considered to be showing a slight upward trend, coupled with several recent and successful reintroduction programmes.

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

- 9.11 As of March 2018, there were 37 SINCS in the Borough amounting to 369.26 hectares of land. This represents a small change from the last monitoring period of 0.90 ha due to the amended SINC boundary at Bastion No.1. Moat. No new SINCS were added during the monitoring period. No SINCS have been deleted. There has been no net change in the number of SINC designation areas for Gosport during the monitoring period.
- 9.12 Nature conservation designations protect approximately 688 hectares within the Borough, which forms over 25% of its total area including water. The location of the nature conservation designations are shown in Figure 9.5 below and Figure 9.5a shows the changes in nature conservation designations since the GBLP was adopted in October 2015. Figure 9.5a also includes the Solent and Dorset Coast potential SPA as the NPPF states that potential SPAs should be given the same policy protection as formally designated SPAs.

Figure 9.5: International national and local nature conservation designations

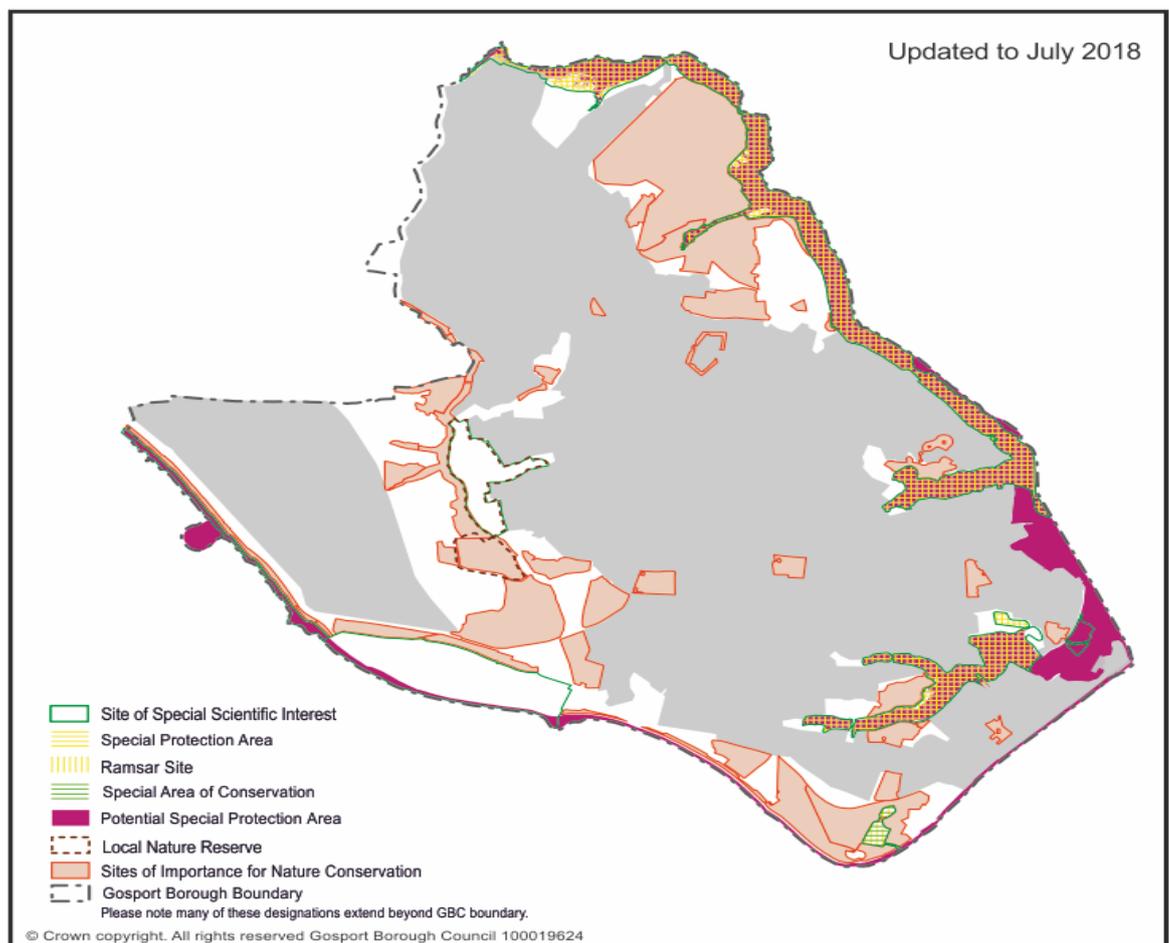


Figure 9.5a: Changes in Nature Conservation Designations since October 2015

Designation	Name of feature	Date of notification
Potential Special Protection Area	Solent and Dorset Coast potential SPA	18/10/2016
Sites of Importance for Nature Conservation (SINCs)	Bastion No.1 Moat	18/01/2018
Sites of Importance for Nature Conservation (SINCs)	Gosport Park	03/11/2016
Sites of Importance for Nature Conservation (SINCs)	Priddy's Hard	18/08/2016
Sites of Importance for Nature Conservation (SINCs)	Shingle Foreshore - no.2 Battery to Gilkicker	07/06/2016
Sites of Importance for Nature Conservation (SINCs)	Browndown Common	07/06/2016
Sites of Importance for Nature Conservation (SINCs)	West of the River Alver	07/06/2016
Sites of Importance for Nature Conservation (SINCs)	Lee-on-Solent Golf Course South	07/06/2016
Sites of Importance for Nature Conservation (SINCs)	DM Gosport	31/05/2016
Sites of Importance for Nature Conservation (SINCs)	Bayhouse School Playing Field North	22/04/2016
Sites of Importance for Nature Conservation (SINCs)	Alver Valley	07/12/2015
Sites of Importance for Nature Conservation (SINCs)	Rowner Copse (2 sites)	16/11/2015
Sites of Importance for Nature Conservation (SINCs)	Junkett Hill Reedbeds	16/11/2015
Sites of Importance for Nature Conservation (SINCs)	Fort Brockhurst	14/09/2015

- 9.13 The HBIC Monitoring Report for this year showed there have been some significant areas of coastal habitat which were re-classified from 'Favourable' to 'Unfavourable no Change' in a number of coastal districts including Gosport. This appears to be largely due to recent re-assessments of many coastal mudflats units which are now classed as 'unfavourable no change' due to on-going eutrophication and growth of dense macroalgae mats. Figure 9.6 summarises the information held by HBIC relating to the condition of the SSSIs in Gosport.

Figure 9.6: Condition of Gosport's SSSIs

Condition of Sites of Special Scientific Interest (SSSIs)		Condition of Sites of Special Scientific Interest (SSSIs) in Hampshire (as at 31st March 2018)
Favourable	Area (ha)	32.22
	Area (%)	12.2%
Unfavourable Recovering	Area (ha)	171.12
	Area (%)	64.5%
Unfavourable No Change	Area (ha)	55.44
	Area (%)	20.9%
Unfavourable Declining	Area (ha)	1.95
	Area (%)	0.7%
Part Destroyed	Area (ha)	0
	Area (%)	0
Destroyed	Area (ha)	4.46
	Area (%)	1.7%
Grand Total	Area (ha)	265.19

Source: Table 13E Condition of Sites of Special Scientific Interest (SSSIs) as at 31st March 2018) (HBIC December 2018)

Coastal Access

- 9.14 It is one of the Council's Strategic Priorities to have a high quality waterfront environment. Public access along the coastal frontage can contribute to enhancing the quality of life for local residents. With improvements to the coastal area and the Alver Valley Country Park there will be new opportunities over the plan period to improve the links between coast and countryside.

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

- 9.15 Policy LP37 of the GBLP promotes 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.

Renewable Energy

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. National information on numbers of households experiencing fuel poverty show for Gosport there is an estimated number of households of

37,395. Of these, 3,187 households or 8.5% are experiencing fuel poverty. This is a reduction on the previous figure of 11.7%³¹.

- 9.17 In the 2017/18 monitoring period, there were no planning applications submitted for renewable energy schemes. In recent years solar panels have been installed on a number of residential and commercial units in the Borough. The Borough Council installed Solar PV on its own property assets in the following locations:

Site	System size (kWp)	KWh generated to 01/11/2018
Fortune House	34.98	56,597
Gloucester House	49.77	44,816
Gosport Town Hall	36.00	27,548
Woodlands House	49.82	63,507
Total	170.57	192,468

Flood Risk and Coastal Defences

- 9.18 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 1-3 with land falling into Flood Zone 3 being at most risk of flooding. These zones do not take account of existing flood defence measures being in place. In February 2018 54 hectares of land are in Flood Zone 2 (only) and 381 hectares of land are in Flood Zone 3 (Based on Environment Agency maps published in February 2018) this is an increase in the area of land identified in Flood Zone 3 from last year's AMR. The difference is due to revised improvements in the source mapping.

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

- 9.19 The Council consults the Environment Agency on all applications in Flood Zones 2 and 3 and on planning proposals for sites exceeding 1 hectare in Flood Zone 1. During the monitoring period for this report, no planning applications were granted planning permission contrary to the advice of the Environment Agency.

GBLP Indicator: Number of dwellings built in Flood Zones 2 and 3 2017-18

Total Completions 2017-18 (gross)	Total Completions within Flood Zone 2/3
229	68

- 9.20 There were a total of 229 gross housing completions during the 2017-18 monitoring period. There were a total of 68 completions from 4 schemes where the boundaries of the sites fall within flood zone 2 and 3 boundaries. These schemes had undergone individual site specific FRAs and where a sequential test had been carried out.

³¹ Fuel Poverty Sub Regional Tables 2018.

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 an important part of the successful delivery of the regeneration opportunities identified in the Borough.

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 the progress for delivery is set out in the Council's Infrastructure Delivery Plan (IDP). The Council will be publishing a refresh of its IDP in January 2019.
- 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 be secured through the Community Infrastructure Levy. However 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 in 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. These areas experience higher rates of economic inactivity, lower skill levels and qualification attainment than the Borough as a whole, and when compared to national and regional averages. Policy LP17 seeks to help address this challenge. It has been recognised both locally and within the PUSH sub region that South Hampshire needs to have a highly trained workforce in order to increase levels of productivity and to help secure personal aspirations. The policy applies to major employment developments including retail, leisure and office development greater than 1,000m² industrial developments greater than 2,000m², warehouse developments greater than 4,000m² and other developments likely to generate 50 full time equivalent jobs or more. In addition the policy also applies to construction jobs related to residential schemes of 40 or more dwellings.
- 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 During the monitoring period a Skills Training Plans were secured by planning condition for the following applications: Royal Clarence Yard, (Block NM7), Weevil Lane Gosport (planning application 15/00620/FULL) for 55 dwellings and at Land at junction of Fareham Road and Heritage Way Gosport (planning application 16/00598/FULL) for EIA - mixed use development comprising erection of class a1 retail units; class A3/A5 drive-thru restaurant unit and a coffee shop with drive-thru facility totaling 7,215 sq.m gia; provision of 392 car parking spaces and 238 cycle spaces., provision of open space and footpaths; provision of sports pitches with changing facilities; provision of highway works and access & egress; service yard; parking; landscaping; infrastructure; and associated works and improvements.

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 and developer contributions play a significant role in funding new provision.
- 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 motorised private transport. The provision of more employment in the Borough is essential to reducing out-commuting and congestion. In order to provide the transport infrastructure to support new development the Borough Council has been collecting developer contribution Figures: 10.1-10.4 below show the amount of monies received and monies spent during the monitoring period.

Figure 10.1: Transport Contributions Received by GBC 01.04.2017 - 31.03.2018³²

Site	Amount Received by GBC
Daedalus Park - Glorious	£37,660.00
Daedalus Park - Centaur	£24,432.00
Daedalus Park - Fearless	£25,016.00
80 Palmyra Road	£7,920.00
Former Royal Engineers Depot, Weevil Lane	£3,970.00
Land rear of 112 Rowner Lane	£3,745.00
16 Marine Parade West	£7,490.00
Land adjacent 69 St. Nicholas Avenue	£14,980.00
Land rear of Middlecroft Gospel Hall and 35 Middlecroft Lane	£3,745.00
Total	£128,949.00

Figure 10.2: Transport Contributions Received By HCC 01.04.2017 - 31.03.201

Site	Amount Received by HCC
None	N/A

10.10 Hampshire County Council received no developer contributions for Gosport during the monitoring period. However, one payment of £3,000.00 has been paid directly to HCC for the provision of a Traffic Regulation Order (Planning ref: 16/00553/FULL at 124-128 Brockhurst Road)

Figure 10.3: Completed Cycleway Schemes during 01.04.2017 – 31.03.2018

Site	Amount received
None	N/A

Figure 10.4: Transport Schemes Completed in 2017/18 that received funding from developer contributions³³

Scheme	Total Cost	Developer Element	Contribution
None	N/A	N/A	N/A

³² This table refers to money collected and retained by GBC during the 2017/18 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.

³³ Other Transport Schemes may have been completed during the monitoring period. Only those schemes which included Developer Contributions are detailed here. All completed schemes/schemes in progress within Gosport and those with a Strategic impact outside Gosport are detailed in the Council's updated Infrastructure Delivery Plan. The Council's latest IDP will be published on the website in January 2019.

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 creation of attractive urban environments in which people want to live, work and visit. 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 supports 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 of a financial contribution.
- 10.12 In previous years most residential permissions were required to make an open space contribution. However since the introduction of the Community Infrastructure Levy (CIL) which has the potential to fund open space improvements, policy LP34 only makes provision for sites of over 50 dwellings to make an open space contribution where provision cannot be provided on-site. The open space contributions received during the monitoring period are for those schemes where planning permission was granted before the introduction of CIL in February 2016.

Figure 10.5: Open Space Contributions Received by GBC 01.04.2017 – 31.03.2018

Scheme	Amount Received by GBC
171 Oddfellows House, Shaftesbury Road Gosport	£1,079
Land adj. 128 Palmyra Road, Gosport	£1,410
171 Stoke Road Gosport	£1,343
The Garages Salisbury Terrace Lee-on-the-Solent	£2,857
80 Palmyra Road Gosport	£4,316
Former Royal Engineers Depot, Weevil Lane Gosport	£9,558
The White Swan , 36 Forton Road, Gosport	£5,665
Land r/o 112 Rowner Lane, Gosport	£2,072
16 Marine Parade West, Lee-on-the-Solent	£3,794
Hewat House, 89-91 Bury Road, Gosport	£2,340
Land adj 69 St Nicholas Avenue, Gosport	£7,588
Land r/o Middlecroft Gospel Hall & 35 Middlecroft Rd, Gosport	£2,535
TOTAL	£44,557

- 10.13 In addition to the developer contributions received for open space. The Council also receives developer contributions towards the Solent Disturbance and Mitigation Project (SDMP). This work is a collaborative project by a number of local authorities and other partner organisations including Natural England, the Environment Agency and RSPB. The work of the SDMP provides the best available evidence to underpin mitigating the effects of residential development around The Solent.
- 10.14 It is therefore a requirement that new residential development contributes towards appropriate mitigation measures. During the monitoring period the Council received £25,776. The work of the Partnership is on-going and can further information can be found on the following website: <http://www.birdaware.org/>
- 10.15 The open space schemes that were completed in 2017/18 and received funding from developer contributions are set out in Figure 10.6 below.

Figure 10.6: Open Space schemes completed in 2017/18 that received funding from developer contributions

Site	Project	Funding
Pathway Lighting (on-going improvements)	Lighting schemes (Forton Road, Grove Road Recreation Ground, Lee-on-the-Solent Recreation Grounds, Privett Park, Bridgemary Park & Cunningham Drive	£4,989
Alver Valley Country Park	Western Gateway Play Area and ancillary works	£91,284
St Lukes Road Gosport	Land improvement scheme	£8,672
Total		£104,945

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

- 10.16 The Eastern Solent Coastal Partnership (ESCP) have prepared the River Hamble to Portchester Flood & Coastal Erosion Risk Management (FCERM) Strategy. The Strategy covers 58km of coastline which stretches between Portchester Castle to Burridge (on the east bank of the River Hamble). It includes the Gosport and Lee-on-the-Solent coastline. The strategy was adopted by Gosport and Fareham councils in April 2015 and was approved by the Environment Agency in April 2016. It identifies a series of Strategic Management Zones (SMZs) and puts forward an action plan of planned works to be delivered over the GBLP plan period.
- 10.17 The Gosport area is covered by two SMZs (SMZ2 and SMZ3). 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 Council’s Infrastructure Delivery Plan (IDP).
- 10.18 The Environment Agency (EA) approved funding in late 2016 for the Borough Council (through the ESCP) to develop outline designs for three separate flood defence schemes called Forton FCERM Scheme, Alverstoke FCERM Scheme and Seafield FCERM Scheme. These proposals were the subject of public consultation at a number of locations in the Borough during July 2017.
- 10.19 Once built the schemes are expected to reduce the present day flood risk to 266 homes and businesses in Gosport. Further information about these proposals can be found on the ESCP website at: <http://www.escp.org.uk/Gosport-Schemes>.
- 10.20 The funding for the detailed design and construction stages of the Alverstoke FCERM has been approved by the EA (2018).
- 10.21 The business case for funding of the detailed design stage of the Seafield FCERM scheme has been approved by the EA (2018). Significant additional funding contributions will be required to deliver the construction stage of the project.
- 10.22 The business case for funding of the next stages of the Forton Scheme have been paused until St Vincent College have tabled their aspirations for redevelopment of the site and a way forward can be determined for the FCERM scheme. It is likely that additional funding contributions will be required to deliver the detailed design and construction stage of the project.

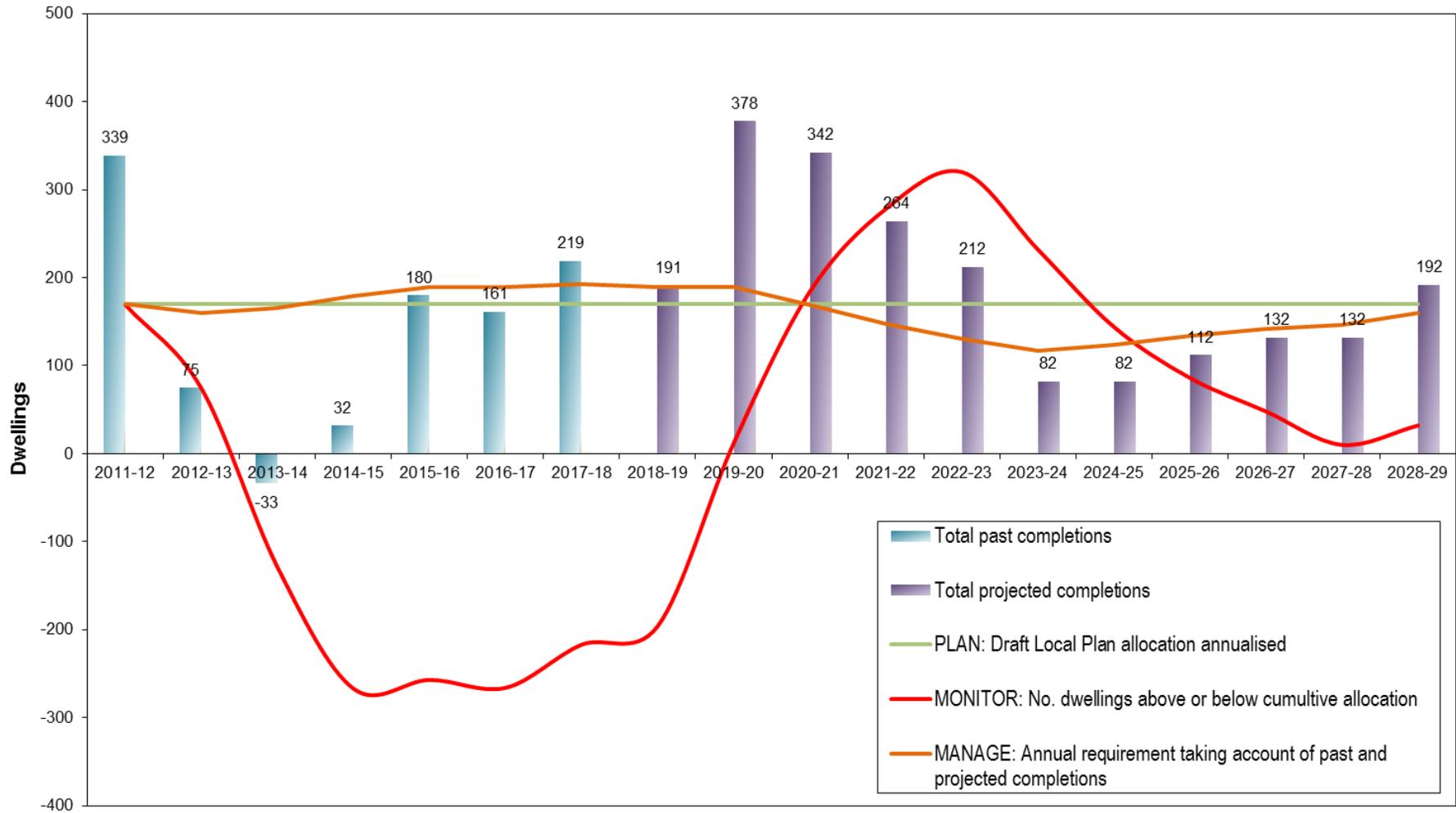
- 10.23 The Environment Agency (EA) approved funding in 2017 for the Borough Council (through the ESCP) to develop Beach Management Plan for the Shoreline between Portsmouth Harbour entrance (Gosport) and Hill Head (Fareham).
- 10.24 The technical elements of the study have been completed and have identified a need for beach material to be recycled across the frontage from areas of build up to areas of loss. The next stage of the project is to secure funding for operational delivery.
- 10.25 The planned beach management operations will maintain a healthy beach to deliver significant recreational benefits to the Borough along with providing protection from flooding to a small number of homes. The works will also reduce the risk of erosion and protect the existing FCERM assets and promenades.
- 10.26 As schemes are completed they will be reported in both the Council's IDP and AMR. No planning permissions were granted for coast protection/flood defence works in 2017/18.

Authority Monitoring Report 2018

Appendix 1: Housing Phasing

	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	180	161	219												973
Projected Allocations	0	0	0	0				0	97	197	146	80	50	50	80	100	100	90	990
Projections Large sites with planning	0	0	0	0				152	248	80	86	100	0	0	0	0	0	70	736
Projections: Small sites with planning permission	0	0	0	0				39	33	33	0	0	0	0	0	0	0	0	105
Projections: windfalls	0	0	0	0	0	0	0	0	0	32	32	32	32	32	32	32	32	32	288
Total past completions	339	75	-33	32	180	161	219												973
Total projected completions								191	378	342	264	212	82	82	112	132	132	192	2,119
Cumulative completions	339	414	381	413	593	754	973	1,164	1,542	1,884	2,148	2,360	2,442	2,524	2,636	2,768	2,900	3,092	3,092
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	-257	-266	-217	-196	12	184	278	320	232	144	86	48	10	32	
MANAGE: Annual requirement taking account of past and projected completions	170	160	165	179	189	190	192	190	190	169	147	130	117	124	134	141	146	160	

2011 - 2029 phasing including SHLAA sites.



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