

GOSPORT BOROUGH COUNCIL

**Annual
Monitoring
Report**

December 2005

Gosport Borough Council

**Planning and Compulsory
Purchase Act 2004**

**Annual
Monitoring
Report**

for the year April 2004 – March 2005

**Approved by the Transportation and Planning Sub Board
29th November 2005**

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EXECUTIVE SUMMARY

The first Annual Monitoring Report (AMR) for Gosport Borough sets out to:

- Review progress against the timetable in the Local Development Scheme (LDS) ;
- Assess performance in implementation of Local Plan policies, with measurement against a series of key indicators;
- Consider the need to change or replace policies in the Local Development document;
- Measure key contextual indicators.

The AMR covers the year from April 2004 to March 2005.

The Spatial Portrait explains Gosport's distinctive peninsula location and the principally urban character of the Borough. It sets out the key issues, particularly in relation to housing, employment and access to the peninsula, and also summarises Gosport's position in the South Hampshire Sub Region of the South East and the role of the Partnership for Urban South Hampshire. How Gosport is promoting a more sustainable pattern of development is also explained.

* * * * *

The AMR documents that progress against the Milestones in the LDS has been good, with the preparation of the Local Plan Review in accordance with the timetable. There is not considered to be a need to review any of the document timetables in the LDS.

* * * * *

Key Performance Indicators show that:

- Outcommuting continues to increase causing greater traffic congestion on routes to and from the peninsula (by 41% between 1991 and 2001);
- There has been a reasonable increase in the employment floorspace in the Borough and little loss to other uses, which is important given that Gosport has a very low Job Density (0.57%);
- The Housing Trajectory shows that new Housing was delivered at an annual rate significantly above the Structure Plan Review requirement in 2004-05 (430 compared with 199);
- Developer contributions are leading to the provision of new and improvement of existing open spaces;
- New community and health facilities were provided in 2004-05 to contribute to improving the quality of life.

The Annual Monitoring Report demonstrates that progress in preparing and implementing the Development Plan in 2004-05 was generally good. Imminent releases of land by the Ministry of Defence, notably at Daedalus, are likely to require amendment of the Local Development Scheme to allow for the preparation of Supplementary Planning Documents.

GOSPORT ANNUAL MONITORING REPORT 2005

1.0 INTRODUCTION

1.1 This is the first Annual Monitoring Report (AMR) to be produced by Gosport Borough Council in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 to prepare a yearly report. In the context of the new planning system, with its focus on the delivery of sustainable development and sustainable communities, monitoring takes on increased importance in providing a check on whether those aims are being achieved.

1.2 In terms of what the AMR should seek to achieve, local authorities are required, by Regulation 48 of The Town and Country Planning (Local Development) (England) Regulations 2004 and by PPS12 *Local Development Frameworks*, to undertake certain key monitoring tasks, all of which are interrelated.

1.3 The key tasks are as follows:

- to review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
- to assess the extent to which policies in local development documents are being implemented;
- where policies are not being implemented, to explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
- whether the policies in the local development document need adjusting or replacing because they are not working as intended;
- whether the policies need changing to reflect changes in national or regional policy; and
- to set out whether policies are to be amended or replaced.

(Source PPS 12 and Local Development Framework Monitoring: A Good Practice Guide)

1.4 The policy documents that will eventually comprise the new format Local Development Framework (LDF) have yet to be produced. Instead the Gosport Borough Local Plan Review is being prepared in accordance with the previous Development Plan system with a view to its adoption in late Spring 2006. The intention of the Monitoring Report is to indicate progress of the documents proposed in the Local Development Scheme (LDS) and to test the policies in the Gosport Borough Local Plan Review against a series of indicators. The AMR covers the period from 1 April 2004 to 31 March 2005 and data included in it generally applies over that timescale, although data applying to longer time periods is also included in certain instances to identify discernible trends.

- 1.5 In Section 2 the AMR provides a spatial portrait of Gosport and identifies key contextual indicators. This section also sets out the planning vision for Gosport and identifies the key issues and challenges.
- 1.6 The third Section deals with the progress of the Local Development Scheme.
- 1.7 Sections 4 to 9 consider the policy performance of the Gosport Borough Local Plan Review which has subsequently reached its Proposed Modifications stage and will be adopted in 2006. This part of the AMR is based on the Strategic Statements in Chapter 2 of the Local Plan Review. The Strategic Statements are sub-divided into themes as identified in Chapter 14 of the Local Plan Review which are in turn assessed by a series of indicators as set out in the ODPM document: *Local Development Framework Monitoring: A Good Practice Guide 2005* (see Appendix 1 for summary of indicators).
- 1.8 The Report concludes with a summary of key issues arising from the monitoring exercise and the actions that need to be implemented to address the main issues.

2.0 SPATIAL PORTRAIT OF GOSPORT

- 2.1 Gosport has a distinctive geography. The Borough is a peninsula of 2,750 hectares surrounded on three sides by The Solent and Portsmouth Harbour (See Map 1). Access to the peninsula is restricted to three road routes, including the A32, which is part of the County Strategic Road Network. The population of the Borough is fairly stable. In the 2001 Census it was recorded as 76,415 persons, which represents an increase of only 1.8% from the 1991 figure. It is also one of the most densely populated areas in the South East Region, with an urban density of 30.2 people per hectare (Census 2001).
- 2.2 Despite being densely developed there are some important open spaces within the Borough. The Alver Valley, much of which is set to become a 221 hectare Country Park, forms part of the Stubbington/Lee-on-the-Solent–Fareham/Gosport Strategic Gap. The Stokes Bay/Gilkicker area also provides a significant area of open space. The seafront at Lee-on-the-Solent has special qualities which have led to it being designated as an Area of Special Character. The quality of Gosport's environment is also reflected in its built heritage with 16 Conservation Areas, 492 Listed Buildings and 14 Scheduled Ancient Monuments.
- 2.3 Historically, Gosport developed primarily as a support base for the Royal Navy and a large number of residents of the Borough were once employed either in local MoD establishments or at Portsmouth Naval Base and other establishments on the eastern side of the Harbour. Many walked or cycled to work and crossed the Harbour by ferry as pedestrians or with their bicycles.
- 2.4 There has been a significant change both in the patterns of employment and mode of transport in the last three decades. Employment at Portsmouth Naval Base has fallen while several other Ministry of Defence establishments around the Harbour have closed and the sites have been redeveloped. Within Gosport a number of manufacturing sites along the A32 have also been lost (notably Fergusons) or have downsized. Residents of the Borough now work in different locations, particularly along the A27-M27 corridor in areas where the journey to work is predominantly by private car.
- 2.5 The increasing dominance of journey to work by private motor vehicle has resulted in high levels of congestion on the A32, B3385 (Newgate Lane) and other roads in the morning and evening peaks. In 2000 the A32 on the Gosport Peninsula was one of five locations in Southern Hampshire where traffic flows exceed the Congestion Reference Flow level. In the absence of rail or other segregated public transport links, the network of bus services is subject to delays arising from this traffic congestion.
- 2.6 There are 1,700 businesses in Gosport employing 19,000 employees, 67% of the firms employ less than 5 people representing 12% of the workforce, with 1.6% of the firms employing 100 people or more, which account for 40% of the Gosport workforce (A Profile of Hampshire HCC 2005). The unemployment rate for Gosport at September 2005 was 1.4% (Hampshire CC).



Map 1 Gosport and its strategic context

FORWARD PLANNING
TOWN HALL, HIGH STREET,
GOSPORT, HANTS,
PO12 1EB.
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- 2.7 It has already been noted that Gosport is a highly urbanised area. At April 2005 there were 34,538 dwellings in the Borough of Gosport (Housing Investment Programme 2005). 28,286 of these dwellings were in the private sector with 3,338 in the local authority sector, 1,977 with Registered Social Landlords and 937 in other public sector ownership.
- 2.8 Gosport Borough does contain pockets of social deprivation and low educational achievement. The ODPM's Indicators of Deprivation show that 37 of Gosport's Super Output Areas lie within the 20% most deprived in England for at least one domain (The English Indices of Deprivation 2004: ODPM). Locally provided jobs, transport improvements and better social housing are also needed to tackle this important issue.
- 2.9 The 2001 Census showed that 1.7% of the population were from non-white ethnic groups.

Planning for Gosport in a Sub Regional Context

- 2.10 Revised Regional Planning Guidance for the South East (RPG9) was published in March 2001. It continues to provide the strategic framework for development and the preparation of structure and local plans in the Region under the previous Development Plan System. Gosport is within the South Hampshire Priority Area for Economic Regeneration (PAER). Within the PAER there is a particular emphasis on maximising the area's economic potential and for urban renaissance involving the better use of land, and this is a key consideration in the strategy contained in the Local Plan Review.
- 2.11 A consultation draft new Regional Spatial Strategy for the South East, 'The South East Plan' was published by the Regional Assembly (SEERA) for consultation purposes in January 2005 with the subsequent submission to Government of the Core Regional Policies (Part 1) in July 2005. The new Plan will provide an updated strategic policy framework for the Region, and places a renewed emphasis on urban regeneration and sustainable development.
- 2.12 South Hampshire is one of the Sub Regional Strategy areas specifically identified in the South East Plan and Gosport Borough Council is a member of the Partnership for Urban South Hampshire (PUSH), the consortium of local authorities developing a new planning and transportation strategy for the Sub Region in consultation with SEERA and other partners.
- 2.13 The principal objective of PUSH is to address the economic regeneration and development needs of the sub-region by delivering an economic growth rate (GVA) of between 3 and 3.5% per annum over the period 2006 to 2026. On behalf of SEERA, the PUSH Partnership and Hampshire County Council also published a consultation paper in September 2005 on draft district level house building targets between 2006 and 2026.

Gosport Planning Vision

- 2.14 The Gosport Borough Local Plan (adopted in 1995) remains the statutory development plan, but the current planning vision for Gosport is set out in the Gosport Borough Local Plan Review which states:

The separate identity of Gosport will be retained, the Borough will be a desirable place to live, work and visit, with the needs of the community being met in a sustainable way.

- 2.15 The Strategy on which the Local Plan Review is based spans the time period 1996 to 2016 and is set out in Chapter 2 of the Revised Deposit document. The key element in the strategy relates to the principle of sustainable development. If Gosport can become a more sustainable community, relying less on neighbouring areas for employment, shopping and other community facilities, there will be significant social, economic and environmental benefits. Urban regeneration and re-use of sites are important considerations in achieving a more sustainable pattern of development, allowing for more efficient movement and use of infrastructure. It will also be important to improve the general quality of both the built and natural environment, to enhance biodiversity and counter the perception that it is under threat and deteriorating. The Local Plan Review makes the following statement on sustainability.

Strategic Statement 1:

The Local Plan Review will promote sustainable development in a form that meets the needs of the present without compromising the ability of future generations to meet their own needs.

- 2.16 The vision is supported by a series of Strategic Statements which establish the principles for the policies and proposals in the Local Plan Review. It is these Strategic Statements that set the context for monitoring and they are tested in the following sections against the indicators set out in the ODPM document *Local Development Framework Monitoring: A Good Practice Guide 2005*.

3.0 LOCAL DEVELOPMENT SCHEME: PROGRESS ON IMPLEMENTATION

3.1 This section of the Annual Monitoring Report deals with timetables and milestones in the Local Development Scheme (LDS) indicating whether they are being achieved or not. The Gosport LDS which has a commencement date of January 2005 identifies four Local Development Documents:

- ❖ The Gosport Borough Local Plan Review (being prepared in accordance with the previous legislation)
- ❖ Statement of Community Involvement
- ❖ Core Strategy DPD
- ❖ Site allocations and distribution DPD

3.2 In this AMR which covers the period 2004/05 all the LDS milestones relate to the emerging Local Plan Review. These were achieved as follows:

- ❖ The Pre Inquiry Meeting took place on 6 January 2005.
- ❖ The Public Inquiry commenced on 30 March 2005.

Gosport Borough Local Plan Review: Gantt Chart for 2005

	2005		
	January	February	March
Pre Inquiry Meeting	*		
Public Inquiry			*
* Milestones Completed			

3.3 In the year 2005-2006, the LDS significant dates and milestones are:

Local Plan Review

The early receipt of the Inspector's Report has meant that it will be possible to advance the later stages of the Review as shown in italic text in brackets below:

- ❖ Inspector's Report: October 2005 (published September 2005)
- ❖ Preparation of Modifications: November 2005 – January 2006 (*October 2005-December 2005*)
- ❖ Consultation on Modifications: February – March 2006 (*January – February 2006*)
- ❖ Adopt Local Plan Review June 2006 (final LPR milestone) (*April/May 2006*)

Statement of Community Involvement

- ❖ Evidence gathering begins May 2005 (first milestone for SCI)
- ❖ Work on evidence gathering May 2005 – March 2006

Core Strategy DPD

- ❖ Evidence gathering begins May 2005 (first milestone for Core Strategy)
- ❖ Work on evidence gathering May 2005 – May 2006

Site allocations and distribution

- ❖ Evidence gathering begins March 2006 (first milestone)

Gosport Borough Local Plan Review: Gantt Chart for 2005/06

	2005										2006		
	A	M	J	J	A	S	O	N	D	J	F	M	
Public Inquiry	█												
Inspector's Report							█						
Produce Modifications								█	█	█			
Consultation on Modifications											█	█	
Programme													

Statement of Community Involvement: GANTT Chart 2005/06

	2005										2006		
	A	M	J	J	A	S	O	N	D	J	F	M	
Evidence gathering		█*	█	█	█	█	█	█	█	█	█	█	
Programme													
Milestone													

Core Strategy: GANTT Chart 2005/06

	2005										2006		
	A	M	J	J	A	S	O	N	D	J	F	M	
Evidence gathering		█*	█	█	█	█	█	█	█	█	█	█	
Programme													
Milestone													

Site Allocations and Distribution: GANTT Chart 2005/06

	2005										2006		
	A	M	J	J	A	S	O	N	D	J	F	M	
Evidence gathering												█	
Programme													
Milestone													

4.0 CO-ORDINATING LAND USE AND TRANSPORT ISSUES

Strategic Statement 2:

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

Location and Integration of New Development

Indicator 1(a)

Percentage of New Residential Development within 30 Minutes Public Transport Travel Time of a GP, Hospital, Primary and Secondary School, Employment and a Major Retail Centre.

Output:

The percentage breakdown of residential completions on large sites (10 or more dwellings) within the Borough in the year 2004 to 2005 with regard to accessibility by public transport and walking is as follows:

Facility	Percentage of new dwellings within 30 minutes travel time by public transport
GP	100 %
Hospital with an Accident & Emergency Unit	0 %
Primary School	100 %
Retail Centre	100 %
	Percentage of new dwellings within 20 minutes travel time by public transport
Secondary School *1	28 %
Employment Centre *1	42 %

Source: Hampshire County Council Accession Accessibility Model

*1- Data for 30 minutes travel time currently not available but is likely to be included in the 2005/06 Report

Commentary:

- 4.1 Policy R/T2 deals with development proposals that are likely to generate significant levels of travel demand. The Local Plan Review states that new developments should be sited in locations that are effectively and conveniently served by public transport.
- 4.2 Although there are two hospitals within the Borough, neither has an Accident and Emergency unit, and therefore no homes within the Borough are considered to be within 30 minutes walking and public transport travel time of a hospital with an Accident and Emergency Facility according to this indicator.
- 4.3 High levels of out-commuting, the lack of a rail line on the peninsula and the increasing dominance of car usage for the daily journey to work all contribute to the serious levels of congestion on the Borough's road network, particularly the A32 and B3385 (Newgate Lane). Table 1 shows a detailed breakdown of the main mode of travel to work as detailed from the Census results of 1991 and 2001. There was a 3.2 per cent increase in Gosport

residents driving to their place of work over the ten year period, which is higher than the overall increase for Hampshire of 2.3 per cent.

Table 1: Main Mode of Travel to Work in 1991 and 2001

	At home	Train	Bus	Motor cycle	Car or van driver	Car or van passenger	Bicycle	On foot	Other modes
Gosport (1991)	2.0	1.4	8.0	4.2	49.2	7.3	14.4	10.4	3.0
Gosport (2001)	6.8	1.3	6.6	2.3	52.4	6.2	10.7	11.8	1.9
Hampshire (1991)	4.4	3.1	5.3	2.1	61.2	7.0	4.6	10.1	2.3
Hampshire (2001)	9.7	3.2	3.2	1.3	63.5	5.9	3.5	8.7	1.0

Source: A Profile of Hampshire May 2005

- 4.4 The problems of accessibility and congestion within the Borough increase the need to co-locate housing with key basic services. There is no railway service to Gosport but there is access to Portsmouth Harbour station by the pedestrian Gosport Ferry service. This is one of the busiest passenger ferry routes in the United Kingdom. Hampshire County Council and Portsmouth City Council have promoted a light rapid transit system linking Fareham, Gosport and Portsmouth. The promoters submitted a revised proposal to Government in December 2004 but the Government withdrew support for the scheme on financial grounds in November 2005.

Indicator 1(b)

Percentage of Completed Non-Residential Development Complying with Car Parking Standards in Appendix F of the Local Plan Review.

Output:

The percentage breakdown of non-residential development that complied with the Borough Council's car parking standards in the year 2004 to 2005 is as follows:

Use Classes	Percentage of completed non-residential floorspace that accords with Council's car parking standards
A1, A2 and A3	74 %
B1, B2 and B8 *1	58 %
D1 and D2	78 %
Overall Total	62 %

*1 Includes large commercial developments that have a range of employment uses with different maximum parking standards

Commentary:

- 4.5 Policy R/T11 deals with access and parking, and Appendix F contains the Local Highway Authority's standards for the maximum level of car parking and the minimum level of cycle parking for different land uses. These standards form part of the Hampshire Parking Strategy and Standards 2002, which were adopted as supplementary guidance to the Hampshire County Structure Plan 1996-2011 (Review).

- 4.6 This indicator examined all non-residential completions in the year 2004 to 2005 above a threshold of 200 square metres of gross floorspace.
- 4.7 The overall percentage of non-residential completions that comply with the maximum car parking standards would appear to be quite low at 62 per cent. However, it needs to be considered that a number of the sites completed in 2004-05, such as Priddy's Hard Retail Area and Cooperage Green at Royal Clarence Yard, were granted planning permission prior to the publication of the Local Plan Review and the adoption of the maximum parking standards.
- 4.8 Table 2 shows that households in Gosport with access to one or more cars or vans has increased from 70.7% in 1991 to 75.4% in 2001 with an average of just one vehicle per household. The table shows that car ownership is lower in Gosport than in Hampshire as a whole.

Table 2: Access to the use of Cars and Vans

	None	One	Two or more	Cars/vans per household
	% of households			
Gosport (1991)	29.3	50.7	20.0	0.94
Gosport (2001)	24.7	49.3	26.1	1.07
Hampshire (1991)	24.0	44.7	31.3	1.13
Hampshire (2001)	15.7	42.0	42.4	1.40

Source: A Profile of Hampshire May 2005

Indicator 1(c)

Review Progress of Major Mixed-Use Development Sites.

Commentary:

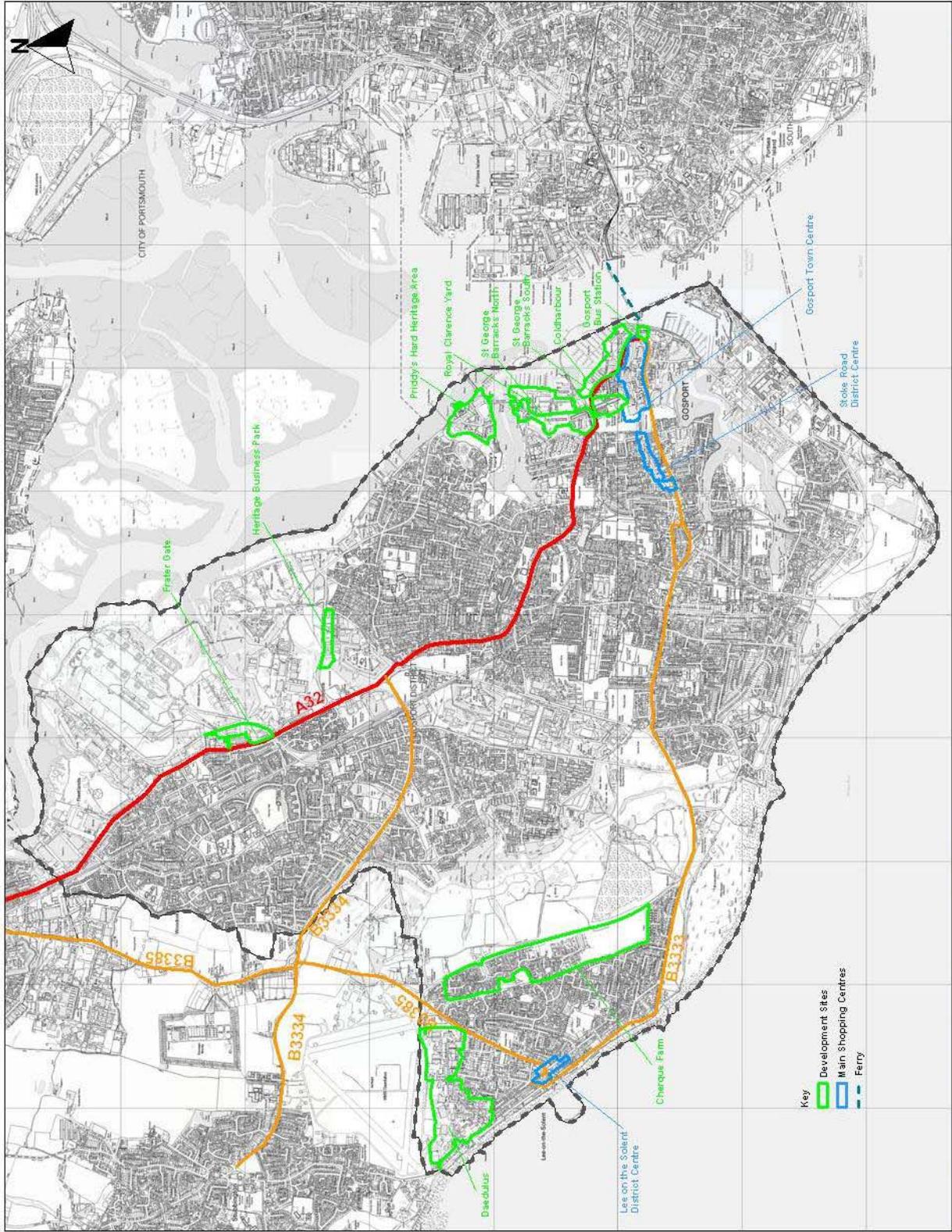
- 4.9 Policy R/DP4 identifies a number of major development sites which are expected to include a mixture of uses. Map 2 shows the locations of the key sites. Progress of the sites is considered below:

Coldharbour

- 4.10 Development has been taking place at both the northern and southern parts of the site. The Council will expect proposals to be brought forward for the comprehensive development of the remaining central part of the site within the next 3 years.

Daedalus

- 4.11 The Ministry of Defence, after a period of review, announced in 2004 that it intends to dispose of this site in the near future. It had been anticipated in the past that the site would be released and a jointly prepared Development Strategy was produced in 1997. However, as new issues have arisen in the intervening period, including the provision of additional Married Quarters and the designation of part of the site as a Conservation Area it could be more appropriate to prepare more up to date guidance in the form of a Supplementary Planning Document.



Map 2 Key Sites Identified in Gosport AMR 2005

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Gosport Bus Station

- 4.12 The development of this site is linked to the Sub Regional Town Centres Study being undertaken by the Partnership for Urban South Hampshire in which it has been identified as an Opportunity site.

Priddy's Hard Heritage Area.

- 4.13 Planning permission has been granted for 198 dwellings on this site and construction is underway. The remaining part of the site is to be marketed for the development of a mixture of uses, including commercial and leisure uses.

Royal Clarence Yard

- 4.14 An outline planning permission has been granted for the development of the whole site. Detailed permissions have been granted for development on the majority of the site with construction taking place. The developer has sought to increase the residential content of the scheme. A planning application was refused permission to increase the residential component on the grounds that the balance between commercial and residential uses would no longer meet the aims of providing a sustainable development. This application was the subject of public inquiry held in September 2005. The result of the inquiry is awaited.

St George Barracks South

- 4.15 Regeneration of this site is almost completed with a balanced mix of uses, including residential and commercial uses.

5.0 EMPLOYMENT AND ECONOMIC DEVELOPMENT

Strategic Statement 3:

The Local Plan Review will identify sites for employment use (in some cases as part of larger mixed use developments) to enable economic regeneration to achieve a more sustainable employment base.

Employment Land Supply

Indicator 2(a)

Amount of Floorspace Developed for Employment by Type.

Output:

Use Class	Total Floorspace Developed (square metres) (between 1/1/04-31/3/05)
B1 (a)	3,374
B1 (b)	0
B1 (c)	0
B2	7,308
B8	0
B1, B2 and B8 (combined uses)	9,600
TOTAL OF ABOVE	20,282

Source: Gosport Borough Council and Hampshire County Council.

Gross external floorspace totals used for 2004/2005 based on available sources of data.

Information on floorspace split between use classes not always available.

Indicator 2(b)

Amount of Floorspace Developed for Employment by Type on Sites Allocated in Policies R/EMP1 and R/EMP2.

Output:

Use Class	Total Floorspace Developed (square metres) (between 1/1/04-31/3/05)
B1 (a)	2,354
B1 (b)	0
B1 (c)	0
B2	3,033
B8	0
B1, B2 and B8 (combined uses)	9,600
TOTAL OF ABOVE	14,987

Source: Gosport Borough Council and Hampshire County Council.

Gross external floorspace totals used for 2004/2005 based on available sources of data.

Information on floorspace split between use classes not always available.

Indicator 2(c)

Amount of Land Developed for Employment which is on Previously Developed Land (1c).

Output:

Percentage of brownfield land completions = **81%**.

Indicator 2(d)

Total Employment Land Available by Type

Output:

Use Class	Total Employment Land Available (hectares) (between 1/1/04-31/3/05)
B1 (a)	1.18
B1 (b)	0
B1 (c)	0.5
B2	0.2
B8	0.37
B1, B2 and B8 (combined uses)	27.73
TOTAL OF ABOVE	29.98

Source: Gosport Borough Council and Hampshire County Council.

Gross external floorspace totals used for 2004/2005 based on available sources of data.

Information on floorspace split between use classes not always available.

Indicator 2(e)

Loss of Employment Land through Redevelopment in Areas Allocated for Employment under Policies R/EMP1, R/EMP2 and the Borough as a Whole.

Output:

There was no loss of defined employment land during 2004-2005.

Indicator 2 (f)

Amount of Employment Land lost to Residential Development.

Output:

The total loss of employment floorspace was 0.06 hectares attributed to a conversion of a B1(a) office to a dwelling in Spring Garden Lane.

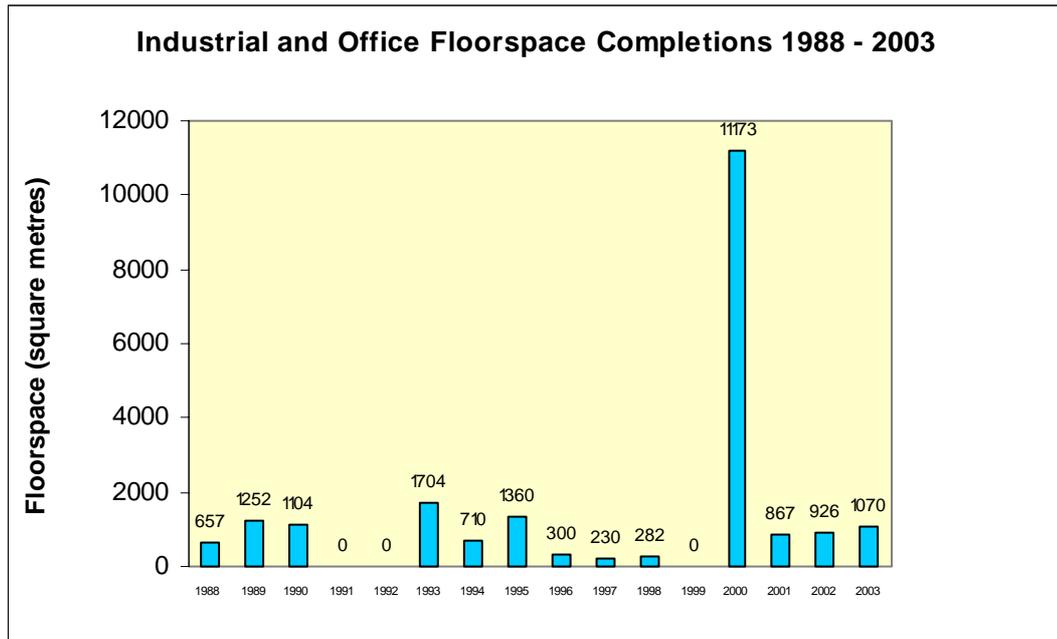
Commentary:

- 5.1 Policies R/EMP1 and R/EMP2 allocate land for employment uses. Policy R/EMP3 aims to protect existing employment land within the Borough.

Floorspace and Land Completions

- 5.2 Chart 1 shows the level of industrial and office completions within Gosport between 1st January 1988 and 31st December 2003 (Source: Hampshire County Council).

Chart 1



Base date for each year is 1st January.

- 5.3 Chart 1 shows that completions were generally low between 1988 and 2003. There were 3 years where no employment land floorspace was completed within the Borough. However, there was a higher than average completion rate recorded during 2000. This can be attributed to the completion of 9,763 square metres of floorspace at Fareham Reach, Gosport Road.
- 5.4 In 2004/05 20,282 square metres of employment floorspace was developed. However, it is not possible to directly compare this data with previous years, as the monitoring period covers 15 months (January 04-March 05) rather than 12 months in order that Hampshire County Council's monitoring period can be adjusted to start in April rather than January. In addition the completions definition used by Hampshire County Council has been changed to include newly completed units that have yet to be occupied, previously vacant premises were classed as outstanding employment commitments.
- 5.5 Despite the differences in methodology it is clear that completions in 2004/05 are significantly higher in comparison to the long term average annual completion rates between 1988 and 2003 and almost twice as high as the 2000 completions rate. All completions during 2004/2005 were located on land allocated in Policies R/EMP1, R/EMP2 and R/EMP3.
- 5.6 The high completion rates for year 2004/2005 can be attributed to land being released for development such as at Heritage Business Park, Frater Gate and mixed use sites such as Royal Clarence Yard. These sites involved significant MOD land releases within the last five years.
- 5.7 The current level of available employment land is 29.98 hectares (outstanding planning permissions and allocations). The employment land supply will be vital in attracting economic growth and much needed jobs into

the Borough, particularly given Gosport's location in the South Hampshire Priority Area for Economic Regeneration in RPG9.

- 5.8 Available employment land is defined as land allocated within the Gosport Borough Local Plan Review (Policies R/EMP1, R/EMP2 and R/EMP3) and sites on which planning consent had been granted. A new definition of available employment land in relation to development status has also been used on the advice of Hampshire County Council. This means that vacant premises no longer feature as available, therefore giving a more realistic quantum of land actually available for new development by local companies.

Job Density

- 5.9 Gosport has a job density of 0.57%, which is the lowest job density within the South East region. Job density represents the ratio of total jobs to working-age population. Increasing the total available employment land over the plan period will contribute towards ensuring the creation of local jobs which will be vital for the economic prospects of the Borough (Profile of Hampshire 2005).
- 5.10 The low job density in Gosport contributes to an unsustainable high level of out-commuting. Out-commuting from Gosport Borough has increased by 41% from 1991 to 18,159 workers in 2001, whilst in-commuting has also increased by 27% to 7,641 workers in 2001 (Census 2001). Gosport Borough provides work for only 51% of its resident workers, which is one of the lowest rates in the County. Conversely Gosport has the second highest workplace self-containment ratio in Hampshire with 71% of Gosport based jobs filled by local residents (HCC 2005). The latter statistic should be viewed as encouraging in relation to the Borough Council's objectives to develop a more sustainable community and the need to reduce out-commuting.

6.0 HOUSING

Strategic Statement 4:

The Local Plan Review will identify sites for residential development to meet the Structure Plan Review and subsequent allocations, with an emphasis on re-use of urban sites and innovation in layout.

Housing Trajectory Showing:

Indicator 3(a)

Net Additional Dwellings Since 1996 (net).

Output:

The net total number of additional dwellings completed and occupied between April 1996 and March 2005 is 2646.

Indicator 3(b)

Net Additional Dwellings 2004-2005 (net).

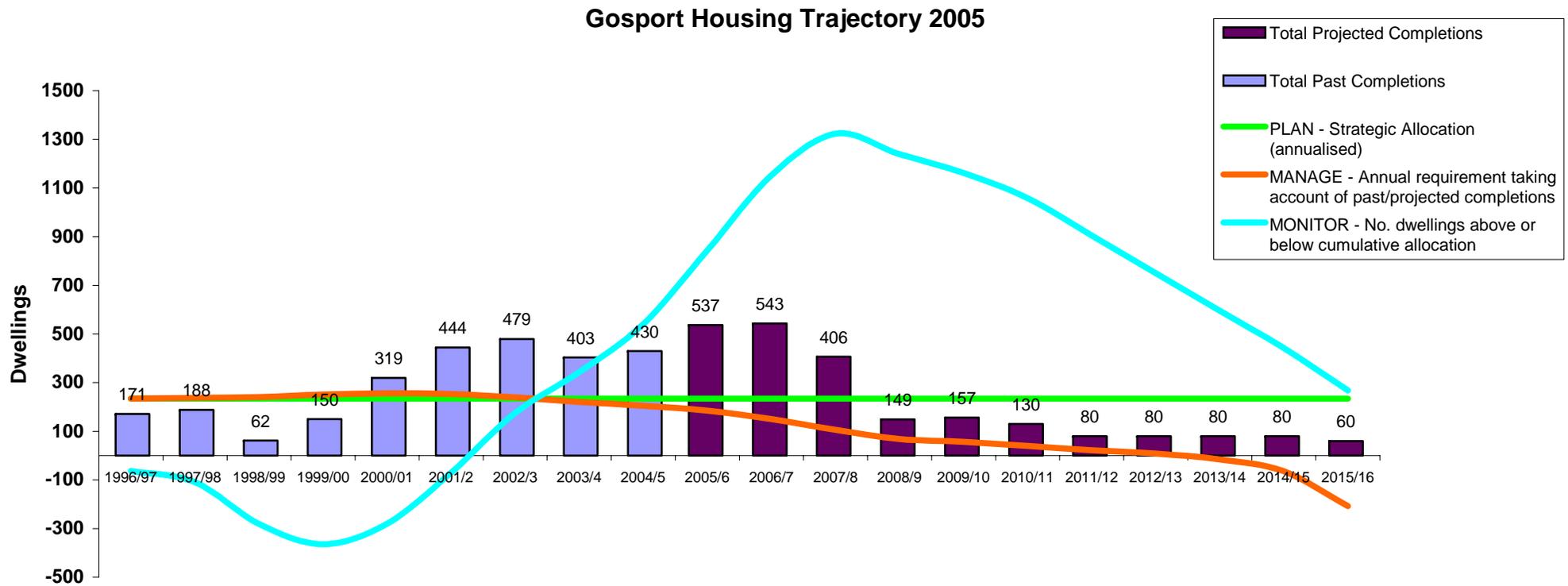
Output:

The net total of additional dwellings completed and occupied between April 2004 and March 2005 is 430.

Indicator 3(c)

Projected Net Additional Dwellings up to 2016 (net)

Output:



6.1 The projected net total of additional dwellings from 1996 to 2016 is 4680.

Indicator 3(d)

Annual Net Additional Dwelling Requirement.

Output:

The annual net additional dwelling requirement from 1996 to 2016 is 234.

Indicator 3(e)

Annual Average Number of Net Additional Dwellings Needed to Meet Overall Housing Requirements, Having Regard to Previous Year's Performance.

Output:

The annual average number of net additional dwellings needed to meet overall housing requirements at April 2005 is 205.

Commentary:

- 6.2 Policy R/H1 sets out the housing provision for the 1996 - 2016 period while Policies R/H2 and R/H3 identify the sites where this level of housing will be achieved. The total requirement is 4680 dwellings which includes the Hampshire Structure Plan Review allocation of 2980 dwellings for period 1996 - 2011. In order to meet this level of provision a target of 234 dwellings a year would need to be built. If this target is extrapolated to April 2005 then a cumulative figure of 2106 dwellings would be required. As at April 2005 some 2646 dwellings had been built, which is significantly in excess of the projected target by 25%.
- 6.3 The key components of the Housing Trajectory shown above are the Completions, the PLAN line, the MANAGE line, and the MONITOR Line (Detailed figures in Appendix 2).
- The Completions have been compiled using housing completions (small and large) from April 1996 to March 2005. The future completion rates have been projected to 2016 using the Hampshire Baseline Future Housing Supply 2005 (Hampshire CC). The Hampshire Baseline Future Housing Supply is produced in a partnership between Hampshire CC and all Hampshire Districts, including Gosport BC. It draws on information on current build rates, the stock of unimplemented planning permissions, allocations in the Local Plan Review and an assessment of sites identified in the Gosport Urban Capacity Study 2004.
 - The PLAN line annualises the Local Plan Review Allocation to a figure of 234 dwellings per year.
 - The MANAGE line shows the number of dwellings required to meet the annual requirement taking account of past completions.
 - The MONITOR line shows the number of dwellings above or below the cumulative allocation at a given time.
- 6.4 The Housing Trajectory shows that in the early years of the Local Plan Review period housing completions were averaging around 140 – 150 a year. However over the last 5 years completions have been averaging 415 dwellings. This reflects the fact that several large sites have come on stream at the same time. Most of these sites had previously been in the ownership of

one organisation (the Ministry of Defence) and their release at the same time demonstrates the need for appropriate phasing mechanisms.

Indicator 3(f)

Proportion of New and Converted Dwellings Built on Previously Developed Land (gross).

Output:

100 per cent of all new homes completed and occupied in the Borough of Gosport in 2004-2005 were on previously developed land.

Commentary:

- 6.5 The Local Plan Review sets a target of more than 90 per cent of all new housing developments to be built on previously developed sites during the Plan period. This target was exceeded in the period 2004 to 2005, and as there is only one outstanding permission for six new dwellings on a greenfield site the target is also likely to be achieved next year.

Indicator 3(g)

Proportion of New Dwellings (gross) Completed at the Following Densities:

- (i) less than 30 dwellings per hectare.
- (ii) between 30 and 50 dwellings per hectare.
- (iii) above 50 dwellings per hectare.

Output:

The breakdown of new dwellings by density in the year 2004-2005 is as follows:

- (i) 20 per cent of dwellings were built at a density of less than 30 dwellings per hectare.
- (ii) 53 per cent of dwellings were built at a density of between 30 and 50 dwellings per hectare.
- (iii) 27 per cent of dwellings were built at a density of more than 50 dwellings per hectare.

Commentary:

- 6.6 Policy R/H4 deals with housing densities and states that development proposals for housing should be provided at a density between 30 and 50 dwellings per hectare. Circular 01/05 requires local planning authorities to notify the ODPM of planning applications on sites over one hectare in size with a residential density of less than 30 dwellings per hectare. Over half of the completed dwellings in this year were completed at this density. A quarter of new homes were completed at an even higher density and were mainly flatted developments in accessible locations. Most of the low-density dwellings were built at Cherque Farm, which was granted outline planning permission in 1999 prior to the publication of the Local Plan Review.

Indicator 3(h)

Affordable Housing Completions (net and gross)

Output:

A gross total of 162 and a net total of 113 affordable dwellings were completed and occupied in 2004 to 2005.

Commentary:

- 6.7 Policy R/H5 deals with affordable housing and the target for 40 per cent provision on suitable sites. The Borough Council defines affordable housing as housing intended to meet the needs of people whose incomes are insufficient to enable them to buy or rent suitable housing, without subsidy, on the open market.
- 6.8 A total of 106 affordable dwellings were provided on major sites meeting the criteria of Circular 6/98 through Section 106 Legal Agreements at Cherque Farm and St George Barracks North. The other affordable housing completions were funded by Registered Social Landlords and include two sheltered housing complexes for the elderly where ongoing improvement schemes have replaced a number of bedsits with a smaller number of self-contained flats.
- 6.9 Table 3 shows the average price of a semi-detached property in Gosport, Hampshire and the South East Region. The data shows a significant rise in house prices in both Gosport and the wider area.

Table 3: Average Price of Semi-Detached Property (£)

	1998	1999	2000	2001	2002	2003	2004
Gosport	£70,100	£ 81,000	£91,000	£104,600	£138,500	£154,700	£175,300
Hampshire	£90,800	£105,500	£126,100	£141,100	£174,500	£188,400	£204,700
South East Region	£95,400	£109,600	£128,700	£144,200	£177,500	£194,300	£212,100

Source: A Profile of Hampshire May 2005

- 6.10 Table 4 provides more detailed information on the average prices for the main types of residential properties in Gosport, Hampshire and the South East Region. The problem of the 'affordability gap' can be illustrated by the fact that flats and maisonettes form the lowest priced accommodation available for sale in Gosport at £115,200 whilst just over 50 per cent of households in the Borough have an income of less than £15,000 per annum (HCC: Profile of Hampshire 2005). The Housing Needs Study commissioned by the Borough Council and undertaken by David Couttie Associates revealed that 87 per cent of new forming households cannot afford to buy or rent market housing.

Table 4: Average Property Prices October to December 2004

	Detached	Semi-detached	Terraced	Flat / maisonette	Overall
Gosport	£256,900	£175,300	£137,900	£115,200	£157,900
Hampshire	£346,500	£204,700	£172,700	£142,900	£230,700
South East Region	£359,900	£212,100	£175,100	£145,800	£222,100

Source: A Profile of Hampshire May 2005

Indicator 3(i)

Number of Unauthorised Gypsy & Traveller Encampments during 2004-2005.

Output:

There were three unauthorised encampments.

Commentary:

- 6.11 The Housing Needs Survey of Gypsies and Travellers in Hampshire recorded three unauthorised encampments over 24 days in the year 2004 to 2005, all of which were on public land.
- 6.12 Policy R/H10 deals with sites for Gypsies and Travellers. The Hampshire Local Authorities Gypsy and Traveller Panel has established a series of subgroups charged with identifying a series of suitable locations for the provision of temporary or short-stay sites for Gypsies and Travellers and Gosport Borough is working with other Authorities in South East Hampshire to identify sites.

7.0 ENVIRONMENT

Strategic Statement 5

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

Flood Defence and Water Quality

Indicator 4(a)

Number of Planning Permissions Granted Contrary to the Advice of the Environment Agency on Flood Defence Grounds.

Output:

No planning permissions were granted contrary to the advice of the Environment Agency in this category.

Commentary:

- 7.1 Policy R/ENV1 seeks to ensure that new development is not at risk from flooding and that its construction does not put other areas at risk. The Borough Council consults the Environment Agency on those applications that may be contrary to policy using the matrix set out in the Development and Flood Risk England User Guidance Note produced by the Environment Agency.

Indicator 4 (b)

Number of Planning Permissions Granted Contrary to the Advice of the Environment Agency on Water Quality

Output:

No planning permissions were granted contrary to the advice of the Environment Agency in this category.

Commentary:

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

Nature Conservation

Indicator 4 (c)

Changes in Priority Habitats and Species of Biodiversity Importance

Commentary:

- 7.3 Policy R/OS13 of the Gosport Local Plan Review aims to ensure that species and habitats set out in the UK and Hampshire Biodiversity Action Plans will be protected and where possible enhanced.

- 7.4 The Borough Council will liaise with English Nature, the Wildlife Trust and other relevant organisations at ways to monitor this issue in a consistent way and it is envisaged that this issue can be incorporated in the 2006 Annual Monitoring Report.

Indicator 4 (d)

Changes in Areas Designated for their Intrinsic Environmental Value

Output:

The Borough has a total of 360.6 hectares of land designated as a Special Site of Scientific Interest (SSSI), which represents just over 13% of the total area of the Borough. 68.3% of the SSSI land (including internationally important sites) is in favourable or recovering condition (See Appendix 3).

Commentary

- 7.5 Policy R/OS9 of the Local Plan Review aims to protect the internationally important nature conservation sites of the Borough (Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites). Policy R/OS10 aims to protect nationally important sites (Sites of Special Scientific Interest (SSSI)).
- 7.6 Appendix 3 outlines the key trends and issues relating to the five internationally and/or nationally important sites within the Borough.
- 7.7 The Government's Public Service Agreement target is that 95% of SSSI land should be in 'favourable' or 'recovering' condition by 2010.

Built Heritage

Indicator 4 (e)

Percentage of Conservation Areas with an Up to Date Appraisal.

Output:

There are 16 designated Conservation Areas in the Borough of Gosport. Appraisals have been written for 8, and 1 Appraisal is completed in draft form.

Commentary:

- 7.8 In addition there are four Conservation Areas that have been subject to detailed analysis through extensive discussion and negotiation with developers or consultants that has resulted in the preparation and approval of agreed Master Plans or further detailed appraisals (Royal Clarence Yard and St George Barracks North, St George Barracks South and Priddy's Hard). Gosport is perhaps exceptional in dealing with major development schemes covering substantial parts of, or entire, Conservation Areas and the preparation and agreement of major schemes for these sites has formed part of the negotiation process.
- 7.9 There are therefore only four Conservation Areas with no Appraisal in place: Haslar Peninsula, Alverstoke, Stoke Road and Peel Road. Due to recent changes in the definition of 'up to date' as detailed in the Best Value

Performance Indicator (BVPI) (i.e. written within the last five years) 7 of the existing Appraisals would now be considered out of date.

- 7.10 In conclusion therefore there are 5 Conservation Areas with Appraisals, or 31% of the 16 designated areas. The future target will be to complete two Appraisals per year.

Indicator 4 (f)

Number and Percentage of Listed Buildings on the Buildings at Risk Register and Number Removed.

Output:

In the year 2004/05 there were 22 properties or 4.47% of the total stock on the Risk Register with 5 buildings no longer at risk and consequently removed from the Register and a further 1 building that has improved.

Commentary:

- 7.11 Gosport Borough undertook a detailed Buildings at Risk survey as a pilot project with Hampshire County Council where, uniquely in the County, all individually listed buildings (several listings cover a number of individual buildings) and curtilage buildings were separately identified and assessed.
- 7.12 A total of 492 separate buildings were identified and assessed in 2001, and the 'at risk' buildings have subsequently been monitored on an annual basis. There has been a sustained success rate in removing buildings from the 'at risk' register or seeing them gradually improve.
- 7.13 In April 2003 there were 28 separate buildings on the register. By October 2003, 3 had been removed and improvements were evident in a further 5. By April 2005 a further 5 had been removed and 1 improved. Two buildings have been added to the list having fallen vacant and the current total is therefore 22 or 4.47% of the total stock of listed buildings.
- 7.14 The majority of these remaining buildings are on retained MoD land so the level of improvement is likely to be delayed while proposals for these sites are developed. There are also a number of proposed listed buildings on one former MoD site and one site under disposal that are likely to be confirmed soon: many of which would be considered 'at risk' and will therefore have a bearing on future surveys.
- 7.15 The Council will continue to target the repair and restoration of 'at risk' buildings and aim to achieve improvements on an annual basis.

Open space

Indicator 4(g)

Percentage of eligible open spaces managed to Green Flag award standard.

Output:

The Borough has one open space that has been awarded a Green Flag. Crescent Gardens (0.53ha) is owned by the Borough Council and maintained in conjunction with the Friends of Crescent Gardens, a local community group, and has been granted the award for the past two years.

Commentary:

- 7.16 The Green Flag Award scheme is a marker of good quality in the management and maintenance of greenspaces and can be awarded to any freely accessible public park or green space that meets the standard. Independent verification is made on an annual basis (see www.greenflagaward.org.uk for more details)

Indicator 4(h)

New Open Space and Improvements to Existing Open Space provided through Developer Contributions.

Output:

The table below outlines the schemes that have been completed over the past two years that have benefited from developer contributions paid in-lieu of on-site provision.

Site	Project
1st April 2003- 31st March 2004	
Anglesey Gardens (AN6)	Improved boundary treatment
Bridgemary Park ((BMS1)	Trial bike facility
Rowner Copse (BMS7)	Improved boundary treatment
Lee Recreation Ground (LSE2)	Improvements to pavilion and boundary treatment
Lee Clifflands and Promenade (LSW1)	Skateboarding Park
St Vincent College (LL7)	Artificial turf pitch
Gosport Park (T2)	Rugby/Cricket Pavilion, improvement in pitch quality and perimeter fencing around sports pitches
Walpole Park (T6)	Boat Pavilion
St George Barracks South (T12)	Improvement of pitch provision to allow local civilian teams to use
1st April 2004- 31st March 2005	
Naish Drive (E7)	Improved boundary treatment
Grove Road Recreation Ground (H1)	Improved play facilities and boundary treatment
Privett Park (PR3)	Artificial turf cricket pitch
Gosport Park (T2)	Improved boundary treatment
Walpole Park (T6)	New footpaths

Commentary:

- 7.17 The key open space policies in the Local Plan Review include:

- Policy R/OS3 which aims to protect existing open space;
- Policy R/OS4 which encourages the creation and improvement of open space;
- Policy R/OS5 which allocates land in the Alver Valley for recreational uses;
- Policy R/OS6 which allocates land at Cherque Farm, Heritage Park and Stokesmead Field as open space;

- Policy R/OS7 and Appendix P which ensure that proposals for residential development make provision for quality public open space either on-site or by making a financial contribution for off-site provision;
- Policy R/OS8 which safeguards allotments; and
- Policy R/CF12 which safeguards cemeteries.

7.18 It is the Council's aim to improve quality and value of existing open spaces and provide new high quality open spaces in association with new development where appropriate.

7.19 In July 2004 the Borough Council published its Open Space Monitoring Report which includes the results of its open space audit in accordance with Planning Policy Guidance Note 17: *Planning for Open Space, Sport and Recreation*. Table 5 below summarises the quality and value of the Borough's 215 surveyed open spaces undertaken as part of its audit. The total area of these sites, excluding the open space allocations, is 649.89 hectares. The findings of the Open Space Monitoring report is used to determine priorities for the use of developer contributions associated with new development.

Table 5: Quality and Value of Open Spaces in Gosport Borough

<i>High Quality/ Low Value</i> 2 sites (0.9%)	<i>High Quality/Medium Value</i> 6 sites (2.8%)	<i>High Quality/ High Value</i> 67 sites (31.2%)
<i>Medium Quality/ Low Value</i> 53 sites (24.7%)	<i>Medium Quality/ Medium Value</i> 22 sites (10.2%)	<i>Medium Quality/ High Value</i> 52 sites (24.2%)
<i>Low Quality/ Low Value</i> 5 sites (2.3%)	<i>Low Quality/ Medium Value</i> 4 sites (1.9%)	<i>Low Quality/ High Value</i> 4 sites (1.9%)

7.20 An update of this document will be contained within future Annual Monitoring Reports with a comprehensive re-survey of all sites to take place by 2008. In accordance with the Inspector's Report into objections to the Local Plan Review (Paragraph 11.27) the annual publication will contain a statement listing any changes or improvements in the open spaces referred to in the 2004 Open Space Monitoring Report.

Renewable Energy

Indicator 4 (i)

Renewable Energy Capacity Installed by Type.

Output: There has been no known renewable energy capacity installed as a result of completed planning permissions in 2004/05.

Commentary:

7.21 Within the timescale of this report there were no planning applications for renewable energy schemes. Policy EN4 of the consultation Draft South East Plan sets out sub regional targets for achieving electricity generation from renewable resources. For Hampshire and the Isle of Wight the targets proposed are as follows:

Table 6: Regional Targets for Achieving Electricity Generation from Renewable Resources

Sub region	2010	2016	2020
Hampshire and Isle of Wight	115 MW	122 MW	154 MW

Source: Draft South East Plan

- 7.22 Policy R/ENV11 of the Gosport Borough Local Plan Review Revised Deposit establishes the policy framework to facilitate renewable energy schemes to come forward within the local plan period.
- 7.23 Policy R/ENV10 encourages energy efficiency measures to be incorporated within developments. The Community Strategy promotes energy efficiency through sustainable development. The Borough Council also promotes energy efficiency measures through the Council's Environmental Strategy and through wider initiatives such as Energy Week and Environment Week.
- 7.24 The Council provides some grant-assisted programmes such as Loft Insulation Schemes. The Warmfront Scheme essentially targets grant aid in an attempt to reduce fuel poverty; this is defined when a person spends more than 10% of their available income on heating. For the past few years, the Council have made available loft insulation grants to all owner-occupiers over 60, irrespective of financial circumstances. In the monitoring period 2004-2005, the Council provided 336 grants to owner-occupiers over the age of 60 who were not in receipt of any income-related benefit. This scheme is continuing into the next financial year and is known as the Wrap-Up Scheme
- 7.25 Table 7 shows the energy efficiency measures that were carried out in the Borough Council's own properties.

Table 7

Energy Efficiency measures in Council Properties	2004-2005
Boilers	326
Gas central heating	322
Double glazing	190

Source: Gosport Borough Council energy efficiency data

- 7.26 In addition to these measures, there are three mini Combined Heat and Power (CHP) plants located at three sheltered accommodation blocks. Some 94 units have been connected to the distribution boards and are supplying one to two KW per scheme.
- 7.27 Information from the Building Control Partnership shows the number of cavity wall insulation and window and or door replacements during the year. This is set out in Table 8 below.

Table 8

Type of energy efficiency measure	Number of Building Regulation approvals 2004-2005
Cavity Wall Insulation	226
Window/Door Replacement (FENSA)	1138
Window/Door Replacement (Building Regulations)	54

Source: The Building Control Partnership

Coast

Indicator 4(j)

Losses and Gains to Pedestrian Access Along the Coastline.

Output:

It is estimated that the general public currently has access to 17.1 km of coastline, which represents 44% of the total Solent and Portsmouth Harbour coastline within the Borough. In the period between April 2004 to March 2005 there has been no permanent changes to the length of coastline accessible to the general public although a short stretch of approximately 100 metres is temporarily unavailable at the Priddy's Hard Heritage area due to construction work.

Commentary:

- 7.28 Policy R/CH2 of the Local Plan Review aims to ensure that development proposals do not result in the loss of existing public access to the coast and that they incorporate or improve public pedestrian access to the shore wherever practical and appropriate.
- 7.29 It is the Council's aim to ensure no loss of pedestrian access along the coast occurs and that opportunities are taken to gain access along the coast. Much of the coast that remains inaccessible is currently with Ministry of Defence Establishments.

Allotments

Local Indicator 4 (k)

Use of Allotment Land within the Borough.

Output:

The Borough has 22.5ha of allotment land, 83.8% of this land is within Council control, the remaining amount being within the control of the Church Diocese of Portsmouth. In 2002, 28.4% of the 832 plots within Council control were vacant, however, by October 2005 only 7.9% out of 828 plots were vacant indicating a significant uptake.

Commentary:

- 7.30 Policy R/OS8 of the Local Plan Review aims to protect existing allotments within the Borough. Where there is a consistent lack of demand for allotments the policy allows for the land to be used for alternative open space functions
- 7.31 Several allotments have no vacant plots including the large sites at Elson (69 plots), Leesland (56) and Lee-on-the-Solent (101). In contrast, Brockhurst and Camden allotments have the largest number of vacant plots (30 and 24 respectively).

8.0 RETAIL

Strategic Statement 6

The Local Plan Review will aim to maintain and improve the vitality and viability of Gosport Town Centre and the other shopping areas of the Borough in order to ensure a shopping hierarchy is maintained providing a range of retail facilities to meet the requirements of residents, workers and visitors.

Retail and Local Services

Indicator 5(a)

Total amount of Retail (A1), Office (A2 & B1a) and Leisure (D2) Developments over 200 square metres completed in 2004-2005

Output:

Total Amount of Retail, Office and Leisure Development over 200 sq.ms

Type of Centre	Floorspace (M ²)			
	A1	A2	B1 (a)	D2
Principal Centre	0	688	0	0
District Centres	0	0	0	0
Local Centres	0	0	0	0
Neighbourhood Centres	0	0	0	0
Out of Centre	0	0	0	0

Source: Register of Planning Applications, Gosport Borough Council, The Building Control Partnership and Retail and Leisure Floorspace Supply 2004, Hampshire County Council.

Commentary:

- 8.1 Within the Town Centre, the Job Centre in Walpole Road was the only site of over 200 square metres that was completed in this monitoring period.
- 8.2 During this monitoring period the Council's retail monitoring records show only 1 loss of A1 unit to an A3 unit of 210 square metres.

Indicator 5(b)

Percentage of completed Retail (A1), Office (A2 & B1a) and Leisure (D2) Developments located in Identified Shopping Centres

Output:

The only completion in these categories was the Job Centre in Gosport Town Centre so the percentage of completions in identified shopping centres is 100% in A2 use.

Commentary:

- 8.3 The completion of one A2 unit within Gosport Town Centre has little impact upon the overall proportion of floorspace allocated for A1, A2, B1(a) and D2 uses. Table 9 shows that the greatest amount of floorspace in Gosport Town Centre is occupied by A1 retail use with 23,515 square metres. This represents 71.5 % of the combined A1, A2, B1(a) and D2 floorspace.
- 8.4 Table 9 shows that the highest combined amount of A1, A2, B1(a) and D2 floorspace is located within Gosport Town Centre. The second highest

combined amount of this categorized floorspace is located within Stoke Road district shopping centre. The majority of the A2 and B1(a) shopping centre floorspace is located within Gosport Town Centre. There is no B1(a) floorspace located within any of the neighbourhood shopping centres. Stoke Road district shopping centre has the highest amount of D2 floorspace in comparison with the other shopping centres within the Borough. There is no D2 floorspace provision within Lee-on-the-Solent district shopping centre or within any of the local centres.

Table 9: Total Amount of Built Floorspace for all Retail Centres

Type of Centre	Amount of Floorspace 2004-2005 (M ²)			
	A1	A2	B1(a)	D2
Principal Centre:				
Gosport Town Centre	23515	5553	3460	340
District Centres:				
Stoke Road	9540	2000	600	400
High Street, Lee-on-the-Solent	6935	1105	160	0
Local Centres:				
Figures combined	7296	274	504	0
Neighbourhood Centres:				
Figures combined	10629	615	0	110
TOTAL	57915	9547	4724	850

Source: Gosport Borough Council Retail Schedule 2004

Indicator 5(c)

Percentage of Units in Principal and District Shopping Centres Occupied by A1 and A2 Uses.

Output:

Percentage of A1 and A2 Floorspace within Principal and District Centres

Type of Centre	Percentage of Floorspace		
	A1	A2	Non A1, A2
Principal Centre			
<i>Gosport Town Centre</i>	60.1	14.2	25.7
District Centres:			
<i>Stoke Road</i>	58.4	12.2	29.4
<i>High Street, Lee-on-the-Solent</i>	65.0	10.4	24.6

(Percentages subject to rounding)

Commentary:

- 8.5 It is important to protect the retail role within the principal and district centres. Gosport Town Centre, Stoke Road and the High Street in Lee-on-the-Solent will remain the main focus for retail uses and the development of other local services within the Borough. Whereas Indicator 5(c) refers to the percentage of A1 and A2 floorspace within principal and district centres, the Gosport Borough Local Plan Review includes a policy which refers to the percentage of total frontage for each unit. Policy R/S3 in the Local Plan Review identifies a threshold where no more than 33% of the commercial units within these centres may comprise of uses other than Class A1 and A2. Table 10 shows that the principal and district centres each have under 33% of the total

frontage classed as non A1 and A2 use. The proportions shown in Table 10 are similar to those shown in respect of total floorspace in the output table for Indicator 5 (c).

Table 10: Percentage of A1 and A2 Frontage within Principal and District Centres

Type of Centre	Percentage of Frontage		
	A1	A2	Non A1, A2
Principal Centre			
<i>Gosport Town Centre</i>	54.3	15.3	30.4
District Centres:			
<i>Stoke Road</i>	55.5	14.8	29.7
<i>High Street, Lee-on-the-Solent</i>	64.8	10.0	25.2

Indicator 5(d)

Percentage of Commercial Units in Local and Neighbourhood Shopping Centres Occupied by A1 and A2 Uses.

Output:

Percentage of A1 and A2 Floorspace within Local Centres

Centre	Percentage of Floorspace		
	A1	A2	Non A1, A2
Local Centres			
Gregson Avenue	80.4	4.1	15.5
Rowner Road	69.9	8.7	21.4
Brockhurst Road	82.5	0	17.5
Forton Road/Crossways	54.9	0	45.1
Alverstoke	54.5	5.0	40.5

(Percentages subject to rounding)

Percentage of A1 and A2 Floorspace within Neighbourhood Centres

Neighbourhood Centres:	Percentage of Floorspace		
	A1	A2	Non A1, A2
Tukes Avenue	100	0	0
Nobes Avenue	70.3	0	29.7
Carisbrooke Road	65.7	0	34.3
Brewers Lane	69.9	12.2	17.9
Beauchamp Avenue	74.1	0	25.9
Rowner Lane	86.9	0	13.1
St Nicholas Avenue	65.1	0	34.9
Nimrod Drive	70.1	17.0	12.9
Elson Road	55.4	0	44.6
Palmyra Road	81.5	0	18.5
Forton Road Nos. 335-359, 262-278	87.3	12.7	0

Forton Road Nos. 45-95	52.8	0	47.2
Bury Cross	65.9	15.8	18.3
Queens Parade	89.3	0	10.7
Portsmouth Road	79.7	0	20.3
Dartmouth Court	100	0	0

(Percentages subject to rounding)

Source: Gosport Retail Survey 2004, Gosport Borough Council

Commentary:

- 8.6 Local and Neighbourhood centres perform an important role within the retailing hierarchy. They allow members of local communities the opportunity to carry out day-to-day top up shopping and access other local facilities without the need to make unnecessary car borne trips to purchase everyday items. They are also more accessible for those residents who do not have access to a car. The Tables for Indicator 5(d) show that these centres provide a high proportion of retailing services to meet these needs.
- 8.7 Policy R/S4 of the Local Plan Review identifies a threshold where no more than 40 percent of the commercial units within the Local and Neighbourhood retail areas comprise of non A1 uses. Tables 11 and Table 12 show the performance of each centre in respect of achieving this target.

Table 11: Percentage of non A1 Frontage within Local Centres

Local Centre	A1	Percentage of Non A1 Uses
Gregson Avenue	74.1	25.9
Rowner Road	62.7	37.3
Brockhurst Road	77.3	22.7
Forton Road / The Crossways	55.0	45.0
Alverstoke Village	56.0	44.0

- 8.8 At 2004 two of the five local centres exceeded this threshold. Future studies will carefully monitor this trend to determine the effectiveness of this policy over time.
- 8.9 Table 12 shows that four out of the 16 neighbourhood centres have exceeded the 40 per cent threshold set through the policy. The Borough Council will continue to monitor the effectiveness of this policy.
- 8.10 The thresholds for policies R/S3 and R/S4 are being reviewed in accordance with recent changes made to the Town and Country Planning (Use Classes) Order 1987 which has created two new additions to the A class of uses. Under these changes, class A3 now refers only to restaurants and cafes. A new class A4 has been formed for drinking establishments and hot food takeaways now fall into a new class A5. The retail section of the Annual Monitoring Report for 2006 will be revised to accommodate these changes.

Table 12: Percentage of non A1 Frontage within Neighbourhood Centres

Neighbourhood Centre	A1	Percentage of Non A1 Uses
Tukes Avenue	100.0	0
Nobes Avenue	69.9	30.1
Carisbrooke Road	58.7	41.3
Brewer's Lane	57.1	42.9
Beauchamp Avenue	74.9	25.7
Rowner Lane	87.2	12.8
St Nicholas Avenue	65.5	34.5
Nimrod Drive	14.7	35.3
Elson Road	58.7	41.3
Palmyra Road	78.9	21.1
Forton Road Nos. 335-359, 262-278	86.5	13.5
Forton Road Nos. 45-95	47.1	52.9
Bury Cross	60.8	39.2
Queens Parade	84.9	15.1
Portsmouth Road	84.2	15.8
Dartmouth Court	100	0

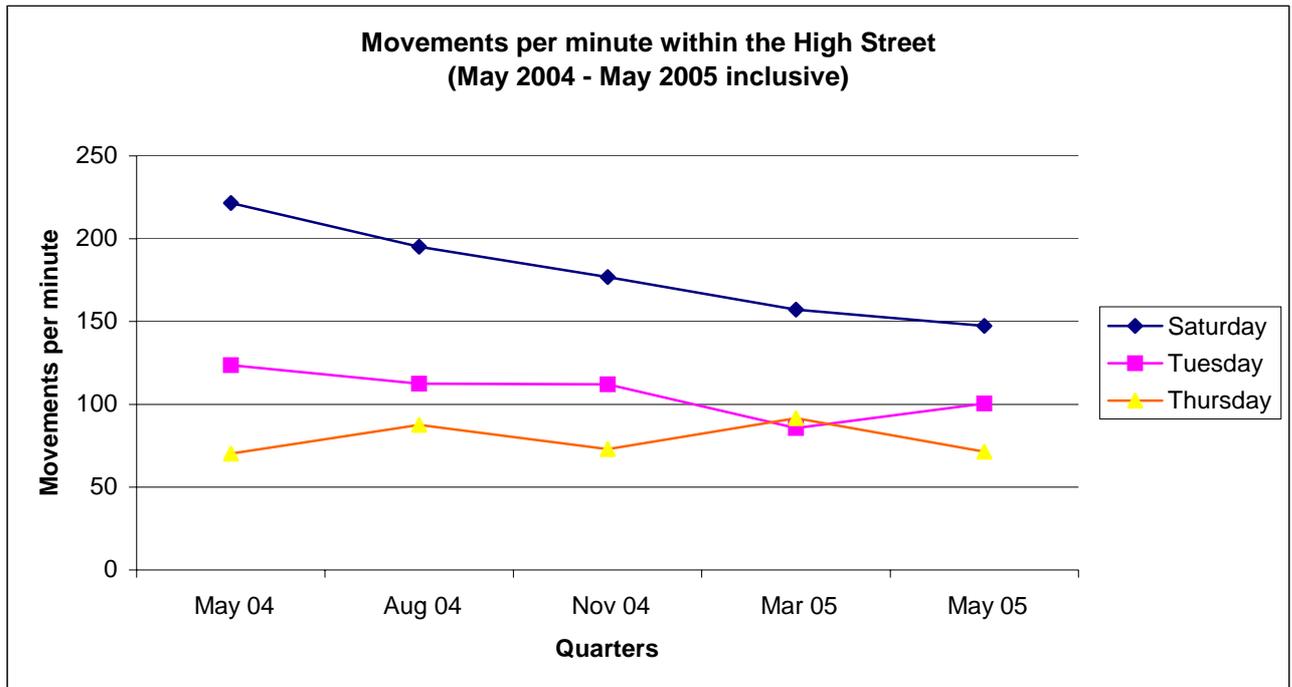
(Percentages subject to rounding)

Source: Gosport Retail Survey 2004, Gosport Borough Council

Retail Centre Health Check

- 8.11 **Qualitative Assessment:** The Borough Council undertook a qualitative health check survey in 2003 of all retail centres within the Borough. This survey collected information on a number of qualitative indicators, including condition and design of public areas, accessibility, cleanliness and quality of transport features. In general terms the physical condition of most of the retail centres is good. This type of survey information provides a general indication of the environmental performance of centres and covers general indicators such as condition of buildings and street furniture, cleanliness, ease of movement around centres and accessibility to public transport nodes. With regard to the main centres, the survey concluded that the Town Centre has a number of major strengths including its location adjoining Portsmouth Harbour giving it a unique identity and drawing shoppers from within the Borough and elsewhere.
- 8.12 Stoke Road and the High Street at Lee-on-the-Solent are the two District Centres in Gosport's retail hierarchy. Stoke Road is located close to the Town Centre and is easy to move around owing to a number of environmental improvements that have been made over time. The district centre at Lee-on-the-Solent is well used with a good range of shops and services for a centre of its type and size. There is easy accessibility to the shopping area and its close proximity to the sea adds to its attractiveness as a district centre.
- 8.13 **Pedestrian Footfall:** The Borough Council's Pedestrian Footfall Survey data is carried out on a quarterly basis in March, May, August and November. The surveys are carried out on Tuesdays, Thursdays and Saturdays in order to take account of Market Days (Tuesdays and Saturdays).

Pedestrian Footfall Survey 2004



8.14 Traffic segregation is very good because of the pedestrianisation of the centre. Accessibility between different uses and variety of transport modes is very high with the location of the Town Centre close to the Gosport-Portsmouth Passenger Ferry terminal and the Bus Station.

8.15 **Vacancy Levels:** Rates of vacancies within centres are an important element within a suite of health checks used to determine how well centres perform. Table 13 sets out the amount of vacant floorspace within the retailing centres.

Table 13: Vacancy Levels in Square Metres for all Centres

	A1	A2	A3	D1	Taxi	Sui Generis	TOTAL
Principal Centre							
<i>Gosport Town Centre</i>	160	688	0	0	0	0	848
District Centres							
<i>Stoke Road</i>	880	0	60	100	0	50	1090
<i>High Street, Lee-on-the-Solent</i>	380	0	210	0	0	0	590
Local Centres	856	0	0	310	34	0	1200
Neighbourhood Centres	2151	406	0	0	110	0	2667
TOTAL	4427	1094	270	410	144	50	6395

8.16 Vacancy levels within Gosport Town Centre are generally low. During this period of monitoring, there have been two examples of vacant units over 200 square metres. These are the Job Centre in Walpole Road (688 square metres) that was completed but vacant at the time of the survey and opened in October 2004 and Gosport Public Library (780 square metres) which was closed for refurbishment and opened as the Gosport Discovery Centre in April 2005. Vacancies of less than 200 square metres account for 160 square metres of floorspace.

Future Retail Monitoring Needs

- 8.17 The Borough Council has identified a number of areas where additional data will have to be collected to improve its existing monitoring systems. Initial gaps identified include information on rents and yields and crime statistics. Enhancements to the retail information base will be developed in preparing future Annual Monitoring Reports.

9.0 COMMUNITY & LEISURE FACILITIES

Strategic Statement 7

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

Community and Health Facilities

Indicator 6(a)

Total amount of completed community and health facilities.

Output:

A total of 2,543 square metres of new community and health facilities were completed in the year 2004 to 2005.

Commentary:

- 9.1 The Local Plan Review includes several policies on community and health facilities. R/CF1 deals with new or improved community and health facilities, R/CF2 protects existing facilities, R/CF3 relates to provision on major housing developments and R/CF4 is a site specific policy which allocates land to four new health and community facilities within the Borough.
- 9.2 This indicator examined all community and health completions in the year 2004 to 2005 above a threshold of 200 square metres of gross floorspace. A new doctor's surgery was completed at Forton Road and a new health centre was built at Mumby Road. Both sites were identified in policy R/CF4 and are located in accessible locations within 400 metres of a bus stop served by more than eight buses per hour.
- 9.3 Numerous health statistics highlight the need to improve the health of Gosport's population and the provision of improved health facilities is one of the Council's Strategic Priorities. Table 14 shows the latest estimates of life expectancy at birth for Gosport and the South East Region along with the Borough's ranking within 374 local authorities in England and Wales where rank 1 is the authority with the highest life expectancy. Apart from the unitary authorities of Portsmouth and Southampton Gosport is the lowest ranked district for men in Hampshire with regard to life expectancy.

Table14: Life expectancy at birth (2001 to 2003)

	Male life expectancy	Rank	Female life expectancy	Rank
Gosport	76.0	236	80.9	193
South East England	77.4	N/a	81.6	N/a

Source: A Profile of Hampshire May 2005

Indicator 6 (b)

Total amount of completed built leisure facilities.

Output:

A total of 1,671 square metres of new built leisure facilities were completed in the year 2004 to 2005.

Commentary:

- 9.4 The Local Plan Review includes three policies on built leisure facilities. Policy R/CF8 deals with new facilities, R/CF10 protects existing facilities and R/CF9 is a site-specific policy, which allocates land for leisure facilities within the Borough.
- 9.5 This indicator examined all built leisure completions in the year 2004 to 2005 above a threshold of 200 square metres of gross floorspace. These included a new pavilion for the model boat club in Walpole Park and a large extension to the Submarine Museum at Haslar. These are in addition to sites identified in Policy R/CF9
- 9.6 A new Discovery Centre was opened by the Minister for Media and Heritage in Gosport Town Centre in March 2005, based in Gosport's library, museum and gallery buildings. Although the redevelopment did not create any additional built leisure floorspace and did not require planning permission, it was a significant development for the residents of the Borough in terms of offering an enhanced community facility and is the first of its type in the South East Region.

10.0 KEY ISSUES ARISING FROM THE MONITORING PROCESS

Key Issues Arising from Monitoring the Local Development Scheme (LDS)

- 10.1 Gosport Borough has been successful in meeting the milestones set out in the first Local Development Scheme. However, in meeting these milestones there are resultant actions which the Borough Council needs to address in the next monitoring period. A principal consideration has been the receipt of the Local Plan Inquiry Inspector's report which will necessitate the preparation of Modifications to the Local Plan Review. These Modifications will be subject to public consultation and depending upon the nature of any representations received the Local Plan Review will then be adopted. These actions have been programmed into the LDS.
- 10.2 However, the Inspector did recommend a change to Policy R/DP10 regarding the Marine Parade Area of Special Character and that the accompanying Supplementary Planning Guidance be revised. Under the provisions of the new planning system introduced by the Planning and Compulsory Purchase Act 2004 it is no longer possible to produce Supplementary Planning Guidance and instead a Supplementary Planning Document (SPD) will need to be produced. If the Council decides to prepare a SPD for the Marine Parade Area of Special Character then the LDS will require amendment to incorporate an appropriate timetable for its production.

Key Issues Arising from Monitoring the Core and Local Indicators

- 10.3 A key issue arising from monitoring the local indicator on R/DP4 is the imminent disposal of the Daedalus site by the Ministry of Defence. A Development Strategy was jointly prepared by Fareham BC, Gosport BC, Hampshire CC and the Ministry of Defence in 1997, but it is likely that it will be necessary to provide more up to date planning guidance. The Borough Council, together with Fareham Borough Council and Hampshire County Council, are working with the Defence Estates, SEEDA and Maritime Coastguard Agency to determine the best means to bring forward the site's regeneration. As part of this programme, it may be appropriate for a Supplementary Planning Document for that part of the site within Gosport to be prepared. If the Council decides to prepare a SPD for the Daedalus area then the LDS will need to be amended to incorporate an appropriate timetable for its production.

Appendix 1: List of Output Indicators

Strategic Statement	Indicator No.	Local Plan Review policy	ODPM Annex B reference*
SS2 Coordinating land use and transport issues	1a	R/T2	3b
SS2 Coordinating land use and transport issues	1b	R/T11 and Appendix F	3a
SS2 Coordinating land use and transport issues	1c	R/DP4	N/a
SS3 Employment and economic development	2a	R/EMP1 and R/EMP2	1a
SS3 Employment and economic development	2b	R/EMP1 and R/EMP2	1b
SS3 Employment and economic development	2c	R/EMP1 and R/EMP2	1c
SS3 Employment and economic development	2d	R/EMP1 and R/EMP2	1d
SS3 Employment and economic development	2e	R/EMP1 and R/EMP2	1e
SS3 Employment and economic development	2f	R/EMP1 and R/EMP2	1f
SS4 Housing	3a	R/H1, R/H2 and R/H3	2ai
SS4 Housing	3b	R/H1, R/H2 and R/H3	2aii
SS4 Housing	3c	R/H1, R/H2 and R/H3	2aiii
SS4 Housing	3d	R/H1, R/H2 and R/H3	2aiv
SS4 Housing	3e	R/H1, R/H2 and R/H3	2av
SS4 Housing	3f	R/H1, R/H2 and R/H3	2b
SS4 Housing	3g	R/H4	2c
SS4 Housing	3h	R/H5	2d
SS4 Housing	3i	R/H10	N/a
SS5 Environment	4a	R/ENV1	7
SS5 Environment	4b	R/ENV4	7
SS5 Environment	4c	R/OS13	8i
SS5 Environment	4d	R/OS9, and R/OS10	8ii
SS5 Environment	4e	R/BH1	N/a
SS5 Environment	4f	R/BH3	N/a
SS5 Environment	4g	N/a	4c
SS5 Environment	4h	R/OS7	N/a
SS5 Environment	4i	R/ENV11	9
SS5 Environment	4j	R/CH2	N/a
SS5 Environment	4k	R/OS8	N/a
SS6 Retail	5a	R/S1, R/S2, R/EMP1, R/EMP2, R/CF8 and R/CF9	4a
SS6 Retail	5b	R/S1, R/S2, R/EMP1, R/EMP2, R/CF8 and R/CF9	4b
SS6 Retail	5c	R/S3	N/a
SS6 Retail	5d	R/S4	N/a
SS7 Community and leisure facilities	6a	R/CF1, R/CF2, R/CF3 and R/CF4	N/a
SS7 Community and leisure facilities	6b	R/CF1, R/CF2, R/CF3 and R/CF4	N/a

*Annex B of Local Development Framework Monitoring: A Good Practice Guide

Appendix 2: Figures for Gosport Housing Trajectory 2005

	1996/97	1997/98	1998/99	1999/00	2000/01	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	TOTAL		
Projections - Allocated Sites										501	452	299	88	102	100	27	25	25	25	0	1644		
Projections - Unallocated Sites										36	91	107	61	55	30	30	30	30	30	30	530		
Total Past Completions	171	188	62	150	319	444	479	403	430													C	
Total Projected Completions										537	543	406	149	157	130	80	80	80	80	60	4948	D	
Cumulative Completions	171	359	421	571	890	1334	1813	2216	2646	3183	3726	4132	4281	4438	4568	4648	4728	4808	4888	4948		E	
PLAN - Strategic Allocation (annualised)	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	4680	F
MONITOR - No. dwellings above or below cumulative allocation	-63	-109	-281	-365	-280	-70	175	344	540	843	1152	1324	1239	1162	1058	904	750	596	442	268		G	
MANAGE - Annual requirement taking account of past/projected completions	234	237	240	251	257	253	239	221	205	185	150	106	69	57	40	22	8	-16	-64	-208	-268	H	

Appendix 3: Condition of National and International Nature Conservation Sites

Name of Site (designation)	Habitat	Area (ha)	Change in formal designated area between 1/4/04-31/3/05	Condition*
Browndown Range (SSSI)	Dwarf scrub heath-lowland	132.77	No change	Unfavourable Recovering 66.47ha Unfavourable Declining 14.61ha Information not available 51.69ha
<p><i>'Intensive localised military training activities impeding recovery of shingle and heathland vegetation. There is also more widespread sward damage from trampling, primarily due to unmanaged public access. Habitat management whilst ongoing and broadly effective, does require fine tuning in some areas to reflect the unusual vegetation communities present. A management plan also needs to be completed. Excessive presence of non-native species.'</i> English Nature</p> <p>The Browndown SSSI Management Plan is currently being produced by English Nature and MOD Estates. It is likely to be approved in November 2005.</p>				
Gilkicker Lagoon (SAC, Ramsar, SSSI)	Coastal lagoon	3.94	No change	Favourable 3.94ha
Gilkicker Lagoon formally designated as an SAC in April 2005				
Lee-on the-Solent to Itchen Estuary (SSSI)	Earth heritage	8.94 within Gosport Borough	No change	Favourable 8.94ha
<p><i>'For a number of reasons the foreshore is covered by deposited silt/shingle but this can be removed relatively easily using a JCB to uncover the interest features. The site is therefore favourable.'</i> English Nature</p>				
Portsmouth Harbour (SPA, Ramsar, SSSI)	Coastal lagoon; littoral sediment	186.83 within Gosport Borough	No change	Favourable 138.8ha Unfavourable No Change 43.57ha Destroyed 4.46ha
<p><i>'Lagoons appear to be healthy.'</i> <i>'Signs of saltmarsh erosion due to coastal squeeze against artificial sea defence'</i> <i>'Intertidal habitats dredged during development. Unit destroyed.'</i> English Nature</p> <p>The Solent European Marine Sites (SEMS) Management Plan was approved by DEFRA in 2005. The management scheme will be an on-going process to aid decision making and aims to manage the marine and coastal resources of the Solent in a more integrated and sustainable way.</p>				
Wildgrounds (SSSI)	Broadleaved, mixed and yew woodland-lowland	28.16	No change	Favourable 28.16ha
<p><i>'Overall, this single unit site is in favourable condition. A Management Plan has been drawn up (Sept 03) that prescribes a satisfactory management programme for the next five years.'</i> English Nature</p>				
Total Area		360.64		Favourable 179.84ha Unfavourable recovering 66.47ha Unfavourable No Change 43.57ha Unfavourable Declining 14.61ha Destroyed 4.46ha Information not available 51.69ha

Source: English Nature website

Glossary

Affordable Housing

Housing intended to meet the needs of people whose incomes are insufficient to enable them to buy or rent suitable housing, without subsidy, on the open market.

Coastal Squeeze

The term 'coastal squeeze' is applied to the situation where the coastal margin (such as a salt marsh) is squeezed between the fixed landward boundary (such as a sea wall) and the rising sea level. In such cases the coastal habitat is unable to move landward due to the presence of built development and consequently over time the area of habitat is reduced as sea level rises.

Conservation Area

An area which is of special historic or architectural character and is worthy of preservation designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Developer Contributions

Developer contributions are paid by developers to fund *capital* projects associated with new development, usually off-site (for example provision of new sports facilities on a near-by recreation ground).

Environment Agency

A statutory body whose duties are to protect and enhance the environment across England and Wales. Its principal functions are to prevent and control pollution, water, resources, flood defence, fisheries, conservation, navigation and recreation.

Footfall

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

GOSE

Government Office for the South East. The Regional government office which works with regional partners and local people to maximise competitiveness and prosperity in the region, and support integrated policies for an inclusive society. It represents the ODPM, DFES, DTI, DCMS, DEFRA and the Home Office.

Housing Trajectory

Housing trajectories support the 'plan, monitor and manage' approach to housing delivery by showing past and estimating future performance. They should consider past rates of housing completions and conversions and projected completions and conversions to the end of the specified framework period or ten years from the adoption of the relevant Development Plan Document, whichever is the longest.

Job Density

Ratio of total jobs to the working age population.

Listed Building

A building listed by the Secretary of State for Culture, Media and Sport as being of special architectural or historic interest.

LRT - Light Rapid Transit

A rail based public transport system which uses modern electric trams.

Office of Deputy Prime Minister (ODPM)

The government department responsible for planning and local government.

Ramsar

Wetland of International importance designated by government under the terms of the Ramsar Convention.

SEEDA

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

SEERA

The South East England Regional Assembly, comprising 111 members, including elected councillors nominated by the region's local authorities. As the Regional Planning Body the Assembly has responsibility for proposing strategic planning and transport policies to Government; it prepares, monitors and reviews Regional Planning Guidance (RPG) for South East England, and within that framework, the Regional Transport Strategy (RTS).

Site of Special Scientific Interest (SSSI)

Site of Special Scientific Interest as designated by English Nature under the Wildlife and Countryside Act 1981, to afford protection to flora, fauna, geological or physiological features of special interest being of national importance.

Statutory Nature Conservation Organisation (SNCO)

Such as English Nature

Solent European Marine Sites (SEMS)

Includes a number of Special Protection Areas and Special Areas of Conservation around the Solent

Special Protection Area (SPA)

Special Protection Area designated by the government under the terms of the European Communities Council Directive 79/404/EEC on the Conservation of Wild Birds. A site of European importance for birds.

Special Area of Conservation (SAC)

A Special Area of Conservation recommended by the government under the European Habitats Directive. An area considered important for its wildlife (usually designated an SSSI).

Sustainable Development / Sustainability

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Use Classes Order

The Town and Country Planning (Use Classes) Order 1987 lists sixteen classes of land use. Change of use within a use class does not normally require planning permission.