

Gosport Borough Council

Local Development Framework

Annual Monitoring Report

December 2008

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Gosport Borough Council
Local Development Framework
Annual Monitoring Report
December 2008

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EXECUTIVE SUMMARY

This is the fourth Annual Monitoring Report (AMR) produced by Gosport Borough Council in accordance with the requirements of the Planning and Compulsory Purchase Act 2004.

The AMR covers the period April 2007 to March 2008. However, more up-to-date information has been provided in certain instances, notably progress on the implementation of the Local Development Scheme (LDS) and some contextual indicators.

The AMR reviews actual progress in terms of Local Development Document (LDD) preparation against the timetables and milestones in the LDS. The primary achievement in the production of documents in the LDS during the monitoring period was the adoption of the Statement of Community Involvement (SCI) in July 2007 ahead of the scheduled date of August 2007. In the 2007 LDS the Core Strategy consultation stage on preferred options was programmed for December 2007. It was not possible to achieve this milestone due to the need to gather more evidence to make the Core Strategy more robust and the impending change to the Government regulations which required additional work to be undertaken. There is now a need to review the LDS and publish a more realistic timetable for the production of LDDs. This will be published in early 2009.

The AMR considers the policy performance of the Local Plan Review (LPR). A number of Strategic Statements set out in the LPR provide the structure for this analysis namely: land use and transport, employment and economic development, housing, environment, retail and community and leisure facilities. A number of indicators and outputs are set out after each Strategic Statement; targets are included where relevant. Brief commentaries discuss key findings and highlight linked contextual indicators.

The key performance indicators in the 2008 AMR highlight the following major issues:

- A total of 277 new homes were completed in 2007-2008, and the 2008 Gosport Housing Trajectory shows that new housing is being delivered at a rate significantly above the housing requirement set out in the LPR.
- A total of 85 new affordable homes were completed in the Borough during the monitoring period.
- Developer contributions continue to fund open space schemes across the Borough, such as the Kings Road play area.

The issues identified through the monitoring of LPR policies will inform the preparation of the LDF Core Strategy and other LDDs.

1.0 INTRODUCTION

- 1.1 This is the fourth 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. Updated core output indicators are set out in Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008. The document *Local Development Framework Monitoring: A Good Practice Guide* sets out the key tasks as follows:
- review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
 - 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;
 - identify the significant effects of implementing policies in local development documents and whether they are as intended; and
 - set out whether policies are to be amended or replaced.
- 1.3 This report follows the same basic structure as the 2007 AMR. The document is structured around the Strategic Statements set out in the Gosport Local Plan Review (LPR), which was adopted in May 2006. This focus will change in future AMRs as work progresses on the Local Development Documents (LDD) in the Local Development Framework (LDF).
- 1.4 The 2008 Gosport AMR covers the monitoring period 1 April 2007 to 31 March 2008, and data included in it generally applies to that timescale. However, more up-to-date information has been used in certain instances notably progress on the implementation of the Local Development Scheme (LDS) and some contextual indicators such as the retail centre health checks.
- 1.5 A spatial portrait of Gosport forms Chapter 2 of this report and sets out the key contextual characteristics of the Borough. It also discusses planning for Gosport in a regional and sub-regional context. The contextual indicators are drawn principally from information contained in the Sustainability Profile. This profile is regularly updated and is a supporting document to the Sustainability Appraisal. Other sources of information are acknowledged in the text.
- 1.6 Progress with implementing the LDS is dealt with in Chapter 3 of the AMR with an examination of timetables and milestones and an assessment of whether they are being achieved or not.

- 1.7 Chapters 4 to 9 consider the policy performance of the LPR. These six chapters are based on the Strategic Statements set out in Chapter 2 (Strategy) of the LPR and are sub-divided into themes identified in Chapter 14 (Monitoring and Resources). After each Strategic Statement the relevant indicators and their outputs for the monitoring period are set out, along with a target where relevant. A brief commentary sets out the key findings of the output and relates these back to policy. A number of tables, graphs and photographs provide additional information as appropriate.
- 1.8 Chapter 6 deals with housing and a number of additional indicators have been included in line with recent Government guidance. A five year supply of deliverable housing sites is set out in the housing supply section along with the 2008 Gosport Housing Trajectory. Three new core housing market indicators on affordability, growth in house prices and low demand have been added to the affordability section. To address particular local issues information has been added on the size and type of dwellings.
- 1.9 The majority of outputs in Chapters 4 to 9 were calculated by the Borough Council in conjunction with Hampshire County Council (HCC). In regard to non-residential completions, there is a monitoring threshold of 200 square metres of gross external floorspace. Combined completion figures for different use classes are given when the final end use is not known.
- 1.10 The core output indicators set out in Chapters 4 to 9 include all indicators listed in the Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008. Appendix 1 of this report is a quick reference guide, which sets out the AMR indicator numbers, the relevant LPR policy and the Core Output Indicators – Update 2/2008 reference. It should be noted that the indicator number is linked to the chapter number. A number of local indicators relevant to Gosport are also included, such as losses and gains to pedestrian access along the coastline.
- 1.11 Finally, a glossary explains key technical terms used in this report.

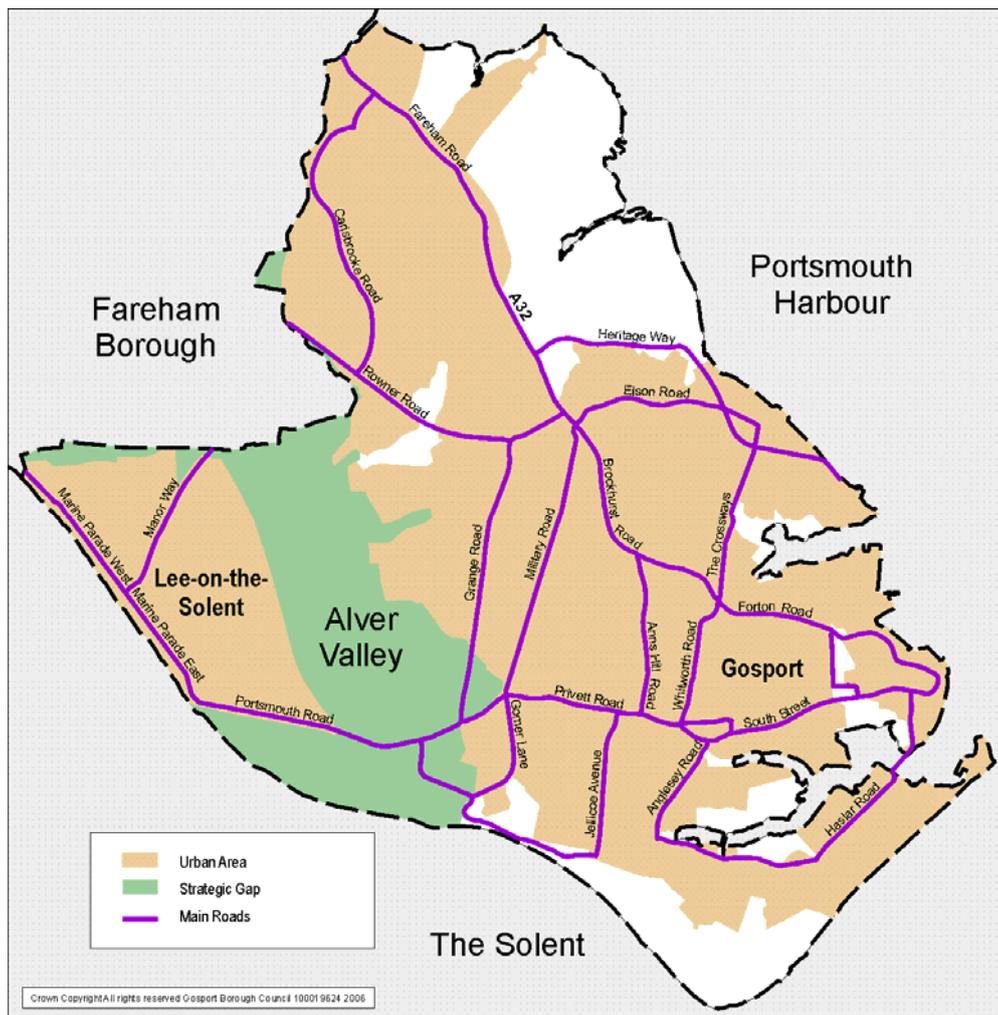
2.0 SPATIAL PORTRAIT OF GOSPORT

Profile

Location

- 2.1 Gosport is located on the south coast of Hampshire and has a distinctive geography. The Borough is a peninsula of 2,750 hectares surrounded on three sides by The Solent and Portsmouth Harbour (see figure 2.1) with almost 39 kilometres of coastline. The Borough contains two principal settlements, Gosport and Lee-on-the-Solent, separated by the Alver Valley.

Figure 2.1: Gosport Borough



Population and households

- 2.2 The population of the Borough is fairly stable. The estimated population of the Borough in 2007 based on the Office of National Statistics (ONS) mid-year estimate was 79,200. In the 2001 Census it was recorded as 76,415 persons, which represents an increase of only 1.8% from the 1991 figure. However, the number of households has increased by 6.7% over the same period. In April 2007 there were 35,677 homes in the Borough according to Council Tax Records. Gosport is the fifth most densely populated area in the South East Region, with an urban density of 30.2 people per hectare recorded in the 2001 Census.

Transport

- 2.3 Access to the Peninsula is via three road routes. One of these is the A32 which is part of the County Strategic Road Network. There is no railway service to Gosport. Gosport is linked to Portsmouth by the Gosport Ferry service which is one of the busiest passenger ferry routes in the United Kingdom. The ferry service provides a link to Portsmouth Harbour railway station.
- 2.4 The increasing dominance of the 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. By 2002 the traffic flow capacity had been reached on parts of the A32. 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.

Employment and economic development

- 2.5 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 around the Harbour.
- 2.6 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 in the Borough and around the Harbour have closed. Some of these sites have been redeveloped and others are available for re-use. It was announced in January 2007 that the MoD training facilities at HMS Sultan would be phased out by 2017. However, a Government review of Britain's naval bases confirmed in July 2007 that the Portsmouth naval base would remain open.
- 2.7 As a result of these changes in employment a large number of residents of the Borough now work in different locations, particularly along the A27-M27 corridor in areas where the journey to work is predominantly by private car. Between 1991 and 2001, the number of people out-commuting on a daily basis increased by 41% to 18,159 workers. Gosport and SEEDA commissioned MVA to carry out a commuting and employment study in 2008. Findings from research associated with this study indicate that two thirds of employed Gosport residents work outside the Borough.
- 2.8 Latest available information shows that there were 1,370 VAT registered businesses in Gosport. Based on the most recent population estimates, business density within the Borough has increased slightly from 16.8 per 1,000 of the population in 2005 to 17.6 in 2006. The business sector is characterised by a small number of companies employing a large number of the workforce. The unemployment rate at September 2008 was 1.9%.

Environment

- 2.9 Despite being densely developed there are some important and attractive 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. Planning permission has been granted in the northern part of the country park for a training ground for Portsmouth FC which will include community pitches. The Stokes Bay/Gilkicker area also provides a significant area of open space. The quality of Gosport's environment is also

reflected in its built heritage with 16 Conservation Areas, 505 Listed Buildings and 13 Scheduled Ancient Monuments. There are also significant areas which are internationally and nationally important for nature conservation.

Planning for Gosport in a sub-regional context

- 2.10 In terms of regional planning Gosport is located in the South East of England. Regional Planning Guidance for the South East (RPG9) was published in March 2001 and continues to provide the strategic framework for development.
- 2.11 However, a new Regional Spatial Strategy for the South East, '*The South East Plan*' (SE Plan) is being prepared by the South East England Regional Assembly (SEERA). The Secretary of State has published Proposed Changes to the draft South East Plan having taken into account the views of a panel of independent Inspectors following an examination. The proposed changes have been subject to consultation and in due course the Secretary of State will publish the adopted plan. 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 The draft SE Plan recognises that there are distinct sub-regions, which require their own strategies. South Hampshire is one of these areas specifically identified in the SE Plan (see figure 2.2). The Sub Regional Strategy for this area was developed by SEERA in conjunction with the Partnership for Urban South Hampshire (PUSH). PUSH is a consortium of local authorities which includes Gosport Borough Council.

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



- 2.13 The principal objective of PUSH is to address the economic regeneration and development needs of the sub-region by improving its economic performance to at least match the regional average, with a target of achieving a Gross Value Added (GVA) rate of growth of 3.5% per annum by 2026.

- 2.14 This will involve an increase in jobs as well as productivity, requiring land for business development and house building. To enable this to happen, there will need to be increased investment in transport and other infrastructure.
- 2.15 Within the sub-region Gosport Borough has a distinct identity and it is important that this is retained. Large parts of the Borough are already developed and much of the open space is highly valued in terms of nature conservation interest and/or its recreational importance. Gosport has an important role to play in promoting sustainable economic regeneration in the sub-region. A significant amount of land within the Borough is owned by the Ministry of Defence and as it continues to rationalise its operations as part of a national review there is the likelihood that some of its land holdings will be released for re-development. These land releases as well as other sites will provide opportunities for economic development which can contribute towards meeting the employment needs of Gosport residents and improving the economic performance of South Hampshire.

Key development sites

- 2.16 There are a number of key development sites in the Borough, which are identified in figure 2.3. Progress on each site is considered below.

Cherque Farm

- 2.17 Development continued throughout the monitoring period at Cherque Farm, Lee-on-the-Solent. A total of 1050 new homes had been completed by April 2008, including 105 affordable homes, leaving 13 outstanding. The remaining dwellings are expected to be completed during 2008.

Coldharbour/ Gosport Waterfront

- 2.18 Development has taken place at both the northern and southern parts of this prominent waterfront site. The Council expects proposals to be brought forward for the comprehensive development of the remaining central part of the site in the future. The redevelopment of Coldharbour will be considered as part of the forthcoming Core Strategy.

Daedalus

- 2.19 The Daedalus site lies in both Gosport and Fareham Borough Councils. The MoD released Daedalus in March 2006. The Maritime and Coastal Agency (MCA) purchased most of the airfield and will continue to operate from the site along with Hampshire Constabulary. A new search and rescue facility including a helicopter hanger for use by the MCA has been completed. The South East of England Development Agency (SEEDA) purchased the rest of the site including the technical area, which lies within Gosport Borough, and is considering a mix of uses for the site. A Joint Planning Statement for Daedalus was published in 2006 by Gosport and Fareham Borough Councils, which sets out their aspirations for the site and how planning policies will be produced. In due course the Borough Council will prepare an SPD for Daedalus. A part of the site has been retained by Defence Estates for 300 Married Quarters of which 148 had been built by April 2008.

Frater Gate

- 2.20 The development of Frater Gate as an employment allocation within the LPR is largely complete. Approximately 10,000 square metres of employment floorspace has been developed at this key employment site. A further building that will occupy over 200 square metres of employment floorspace was approved in April 2008. 0.4 hectares of land is also available for the potential future expansion of the Gosport Business Centre. The site also includes a children's playzone which was completed and opened during the monitoring period.

Gosport Bus Station/ Gosport Waterfront

- 2.21 Proposals for the development of this site will be considered as part of the Core Strategy.

Heritage Business Park

- 2.22 The development of this key employment site to the north of Fort Brockhurst has been built out since the monitoring period ended. In total over 9000 square metres of floorspace has been developed. A children's day nursery has also been developed on the site.

Priddy's Hard Heritage Area

- 2.23 Phase 1 of this development is now complete with 198 dwellings built. The remaining part of the site has been marketed for the development of a mixture of uses and a planning application is expected shortly.

Royal Clarence Yard

- 2.24 The development of this prominent waterfront site continued during the monitoring period. A further planning application to revise the type and mix of dwellings was granted planning permission in October 2007. However, due to economic conditions work has slowed down on this site.

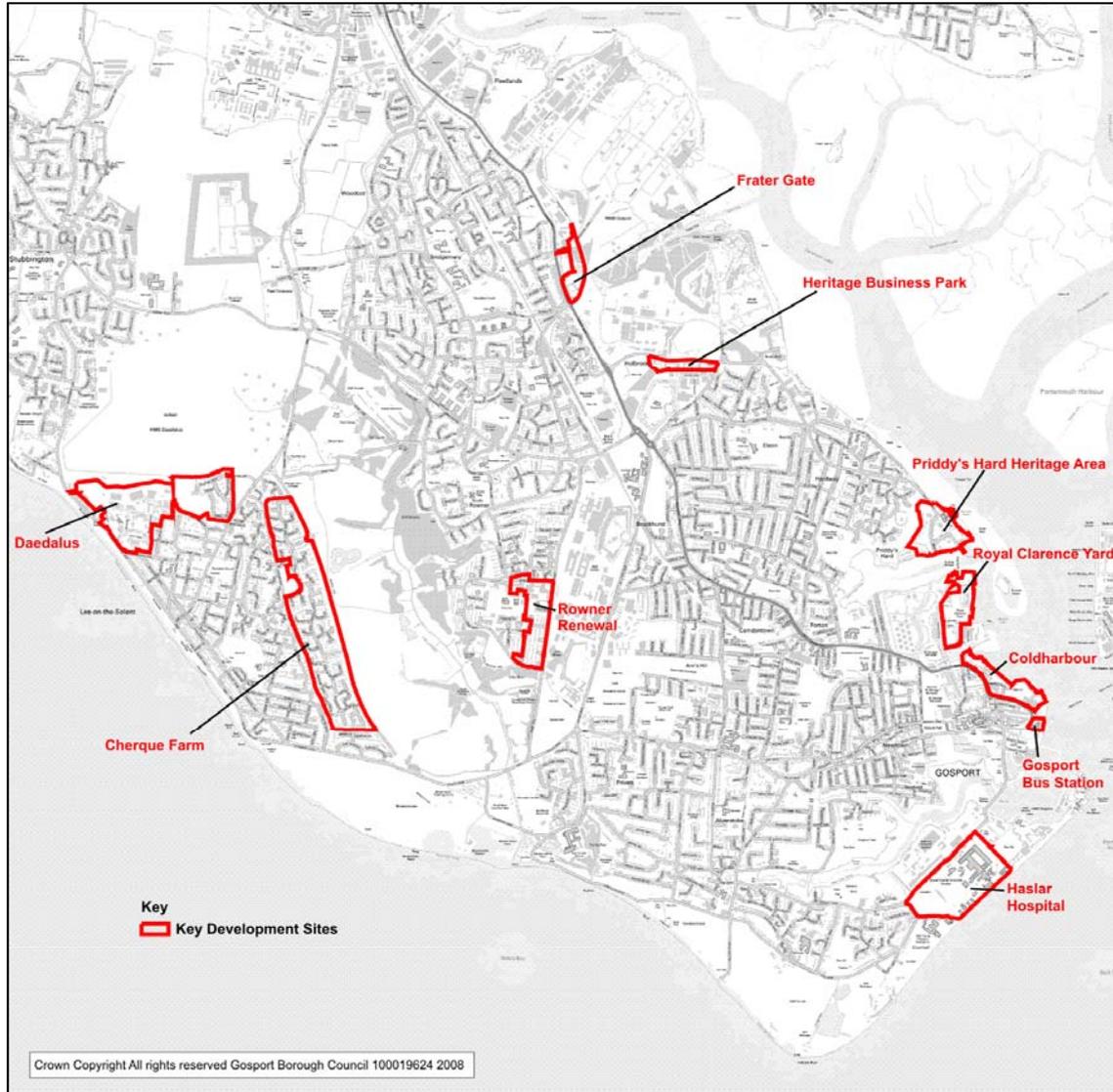
Rowner

- 2.25 The Rowner Renewal project seeks to regenerate a run down part of the Rowner estate. It aims to demolish approximately 500 existing units and develop up to 700 new homes, providing a range of types, sizes and tenures. Other uses on-site include re-provision in the neighbourhood centre containing retail / employment opportunities including a food store, and several smaller retail kiosks. A planning application for this development is expected to be submitted by the Rowner Renewal Partnership at the end of 2008.

Haslar

- 2.26 Royal Hospital Haslar is programmed to close in 2009 and the site will be disposed of by the MoD. An Enquiry by Design process took place in November 2008 as a starting point to generate initial ideas for the future use of the site.

Figure 2.3: Key development sites in Gosport



3.0 LOCAL DEVELOPMENT SCHEME: PROGRESS ON IMPLEMENTATION

3.1 This section of the Annual Monitoring Report deals with the timetables and milestones in the Local Development Scheme (LDS) indicating whether they are being achieved or not. The current Gosport LDS was published in March 2007 and identifies the following Local Development Documents (LDD):

- Local Plan Review
- Statement of Community Involvement
- Core Strategy DPD
- Site Allocations DPD
- Development Control DPD
- Marine Parade Area of Special Character SPD
- Gosport Waterfront SPD

3.2 The Local Plan Review has been adopted in May 2006 and was reported in last year's Annual Monitoring Report.

3.3 The LDS charts key dates when milestones should be achieved. Appendix 2 shows the milestones that should have been met in the monitoring period April 2007 to March 2008. It can be seen that most of the milestones in the monitoring period have been met. The only milestone missed relates to the Core Strategy and this is explained in the section below. Although this AMR covers the period April 2007 to March 2008, where appropriate, commentary is provided beyond this period.

3.4 In June 2008 new regulations together with a revised PPS12 were published by the Government concerning the preparation of LDFs. As a consequence the LDS will need to be revised to take account of the new regulations.

Statement of Community Involvement

3.5 The adoption of the Statement of Community Involvement (SCI) in July 2007 was ahead of the scheduled date of August 2007. It was the first of the new format of Development Plan Documents (DPD) to be adopted by Gosport Borough Council.

Core Strategy

3.6 Work is continuing on the Core Strategy and a major consultation event took place in December 2006 in conjunction with the Gosport Partnership seeking views on an Issues and Options report. Further consultation continued during January and February 2007. The feedback from the consultation events have been considered in developing the next stage of the Core Strategy.

3.7 In the 2007 LDS a consultation stage on Preferred Options had been programmed for December 2007. As a result of further guidance from the Government and the Inspectorate further work is required in preparing the Core Strategy and consequently this consultation stage did not take place. The Core Strategy needs to consider the identification of key strategic sites in more depth. In addition several local authorities have had their Core Strategies found to be unsound by the Inspectorate by not having an adequate evidence base to justify their policies. The lesson to be clearly learnt is that it is essential for evidence gathering to be robust and thorough.

- 3.8 Accordingly, before progressing too far with the Gosport Core Strategy, it is important that appropriate evidence studies are in place. The results of these studies could have major implications for the policy direction of the Core Strategy. A Strategic Flood Risk Assessment has been jointly commissioned by the South Hampshire authorities and the results have implications for the Gosport Core Strategy. The Portsmouth Harbour authorities have jointly commissioned a transport impact study on implications of the proposed housing allocations in the South East Plan for their areas. Transport infrastructure is a very important factor that needs to be considered with regard to future development on the Gosport Peninsula. A Habitats Regulations Assessment Screening report has been commissioned.
- 3.9 The new regulations do not require consultation on a preferred options stage. However, it is considered it is important to provide stakeholders and local community the opportunity to be informally consulted on the Core Strategy before the formal consultation on the publication version which will be submitted to the Government. It is the intention to carry out informal consultation on Preferred Options in Summer 2009.

Site Allocations DPD

- 3.10 Evidence gathering is continuing for the Site Allocations DPD and will be supported through a Strategic Housing Land Availability Assessment and an Employment Land Review. The LDS programmed informal consultation on Issues and Options in May /June 2008. Rather than to consult on Issues and Options at this time it was considered to be more appropriate as part of the evidence gathering process to invite landowners and interested parties to put forward sites for potential inclusion in the Site Allocations DPD on the basis they would need to be assessed as to their suitability for development. Submitted sites are being considered in the Strategic Housing Land Assessment and Employment Land Review where appropriate. A draft Site Allocations DPD will be prepared for informal consultation.
- 3.11 The Site Allocations DPD timetable needs to be re-assessed in light of the change to the regulations governing the production of LDF documents and the need to be in conformity with the Core Strategy and its timing for production. The revised LDS will reflect these new timings.

Development Control DPD

- 3.12 It has been decided following advice from the Government Office for the South East to include appropriate development control policies in the Core Strategy. Therefore there is no longer a need to prepare this DPD and it will be removed from the next version of the Local Development Scheme.

Marine Parade Area of Special Character SPD

- 3.13 The Marine Parade Area of Special Character SPD has been successfully completed and through its production met all of the milestones in the LDS. In fact it was adopted two months ahead of schedule in May 2007.

Gosport Waterfront SPD

- 3.14 This SPD was originally planned to be produced based on the Local Plan Review policies. It is now considered that it is more appropriate to link it to a strategic site allocation in the Core Strategy. The owners of the site have indicated that it may not be available for development until the later period of the Core Strategy so the SPD will be programmed after the Core Strategy and the Site Allocation DPDs have been produced.

Additional Documents

Daedalus SPD

- 3.15 This large site has been acquired by the South East of England Development Agency (SEEDA) and the Maritime Coastguard Agency (MCA). Although the site crosses into Fareham Borough Council the Gosport Borough Local Plan Review has a policy, R/DP4, which facilitates a mixed use development on the land within Gosport. Accordingly a SPD can be based on this policy. SEEDA in conjunction with its partners are now in a position to set out a timetable for development. SEEDA have been gathering evidence with the intention of preparing a SPD together with the Borough Council. The revised LDS will set out the timetable for the Daedalus SPD. It is anticipated that a draft SPD may be available for consultation in Summer 2009.

4.0 LAND USE AND TRANSPORT ISSUES

Strategic Statement

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 4(a)

Percentage of new residential development within 30 minutes public transport travel time of a primary and a secondary school, a further education college, a hospital, a doctor's surgery, an employment centre, an identified retail centre and a food supermarket

Output

The information has previously been supplied by Hampshire CC. This year, Hampshire CC is unable to provide this information for technical reasons so it is not possible to report on this indicator for this monitoring period.

Indicator 4(b)

Percentage of completed non-residential development complying with car parking standards in Appendix E of the LPR

Output

The percentage breakdown of non-residential development excluding mixed-use sites that complied with the Borough Council's car parking standards in 2007-2008 is set out in figure 4.1.

Figure 4.1: Percentage of number of schemes of non-residential development completed in 2007-2008 complying with maximum car parking standards set out in Appendix E of the LPR

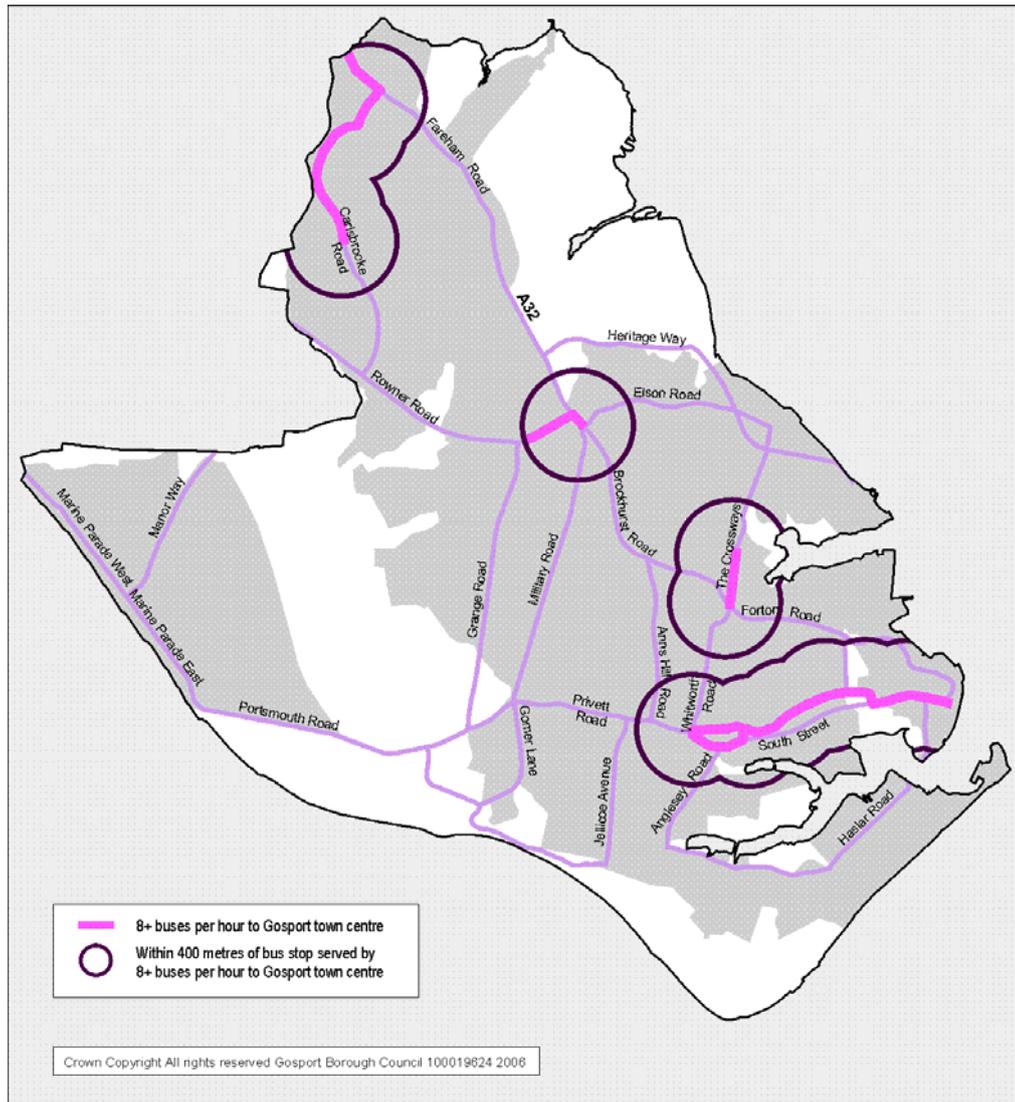
Use Class (Amendment) Order 2005	Percentage of completed schemes according with car parking standards
A1, A2, A3, A4 and A5	100%
B1, B2 and B8	n/a
D1 and D2	50%

Commentary

- 4.1 Policy R/T11 of the LPR deals with access and parking, and Appendix E contains the Local Highway Authority's standards for the maximum level of car 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). However, as a result of the publication of PPS3 *Housing* Hampshire County Council have decided not to apply the maximum residential parking standards set out in the 2002 Strategy. As an interim measure Gosport Borough Council has produced a Supplementary Advice Note on Policy R/T11 with regard to residential parking.
- 4.2 The outputs set out in figure 4.1 were calculated for development types identified in Appendix E. Mixed-use sites were excluded from this indicator due to the methodological problems inherent in calculating parking provision for different land uses sharing these sites. Different car parking standards apply in more accessible locations, which are defined in Appendix E as being served by at least eight buses per hour and within 400 metres of a bus stop. These areas of the Borough are identified in figure 4.2.

4.3 In total, there were two A1-A5 completions. Figure 4.1 shows that both of these completions within the Borough during the monitoring period complied with the maximum car parking standards. Of the two completed schemes within the D1 and D2 use class category, the number of parking spaces at Brune Medical Centre was above the maximum parking standard.

Figure 4.2: Areas of Gosport served by 8+ buses per hour



5.0 EMPLOYMENT AND ECONOMIC DEVELOPMENT

Strategic Statement

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.

Indicator 5(a)

Total amount of additional employment floorspace – by type

Output

The total amount of completed employment floorspace on land developed for employment by type (gross and net) in 2007-2008 is set out in figure 5.1.

Figure 5.1: Total amount of additional employment floorspace – by type

Use Class (Amendment) Order 2005	Gross employment floorspace (m2 gross internal)	Net additional employment floorspace (m2 gross internal)
B1a: Offices	0	0
B1b: Research and development	0	0
B1c: Light industry	0	0
B2: General industry	0	0
B8: Storage and distribution	0	0
B1-8 (non-specific)	903	903
Total	903	903

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

* Net additional employment floorspace is calculated as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

Indicator 5(b)

Amount of floorspace developed for employment by type on new sites allocated for employment in policies R/EMP1 and R/EMP2 of the LPR

Output

The amount of completed floorspace on land developed for employment by type in 2007-2008 on new sites allocated for employment is set out in figure 5.2.

Figure 5.2: Employment completions in Gosport 2007-2008 on new sites allocated for employment in the LPR

Use Class (Amendment) Order 2005	Gross employment floorspace (m2 gross internal)
B1a: Offices	0
B1b: Research and development	0
B1c: Light industry	0
B2: General industry	0
B8: Storage and distribution	0
B1-8 (non-specific)	903
Total	903

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

Commentary

- 5.1 Policy R/EMP1 of the LPR allocates land for employment and Policy R/EMP2 allocates land for employment as part of mixed-use development. There was a single employment completion during the monitoring period. This was on land at Frater Gate allocated for employment development under Policy R/EMP1.
- 5.2 As with the 2006-2007 monitoring period, completions are significantly lower compared to previous years. This is because much of the employment land allocated in the LPR has been built out. Figure 5.3 shows the recorded employment completion for 2007-2008 at Frater Gate as part of the newly developed Frater Gate Business Park.

Figure 5.3: Frater Gate Business Park, Gosport



Indicator 5(c)

Total amount of employment floorspace on previously developed land – by type

Output

100% of the completed employment floorspace was built on previously developed land during 2007-2008.

Commentary

- 5.3 The recorded employment completion for mixed B1-8 uses at Frater Gate (903 square metres of gross internal floorspace) was located on previously developed land.

Indicator 5(d)

Employment land available - by type

Output

The amount of employment land available within the Borough by type is set out in figure 5.4.

Figure 5.4: Employment land available by type April 2008

Use Class (Amendment) Order 2005	Available employment land (hectares)
B1a: Offices	0.78
B1b: Research and development	0
B1c: Light industry	5.41
B2: General industry	2.40
B8: Storage and distribution	0.13
B1 – B8 (non-specific)	18.19
Total	26.91

Commentary

- 5.4 Available employment land is defined as land identified for employment purposes in the LPR or with extant planning permission as of April 2008. Combined figures have been given when a variety of commercial end uses are possible. This approach is encouraged in draft PPS4 which states that local authorities should avoid designating sites for single or restricted use classes wherever possible.
- 5.5 The largest area of available employment land is the key mixed-use site at Daedalus in Lee-on-the-Solent. Other available sites include Priddy's Hard Heritage Area, Coldharbour and Gosport Bus Station. Further information on the key development sites is included in chapter 2 of this report.
- 5.6 PUSH has finalised work on the sub-regional strategy on apportioning the amount and type of employment floorspace that would be expected to be provided up to 2026. This involves the identification of phasing periods as to when and where this identified floorspace is likely to come forward for development. The allocation for Gosport is 81,500 m² net additional floorspace.
- 5.7 A key contextual indicator of economic development is job density. It is expressed as a ratio of total jobs to total working-age population. The recorded job density remains at historically low levels and is lowest out of all districts in the South East Region. In 2006, it was recorded at 0.53 jobs per resident. This is down from 0.56 jobs per resident in 2005 and at the same level to that recorded in 2004.
- 5.8 The low job density in Gosport contributes to an unsustainably high level of out-commuting, resulting in acute congestion on the peninsula's highly constrained road network. According to the Census, the number of people out-commuting on a daily basis increased by 41% to 18,159 workers between 1991 and 2001.
- 5.9 The 2001 Census shows that Gosport Borough provides work for only 51% of its resident workers, which is one of the lowest resident self-containment ratios in the sub-region of South Hampshire. Conversely Gosport has the second highest workplace self-containment ratio in Hampshire with 72% of Gosport based jobs filled by local residents. This suggests that when local jobs are provided they are successfully filled by local residents.
- 5.10 Gosport and SEEDA commissioned MVA to carry out a commuting and employment study in 2008. Findings from research associated with this study indicate that two thirds of employed Gosport residents work outside the Borough.
- 5.11 The Gosport LDF will continue to identify and allocate employment land within the Borough. As part of this process, an Employment Land Review (ELR) is being prepared in order to assess the supply and demand for employment floorspace

and land in Gosport Borough. This takes into account the wider employment requirements of South Hampshire as included in the emerging South East Plan. The study will assist in identifying suitable employment sites which will help to increase the current low job density levels and prevent further out-commuting.

- 5.12 Increasing the total available employment land in Gosport will help to ensure the creation of local jobs vital for the economic prospects of the Borough. 96% of people who commented on the Local Jobs board of the 'Make your Mark' consultation event in December 2006 thought that more jobs should be provided in Gosport for local people.

Indicator 5(e)

Loss of employment land throughout the Borough and on sites allocated for employment in policies R/EMP1 and R/EMP2 of the LPR

Output

There was no loss of employment land both within the Borough and on land allocated for employment in the LPR in 2007-2008.

Commentary

- 5.13 Although there were no losses recorded for the monitoring period, a children's playzone at Frater Gate Business Park was developed. A children's day nursery at Heritage Business Park was also completed and operational during the second half of 2008. Both of these developments were recorded as losses of employment land on the granting of permission during the 2006-2007 monitoring period. There was sufficient justification for permitting these developments on land allocated for employment since they were the most appropriate sites identified as being available within the Borough for these uses.

Indicator 5(f)

Loss of employment land to residential development throughout the Borough and on sites allocated for employment in policies R/EMP1 and R/EMP2 of the LPR

Output

There was no loss of employment land to residential development in the Borough in 2007-2008.

6.0 HOUSING

Strategic Statement

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 supply

- 6.1 Housing supply can be evaluated by the use of a housing trajectory. The Gosport Housing Trajectory 2008 forms figure 6.2 of this report, with its detailed figures set out in Appendix 3. The outputs for some of the indicators have been derived from the trajectory and have been set out in accordance with indicators H1 and H2 in the Government's Core Indicators – Update 2/2008.

Indicator 6(a)

Plan period and housing targets

Target

There are two plans that apply over the monitoring period, the adopted Gosport Local Plan Review and the draft South East Plan. Details of these targets are set out below.

- (a): 01/04/1996 to 31/03/2016, 4680 dwellings, Adopted Gosport Borough Local Plan Review
- (b): 01/04/2006 to 31/03/2026, 2500 dwellings, draft South East Plan

Indicator 6(b)

Net additional dwellings completed between April 1996 and March 2008

Target

The Gosport LPR plan period started in 1996. In order to meet the housing allocation set out in Policy R/H1 (234 dwellings per year) 2,808 net additional dwellings were required between 1996 and March 2008.

Output

The net additional number of dwellings completed between 1996 and 2008 was 4,109. The annual completion rate is shown below.

Figure 6.1: Total net housing completions in Gosport from 1996 to 2008

Total Net Housing Completions in Gosport April 1996 to March 2008						
Year	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02
Net Completions	171	188	62	150	319	444
Year	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
Net Completions	479	403	430	500	686	277
Total completions 1996-2008						4109

Commentary

- 6.2 It can be seen that the housing supply has greatly exceeded the Local Plan Review requirement. It is 46% higher than the anticipated cumulative total for the period 1996 to 2008.

Indicator 6(c)

Net additional dwellings 2007-2008

Output

The net total of additional dwellings completed between April 2007 and March 2008 was 277.

Indicator 6(d)

Projected net additional dwellings from 2008 to 2023

Target

The draft South East Plan sets a target of 2,500 net additional dwellings for the period 2006 to 2026. The target for 2008 to 2023 is calculated having regard to the 963 dwellings built between 2006 and 2008. The residual allocation is 85.4 dwellings per year and therefore the 15 year target will be 1,281 dwellings.

Output

The projected net total of additional dwellings from 2008 to 2023 is 1,824.

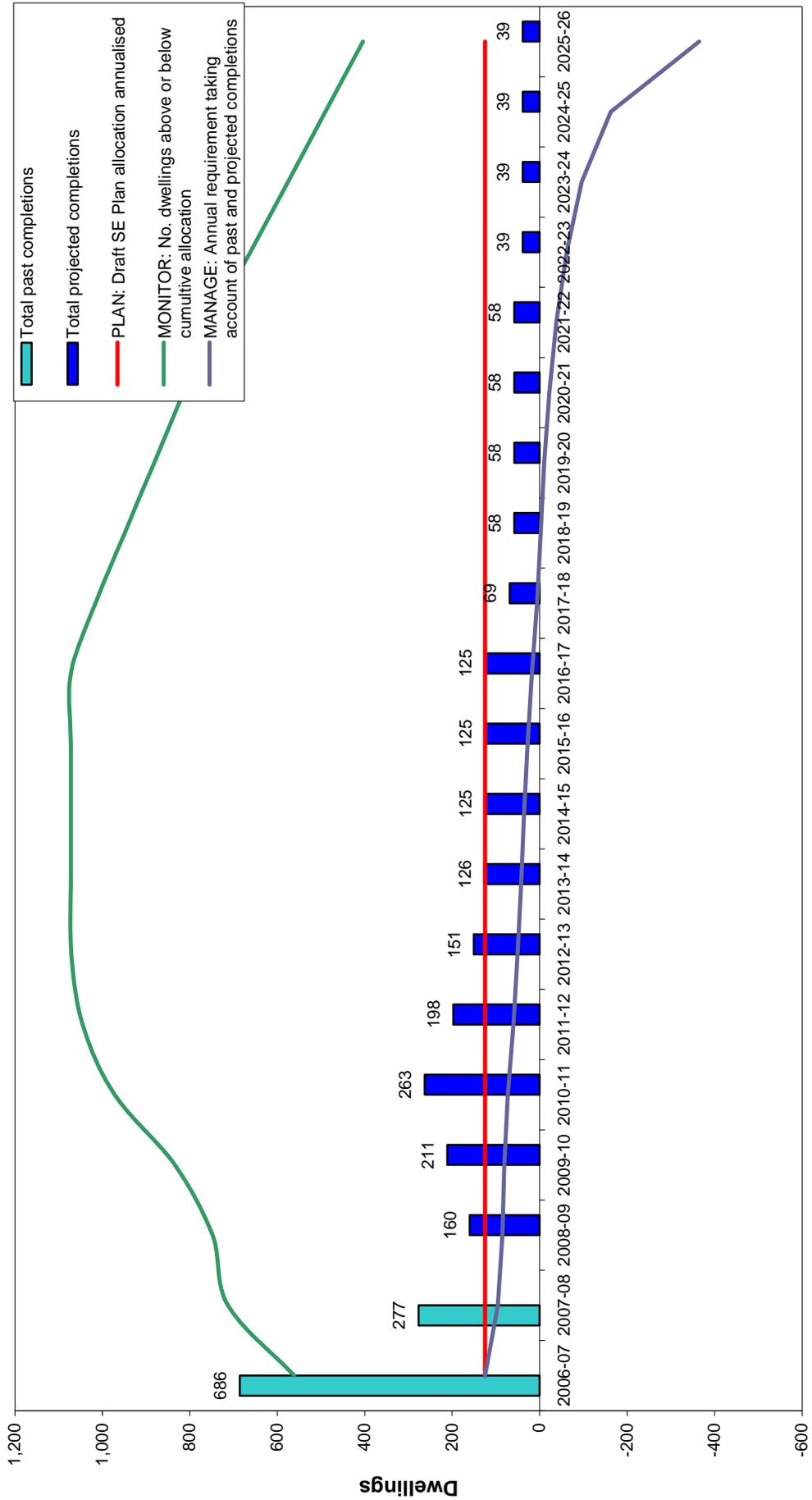
Indicator 6(e)

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

Output

The Gosport Housing Trajectory 2008 which is based on the draft South East Plan provides details of the managed delivery target.

Figure 6.2: Gosport Housing Trajectory 2008



Commentary

- 6.3 The 2008 Gosport Housing Trajectory based on the draft South East Plan shows a number of bars and lines, which represent different elements of the housing supply. The key components forming the bar chart element of the Housing Trajectory are completions and projections. A detailed breakdown of the figure is shown in Appendix 3.
- 6.4 Total past net completion figures are annualised from April 2006 to March 2008. Housing projections are annualised from April 2008 to March 2026. This complies with paragraph 55 of *PPS3* which requires local planning authorities to identify a fifteen year supply of specific, developable sites. The projections are broken down into three categories: draft SHLAA sites which include large sites with planning permission at 31st March 2008, small sites with extant planning permission at 31st March 2008 and windfall sites after 10 years in line with paragraph 59 of *PPS3*. Work is underway on a draft Strategic Housing Land Availability Assessment (SHLAA) and the draft figures have been used in this trajectory.
- 6.5 The three lines in the Housing Trajectory were generated in the following ways:
- The 'plan' line annualises the draft South East Plan housing allocation
 - The 'monitor' line shows the number of dwellings above or below the cumulative allocation at a given time
 - The 'manage' line shows the annual number of completions needed to meet the draft South East Plan housing allocation, taking into account shortfalls and surpluses from both previous and future years.
- 6.6 The draft South East Plan sets out the housing provision for Gosport for the 2006 to 2026 period. The total requirement is 2,500 dwellings, in order to meet this level of provision a target of 125 dwellings a year would need to be built; this is shown by the 'plan' line.
- 6.7 As at April 2008 some 963 dwellings had been built, which is almost four times the projected target of 250. This explains the steeply rising 'monitor' line and the steadily falling 'manage' line in the 2008 Gosport Housing Trajectory. The annual housing requirement for 2008-2009 is 85. This has been calculated by subtracting the total completions of 963 from the draft South East Plan requirement figure of 2,500 and dividing it by 18 years.
- 6.8 *PPS3* requires local planning authorities from 01 April 2007 to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing. Advice published by DCLG sets out the three main stages for assessing the supply of deliverable sites:
1. Identify the level of housing provision to be delivered over the next five years.
 2. Identify potential sites for housing provision.
 3. Consider the deliverability of the identified potential sites.

The DCLG guidance on output monitoring indicates that a 5 year supply should be demonstrated following the monitoring period. This in reality means that a 6 year supply needs to be shown.

6.9 The first stage in assessing the housing land supply is to identify the housing provision requirement in accordance with the adopted development plan. The draft South East Plan sets out a requirement for 2,500 additional dwellings in Gosport between 2006 and 2026. The calculation of the housing provision requirement is set out in figures 6.3 to 6.5 below.

Figure 6.3: 6 Year Supply of Deliverable Sites

SIX YEAR HOUSING REQUIREMENT FOR GOSPORT		
	Dwellings	Annual Average
Housing Requirement 2006-2026 (South East Plan)	2500	125
Completions 2006 - 2008	963	
Housing Requirement 2008 - 2026	1537	85.4 ¹
6 Year Housing Requirement 2008/09 - 2013/14	512	85.4
<i>¹The annual average has taken into account the past level of completions</i>		
SIX YEAR SUPPLY OF DELIVERABLE HOUSING SITES - 08/09 - 13/14		
Large sites with planning permission	652	
Small sites with planning permission	129	
Other deliverable sites	328	
Total	1109	

6.10 Figure 6.3 clearly demonstrates that there is a six year supply of deliverable sites. There are sufficient deliverable sites to deliver 1,109 dwellings which is more than double the housing requirement for this period.

6.11 The Regional Spatial Strategy and Local Development Framework Core Indicators – Update 2/2008 requires local planning authorities to demonstrate the level of net additional housing expected to come forward over at least a 15 year period and show the annualised plan target applying to each of the five years. Figure 6.4 shows that for a 10 year period there are sufficient deliverable sites to provide 1,553 dwellings which is considerably higher than the requirement of 854.

Figure 6.4: 10 Year Supply of Deliverable Sites

TEN YEAR HOUSING REQUIREMENT FOR GOSPORT		
	Dwellings	Annual Average
Housing Requirement 2006-2026 (South East Plan)	2500	125
Completions 2006 - 2008	963	
Housing Requirement 2008 - 2026	1537	85.4 ¹
10 Year Housing Requirement 2008/09 - 2017/18	854	85.4
<i>¹The annual average has taken into account the past level of completions</i>		
TEN YEAR SUPPLY OF HOUSING SITES - 08/09 - 17/18		
Deliverable Sites		
Large sites with planning permission	715	
Small sites with planning permission	129	
Other deliverable sites	328	
Total deliverable sites	1172	
Developable sites		
SHLAA Sites	381	
Total	1553	

- 6.12 Figure 6.5 demonstrates that there is a 15 year supply of sites to accommodate 1,824 dwellings. This exceeds the 15 year housing requirement for the period 2008 to 2023. This supply together with the completions for the period 2006 to 2008 totals 2,787 which shows that the draft South East Plan allocation of 2,500 can be met within the plan period.

Figure 6.5: 15 Year Supply of Deliverable Sites

FIFTEEN YEAR HOUSING REQUIREMENT FOR GOSPORT		
	Dwellings	Annual Average
Housing Requirement 2006-2026 (South East Plan)	2500	125
Completions 2006 - 2008	963	
Housing Requirement 2008 - 2026	1537	85.4 ¹
15 Year Housing Requirement 2008/09 - 2022/23	1281	85.4
¹ The annual average has taken into account the past level of completions		
FIFTEEN YEAR SUPPLY OF HOUSING SITES - 08/09 - 22/23		
Large sites with planning permission	715	
Small sites with planning permission	129	
Other deliverable sites	328	
Total deliverable sites	1172	
Developable sites (not including deliverable sites)		
SHLAA Sites (08/09 - 17/18)	381	
SHLAA Sites (18/19 - 22/23)	76	
Total	1629	
Windfall Allowance (18/19 - 22/23)	195	
Overall Total	1824	

Affordability

Indicator 6(f)

Affordable housing completions (net and gross)

Target

The LPR seeks the provision of 40% affordable housing on suitable sites over 0.5 hectares in area or 15 dwellings or more in total.

Output

A gross total of 85 and a net total of 58 affordable dwellings were completed in 2007-2008.

- 6.13 Policy R/H5 deals with affordable housing and sets the target for 40% provision on suitable sites. The Borough Council defines affordable housing as housing intended to meet the needs of people whose incomes are insufficient to enable them to buy or rent suitable housing, without subsidy, on the open market.
- 6.14 During the monitoring period Registered Social Landlords (RSL) built affordable homes on a variety of sites around the Borough including Forton Road, Cherry Close, Rowan Close and Cessac House.

Figure 6.6: Affordable Housing at Rowan Close



- 6.15 The *Housing Market Information Advice Note* published by the DCLG sets out three core indicators for local planning authorities to develop their understanding of housing markets. This reflects the requirement in *PPS3: Housing* that local planning authorities should take into account market information when developing housing policies. Indicator 6(g) relates to affordability, Indicator 6(h) relates to growth in house prices and indicator 6 (i) relates to low housing demand.

Indicator 6(g)

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

The lower quartile affordability ratio compares lower quartile earnings to lower quartile house prices. This assesses affordability for those on lower incomes including young households and first-time buyers.

Output

The ratio of lower and median quartile house prices to lower and median quartile earnings are set out in figures 6.7 and 6.8 respectively for Gosport, the South East and England from 2000 to 2007.

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

	2000	2001	2002	2003	2004	2005	2006	2007
Gosport	4.47	4.84	5.50	5.96	6.65	6.58	7.04	7.03
South East	5.36	5.83	6.90	7.48	8.09	8.62	8.58	8.89
England	3.98	4.22	4.72	5.23	6.27	6.82	7.12	7.25

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

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

	2000	2001	2002	2003	2004	2005	2006	2007
Gosport	4.06	4.53	4.77	5.88	6.19	6.51	6.31	6.46
South East	5.44	5.82	6.28	7.16	7.71	8.09	7.95	8.47
England	4.21	4.47	5.07	5.83	6.58	6.81	6.91	7.26

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

Commentary

- 6.16 The lower quartile affordability ratio has worsened over the last eight years in Gosport rising from 4.47 in 2000 to 7.03 in 2007 although there has been a slight reduction since 2006. However, the affordability ratio for those on lower incomes in Gosport is lower than the rest of the South East region. The lower quartile affordability ratio set out in figure 6.7 is higher than the median quartile affordability ratios set out in 6.8. This highlights affordability issues and problems for first-time buyers getting on the property ladder in Gosport.

Indicator 6(h)

Annual growth in median house prices

Output

The growth in median house prices from 2000 to 2008 in Gosport, the South East and England is set out in figure 6.9.

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008
Gosport	61.9	75.0	90.0	117.0	123.5	131.0	140.0	140.8	145.0
South East	100.0	116.0	131.0	160.0	174.0	187.0	190.5	207.0	217.5
England	78.0	85.0	97.0	123.5	141.0	155.0	160.0	171.0	175.0

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

Commentary

- 6.17 House prices are an expression of the relationship between housing supply and demand. The Government indicator uses median rather than average house prices to measure overall housing market activity. Figure 6.9 shows that median house prices in Gosport have more than doubled between 2000 and 2008. However, the annual growth in median house prices in Gosport is lower than the South East regional average.

Indicator 6(i)

The fifteenth percentile house price

The fifteenth percentile house price indicator provides information on low housing demand. If the local fifteenth percentile house price is lower than 70% of the national figure then it can be said that there is evidence of low demand.

Output

The fifteenth percentile house price in Gosport and England is set out in figure 6.10.

Figure 6.10: The fifteenth percentile house price in Gosport and England (thousands)

	2000	2001	2002	2003	2004	2005	2006	2007
Gosport	45.0	51.2	62.0	79.3	92.9	97.7	105.0	101.2
England	40.0	42.5	47.0	57.0	75.0	85.0	95.0	103.0

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

Commentary

- 6.18 The fifteenth percentile house price in Gosport is greater than 70% of the percentile house price for England indicating that there is not low housing demand in Gosport.

Other evidence

- 6.19 The Borough Council commissioned David Couttie Associates to prepare a Housing Needs Assessment. This report was published in 2007 and identified a large and growing need for affordable housing in Gosport. This significant need for affordable housing both in Gosport and the sub-region as a whole was also reiterated in the 2006 South Hampshire Housing Market Assessment. Figure 6.11 shows that the number of households on the Borough Council's Joint Housing Register has doubled over the last seven years.

Figure 6.11: Number of households on Gosport's Joint Housing Register

Year	Number of households
2001-2002	1,498
2002-2003	1,711
2003-2004	2,405
2004-2005	2,674
2005-2006	2,968
2006-2007	3,167
2007-2008	3,422

Housing distribution and type**Indicator 6(j)**

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

Target

The Government has set a national target of 60% of new housing to be located on PDL and the LPR has set a local target of 90%.

Output

All new homes completed in the Borough of Gosport in 2007-2008 were on PDL.

Figure 6.12: Breakdown of completions on PDL by development type

Development Type	Completions
New	252
Change of use	29
Conversion	30
Total	311

Commentary

- 6.20 Both the national and local targets for house building on PDL were exceeded in the monitoring period, with all housing developments taking place on PDL. All extant permissions as of April 2008 were for PDL sites and so the Borough is likely to achieve its PDL housing target again next year.

Indicator 6(k)

Proportion of new dwellings (gross) completed at the following densities:

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

Output

The breakdown of new dwellings completed in 2006-2007 and 2007-2008 excluding mixed-use sites is as follows:

Figure 6.13: Densities of new dwellings completed between 2006 and 2008

Density	2006/2007 (%)	2007/2008 (%)
Less than 30 dph	34	8
30 – 50 dph	17	30
More than 50dph	49	62

Source: Hampshire County Council

- 6.21 Policy R/H4 of the LPR deals with housing densities and states that development proposals for housing should be provided at a density between 30 and 50 dph, with higher density developments permitted in areas with good access to public transport or close to Principal or District centres.
- 6.22 Most of the low-density dwellings were built at Cherque Farm where development proposals were submitted prior to the publication of the LPR. The amount of low density development has declined over the monitoring period and in line with the Local Plan Review policy. This is reflected in the higher percentage of mid range density development. However, the amount of development above 50 dph has increased which is a reflection of the amount of flatted development that has been built in the last year.

Indicator 6(l)

Number of completions (gross) by dwelling size

Output

The breakdown of new dwellings completed annually between 2003 and 2008 according to size is set out in figure 6.14

Figure 6.14: Number of dwellings (gross) completed 2003-2008 by dwelling size

Size	03-04 (%)	04-05 (%)	05-06 (%)	06-07 (%)	07-08 (%)	Total (%)
1 bed	40 (9)	120 (24)	141 (24)	134 (18)	78 (25)	525 (17)
2 bed	156 (37)	125 (25)	276 (46)	314 (43)	112 (35)	1,151 (38)
3 bed	106 (25)	173 (34)	102 (17)	79 (11)	36 (12)	681 (22)
4 bed	108 (25)	82 (16)	51 (9)	194 (27)	60 (19)	609 (20)
5 bed	17 (4)	5 (1)	25 (4)	9 (1)	25 (8)	101 (3)
Total	427 (100)	505 (100)	595 (100)	730 (100)	311 (100)	3067 (100)

Commentary

- 6.22 Policy R/H4 states that proposals for residential development should provide a mix of dwelling sizes and types to reflect the needs of those seeking housing in the Borough. The gross housing completions set out in figure 6.14 show that a range of dwelling sizes have been provided in the Borough over the last five years. It can be seen that over the last 5 years 38% of new homes were two bedroomed and 45% of new homes contained three or more bedrooms.

Gypsies and travellers**Indicator 6(m)**

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

Commentary

- 6.23 In the Gosport Borough Local Plan Review there are two policies in respect of sites for gypsies and travellers (R/H11) and sites for short stay travellers (R/H12).
- 6.24 The South East Regional Assembly have published: Somewhere to live: planning for Gypsies, Travellers and Travelling Showpeople in the South East. The document sets out the Regional Assembly's strategy for meeting the accommodation needs of gypsies and travellers and travelling showpeople in the region and represents a partial review of this particular element of the South East Plan.
- 6.25 There have been a number of public consultation events around the South East seeking the views of as many different stakeholders as possible. The current timetable anticipates that submission to Government for examination will be April 2009.

7.0 ENVIRONMENT

Strategic Statement

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 7(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 of the LPR seeks to ensure that new development is not at risk from flooding and that its construction does not put other areas at risk. The Borough Council consults the Environment Agency on all applications in Flood Zones 2 and 3 and applications for sites exceeding 1 hectare in Flood Zone 1.

Indicator 7 (b)

Number of planning permissions granted contrary to the advice of the Environment Agency on water quality

Output

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

Commentary

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

Nature Conservation

Indicator 7 (c)

Changes in priority habitats and species of biodiversity importance

Output

There were no known changes in priority habitats and species of biodiversity importance.

Commentary

- 7.3 Policy R/OS13 of the LPR aims to ensure that species and habitats set out in the UK and Hampshire Biodiversity Action Plans (BAP) will be protected and where possible enhanced.
- 7.4 The Hampshire Biodiversity Information Centre (HBIC) has produced revised data relating to the presence of priority habitats for each district in Hampshire, as outlined in the Hampshire Biodiversity Action Plan (2006). Figure 7.1 includes the latest known information for Gosport. Further surveys are being undertaken

through the Hampshire Habitat Survey Programme on the extent of priority habitats.

Figure 7.1: BAP Priority Habitats in Gosport

Habitat	Area (hectares)
Lowland Heathland/ Lowland Dry Acid Grassland	31
Lowland Meadows	41
Fens, Swamp and Reedbeds	13
Coastal and Floodplain Grazing Marsh	13
Coastal Saltmarsh	56
Maritime Cliff and Slopes	1
Intertidal Mudflats and Seagrass Beds	80
Coastal vegetated Shingle	51
Lowland Mixed Deciduous Woodland	120
Wet Woodland	10

Source: Hampshire Biodiversity Information Centre (2008)

- 7.5 In order to monitor changes in BAP Priority Species, HBIC have selected 50 of the 424 BAP species that cover a broad range of flora and fauna classification groups and are representative of the various habitat species in Hampshire. The 2008 survey shows that Gosport has 16 of the 50 species which is the same number of species as the 2007 survey. The species present are set out in figure 7.2.

Figure 7.2: Hampshire BAP Species found in Gosport

Scientific name	Common name	Group	Hampshire trend 1997-2007
<i>Triturus cristatus</i>	Great crested newt	Amphibians	Decline
<i>Lucanus cervus</i>	Stag beetle	Beetles	Stable
<i>Alauda arvensis</i>	Skylark	Birds	Decline (slowing)
<i>Branta bernicla bernicla</i>	Dark-bellied Brent goose	Birds	Decline (slowing)
<i>Lullula arborea</i>	Woodlark	Birds	Increase
<i>Pyrrhula pyrrhula</i>	Bullfinch	Birds	Decline?
<i>Sylvia undata</i>	Dartford warbler	Birds	Increase
<i>Tringa tetanus</i>	Redshank	Birds	Decline?
<i>Vanellus vanellus</i>	Lapwing	Birds	Decline (slowing)
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterflies	Stable
<i>Lysandra coridon</i>	Charkill Blue	Butterflies	Fluctuating
<i>Gammarus insensibilis</i>	Lagoon sand shrimp	Crustacea	Decline?
<i>Carex divisa</i>	Divided sedge	Flowering plant	Stable
<i>Chamaemelum nobile</i>	Chamomile	Plants	Stable
<i>Orchis morio</i>	Green-winged orchid	Plants	Decline (slowing)
<i>Arvicola terrestris</i>	Water vole	Mammals	Stable

Source: Hampshire Biodiversity Information Centre (2008)

Indicator 7 (d)

Changes in areas designated for their intrinsic environmental value

Output

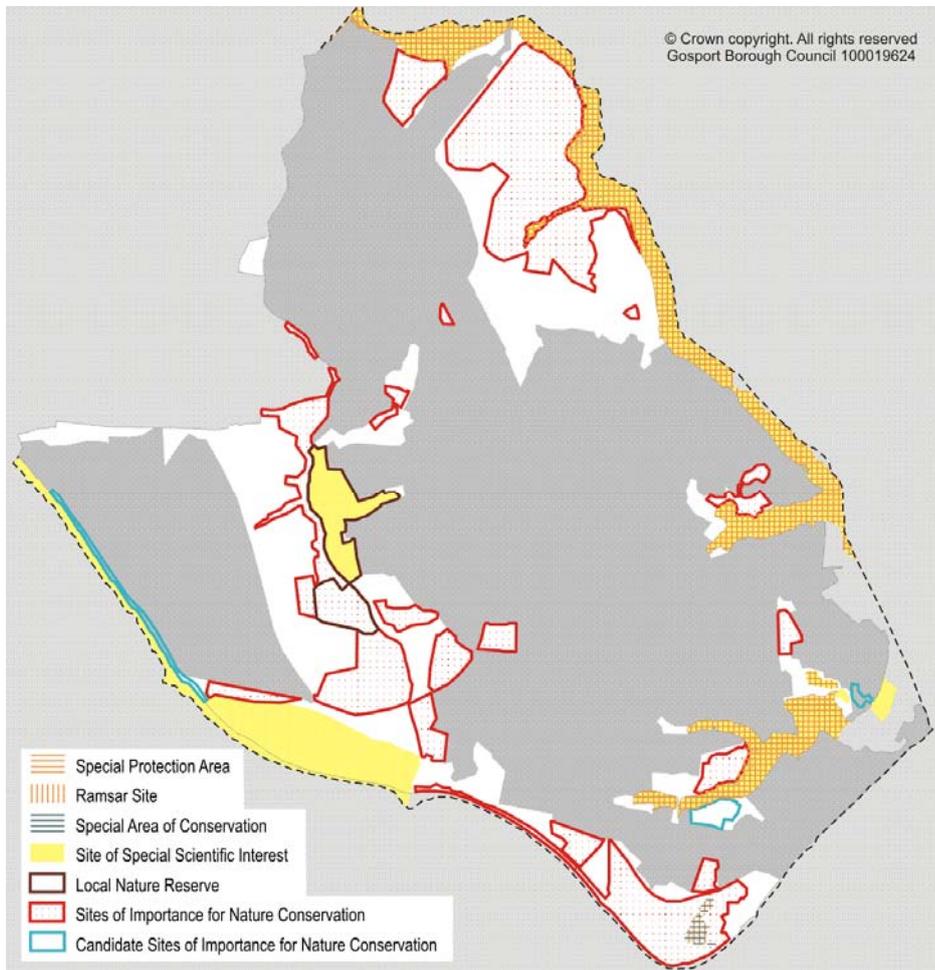
There were no changes to areas designated for their intrinsic environmental value in the Borough during 2006-2007.

Commentary

7.6 Policy R/OS10 of the GBLPR aims to protect all of the internationally important nature conservation sites in the Borough namely: Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites. Policy R/OS11 aims to protect nationally important sites namely Sites of Special Scientific Interest (SSSI). Policy R/OS12 relates to local designations such as Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves.

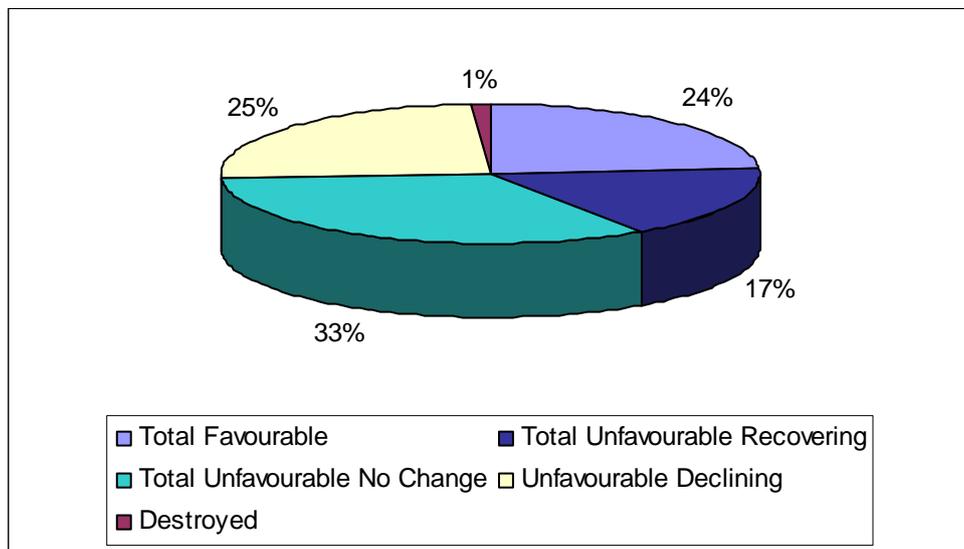
7.7 Nature conservation designations protect approximately 624 hectares within the Borough, which forms nearly 23% of its total area including water. This is an increase of 12 hectares since the 2007 Annual Monitoring Report. The additional designations are three candidate SINCs (Bastion No.1 Moat, Haslar RN Cemetery and Lee-on-the-Solent Beach). These sites have been identified by the Hampshire Biodiversity Information Centre as meeting the SINC criteria. Consequently the Borough Council has formally agreed that these sites should be treated as SINCs for development control purposes until such time they can be formally adopted through the forthcoming Site Allocations DPD process. The location of the nature conservation designations are shown in figure 7.3.

Figure 7.3: International national and local nature conservation designations



7.8 The Government's Public Service Agreement target is that 95% of SSSI land should be in 'favourable' or 'recovering' condition by 2010. The proportion of SSSIs rated by Natural England (August 2008) as being in a favourable or recovering condition in Gosport is 40.6% (24% favourable, 16.6% recovering). Last year 86.7% of the SSSI area in the Borough had been assessed as favourable or recovering. The main reason for this significant change is that Natural England have reassessed the condition of the Portsmouth Harbour SSSI to take into account the issue of coastal squeeze. This is where rising sea levels are reducing the extent of the important habitat as it is unable to move landward due to the presence of built development. This issue is being considered in collaboration with other authorities in South Hampshire as well as Natural England and the Environment Agency as part of the emerging PUSH Green Infrastructure Strategy, which will inform the Council's Local Development Framework.

Figure 7.4: Condition of the Borough's SSSI's



Renewable energy

Indicator 7 (e)

Renewable energy capacity installed by type

Output

There was no known renewable energy capacity installed as a result of completed planning permissions in 2007-2008

Commentary

7.9 No renewable energy schemes were granted planning permission during this monitoring period. Policy NRM14 of the proposed changes to the draft *South East Plan* sets out sub-regional targets for achieving electricity generation from renewable resources and these are shown for Hampshire and the Isle of Wight in figure 7.5.

Figure 7.5: Regional Targets for Achieving Electricity Generation from Renewable Resources

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

Source: Proposed Changes to the Draft South East Plan Core Document

- 7.10 Policy R/ENV15 of the LPR establishes the policy framework to facilitate renewable energy schemes to come forward within the local plan period. The Borough Council also promotes the DTI's (Department of Trade and Industry) Low Carbon Building Programme, which provides grants for microgeneration technologies such as solar photovoltaics and ground source heat pumps.
- 7.11 Policy R/ENV14 of the LPR encourages energy efficiency measures to be incorporated within developments.
- 7.12 The Borough actively promotes energy efficiency measures such as loft and cavity wall insulation through a number of different schemes. Warmfront is a Government-funded scheme which provides grants to make homes warmer, healthier and more energy-efficient. The scheme is specifically for those residents on income related benefit(s) that either own their own home or rent it from a private landlord. The Borough Council also supports HEAT Hampshire (Home Energy Action Taskforce) managed by Enact who with the Council actively promote loft and cavity wall insulation for all home owners and private tenants. Enact provide a 'one stop shop' and advise the general public on up to-date information on grants and discounts that are available. The Borough Council is working with British Gas to offer discounted loft and cavity wall insulation linked to a Council Tax rebate. There is an energy workshop held at the Chapel, St Georges Barracks the 1st Tuesday of each month to assist people with their energy bills. The Borough Council is working with other organisations to create an older person's information booklet and form a working group that will enhance and promote healthier living among the elderly.
- 7.13 The Borough Council working with its partners is involved in promoting energy efficiency through a number of key initiatives. For example the Telecare Project which utilises a range of home help products and services which are aimed at vulnerable residents in order to enable them to continue living independently within their own homes. The project will deliver on the aims, objectives and targets as set out by the Decent Homes Standard and energy and fuel poverty advice will be an important part of the overall package. 145 Homeowners, 4 privately rented occupiers and 2 from Gosport Borough Council housing stock have been installed with safety alarms, pendants and additional sensory equipment. All have had energy advice and either contacted HEAT or if applicable The Warm Front Grant team. This project has been managed using the Decent Homes Officer who has utilised the opportunity to have joined up thinking of safety in the home, fuel poverty, energy efficiency advice and signposting to external agencies where appropriate. Gosport has been very successful in their approach to Telecare and has become the most successful provider in Hampshire.
- 7.14 Figure 7.6 shows the number of cavity wall insulation and window and or door replacements during the monitoring period.

Figure 7.6: Building Regulation approvals for cavity wall insulation and window and door replacement 2007-2008

Type of energy efficiency measure	Number of Building Regulation approvals
Cavity Wall Insulation	366
Window/Door Replacement (FENSA)	1,478
Window/Door Replacement (Building Regulations)	28

Source: Fareham and Gosport Building Control Partnership

- 7.15 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.

Open Space

Indicator 7(f)

New open space and improvements to existing open space provided through developer contributions

Output

The open space schemes that were completed in 2007-2008 and received funding from developer contributions are set out in figure 7.7.

Figure 7.7: Open space schemes completed in 2007-2008 that received funding from developer contributions

Site	Project	Funding
Leesland Park	Lockable gates and railings	£2,151
Nobes Avenue play area	Play equipment	£3,500
Elson Recreation Ground	Resurface footways	£7,000
Kings Road play area	Play equipment and safety surfacing	£27,000
Privett Park	Replacement pavilion	£220,000
Lee Recreation Ground	Replacement play equipment	£18,500
Leesland Park	Boundary treatment	£8,460
Rowner Bowling Club	Boundary treatment	£15,600
Gosport Borough Football Club at Privett Park	Improvements to safety barrier and access around football pitch	£11,500
Total		£313,711

Commentary

- 7.16 Policy R/OS8 of the LPR deals with recreational space for new residential developments and requires all development proposals which result in a net gain in dwelling units to make appropriate provision for public open space facilities. On small residential developments where it is neither desirable nor practical to make provision for outdoor playing space on site, a financial contribution in lieu of on-site provision is required.
- 7.17 Figure 7.7 shows that a number of open spaces within the Borough benefited from developer contribution funding during the monitoring period including play areas such as the Kings Road play area which is shown below in figure 7.8.

Figure 7.8: Kings Road Play Area



Indicator 7(g)

The number and proportion of vacant allotments

Output

The number and proportion of vacant allotments across the Borough is set out in figure 7.9.

Figure 7.9: Vacancy rates for allotments in Gosport April 2008

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	320	0	0%	56
Camden	150	0	0%	27
Elson	74	0	0%	44
Lee-on-the-Solent	103	0	0%	116
Leesland Park	58	0	0%	57
Middlecroft	148	0	0%	12
Park Road	17	0	0%	47
Rowner	58	0	0%	37
Tukes Avenue	3	0	0%	2
Wych Lane	6	0	0%	13
Total	937	0	0%	411

Commentary

- 7.18 Policy R/OS9 of the LPR seeks to protect existing allotments within the Borough. Allotments form a valuable part of Gosport's green network and play an important health and social role, as well as being a source of local food production.
- 7.19 Figure 7.9 shows that there are no vacant plots at any of the Borough's allotment sites. This high take-up rate demonstrates the high demand and popularity of allotments.
- 7.20 Figure 7.9 also shows the number of people who are on waiting lists at different allotment sites. It should be noted that residents can put their name down on the waiting list for more than one allotment site. There are waiting lists for plots on all the sites and Lee has the longest waiting list.
- 7.21 The total number of plots is higher than in previous years, this is because many plots have been split due to the growing demand for allotment space. However, waiting lists have increased for the majority of allotment sites between 2007 and 2008.

Built Heritage

Indicator 7 (h)

Percentage of Conservation Areas with an up to date Appraisal

Output

50% of the Borough's Conservation Areas have up-to-date appraisals.

- 7.22 There are sixteen designated Conservation Areas within the Borough of Gosport.
- 7.23 Work has commenced on appraisals for Pier Street, Forton and Alverstoke Conservation Areas. The Borough Council is looking into the designation of a new Conservation Area in 2008/2009 at Stokes Bay and the division of Anglesey into the two new Conservation Areas of Anglesey and Stoke Lake.

Indicator 7 (i)

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

Output

At April 2008 there were 28 properties or 5.6% of the total stock of Listed Buildings on the At Risk Register.

Commentary

- 7.24 The Borough Council 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.
- 7.25 A total of 492 separate buildings were identified and assessed in 2001, rising to 505 in 2005 with additional listings at HMS Daedalus. The 'at risk' buildings are 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.

- 7.26 The Council will continue to target the repair and restoration of 'at risk' buildings and aim to achieve improvements on an annual basis. With the release of Haslar later in 2009 this will almost certainly result in a short term rise in 'at risk' buildings while the future of the site remains uncertain.

Coast

Indicator 7(j)

Losses and gains to pedestrian access along the coastline

Output

There have been no known changes to the amount of coastline accessible to the public over the past 12 months

Commentary

- 7.26.1 Policy R/CH2 of the Local Plan Review seeks to ensure that development proposals do not result in the loss of existing public access to the coast and that they incorporate or improve public pedestrian access to the shore wherever practical and appropriate. It is considered that 17.3km of the Borough's 39km is accessible to the public. Much of the coast that remains inaccessible is currently within MoD establishments

Figure 7.10: Stokes Bay



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.

Development Completions

Indicator 8(a)

Total amount of retail, office and leisure developments completed in 2007-2008

Output

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

Figure 8.1: Retail, office and leisure completions (over 200m²) in Gosport 2007-2008

Use Class (Amendment) Order 2005	Completed floorspace (m2)
A1: Shops	728
A2: Financial and professional services	0
A3: Restaurants and cafes	0
A4: Drinking establishments	0
A5: Hot food takeaways	0
B1a: Offices not within Class A2	0
D2: Assembly and leisure	1456
Total	2,184

Indicator 8(b)

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

Output

The percentages for developments completed under indicator 8(b) for 2007-2008 are set out in figure 8.2.

Figure 8.2: Retail, office and leisure completions in Gosport 2007-2008 in identified shopping centres, sites allocated for shopping and commercial uses, employment, built leisure and mixed-use development (over 200m²)

Use Class (Amendment) Order 2005	Identified shopping centre (m2)	Site allocated for retail, employment or built leisure (m2)	Other sites not identified through the LPR	Total completed floorspace (m2)	% of completed floorspace in identified shopping centre or employment site
A1: Shops	0	266	462	728	36.5%
A2: Financial & professional services	0	0	0	0	0
A3: Restaurants & cafes	0	0	0	0	0
A4: Drinking establishment	0	0	0	0	0
A5: Hot food takeaway	0	0	0	0	0
B1a: Offices not within Class A2	0	0	0	0	0
D2: Assembly & leisure	221	1235	0	1456	100%
Total	221	1501	462	2184	

Commentary

- 8.1 Policy R/S1 of the LPR identifies allocation sites for shopping and commercial activities. This year there has been a change of use completion from a joinery to form part of chandlery and new shop front at Endeavour Quay in the Coldharbour site. Other mixed commercial developments on other mixed use sites remain outstanding at this date.
- 8.2 The LPR identifies a hierarchy of retail centres throughout the Borough. Policies RS/3 and RS/4 seek to maximise the vitality and viability of these centres allowing for a range of services and facilities to meet the needs of the Borough's local communities whilst still retaining shopping as the primary role of the centres. For the plan period 2007-2008 there were no A1 completions in any of the Borough's shopping centres for schemes over 200m². However, the Co-operative foodstore adjacent to the boundary of the nearby Forton Road neighbourhood centre was built.

Figure 8.3: Co-op Foodstore, Forton Road



Centre profiles

Indicator 8(c)

Percentage of units in Principal and District shopping centres occupied by A1 and A2 uses.

Target

Policy R/S3 establishes a threshold of 66% of the commercial units at ground floor level in Gosport Town Centre and the two District Centres to be occupied by A1 and A2 uses.

Output

The percentage of the frontage occupied by A1 and A2 uses on the ground floor in these centres is set out in figure 8.4.

Figure 8.4: Percentage of commercial unit frontages within the Principal and District centres in Gosport at 2008

Name of centre	Type of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Gosport Town Centre	Principal	A1	943.6	54%
		A2	291.0	16%
		Non-A1/A2	527.4	30%
		Total	1762	100%
Lee-on-the-Solent District centre	District	A1	450.4	67%
		A2	80.1	12%
		Non-A1/A2	145.6	21%
		Total	676.1	100%
Stoke Road District centre		A1	476.8	53%
		A2	112.9	13%
		Non-A1/A2	301.7	34%
		Total	891.4	100%

Commentary

- 8.3 The retail strategy in the LPR is to maintain Gosport Town Centre as the principal centre and the two district centres as the key focus for new retail and service developments in the local plan area in order to help ensure their vitality and viability. In order to implement this strategy the Council's current policy is to operate a threshold policy of no more than 33% of commercial units to be of uses other than classes A1 and A2 in the principal and district centres. Figure 8.4 shows the proportion of uses in each of these three key centres. In terms of the overall mix, the split between uses in the Town Centre remains the same as the previous year with 30% of non A1/A2 uses making up the retail and service offer of Gosport Town Centre. In Lee-on-the-Solent Town Centre, the number of non A1/A2 uses has reduced slightly from 24% to 21% and in Stoke Road the 33% policy threshold has been exceeded at 34% representing no change since the previous survey was carried out in 2007.

Indicator 8(d)

Percentage of units in local and neighbourhood shopping centres occupied by A1 uses

Target

Policy R/S4 of the LPR has a threshold of not more than 40% of the commercial units within the retail area should be non A1 uses.

Output

The percentage of the frontage occupied by A1 uses in the local and neighbourhood shopping centres are set out in figures 8.5 and 8.6 respectively.

Figure 8.5: Percentage of A1 and non A1 frontages within local centres in Gosport in 2008

Name of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Gregson Avenue	A1	79.3	74%
	Non A1	27.7	26%
	Total	107	100%
Rowner Road	A1	64.9	68%
	Non A1	29.9	32%
	Total	94.8	100%
Brockhurst Road (no. 29-75)	A1	129.4	77%
	Non A1	37.9	23%
	Total	167.3	100%
Forton Road / The Crossways	A1	105.1	50.5%
	Non A1	103.7	49.5%
	Total	208.8	100%
Alverstoke Village	A1	53.5	56%
	Non A1	42.1	44%
	Total	95.6	100%

Figure 8.6: Percentage of A1 and non-A1 frontages within neighbourhood centres in Gosport 2008

Name of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Tukes Avenue	A1	30.9	100%
	Non A1	0	0%
Nobes Avenue	A1	50	70%
	Non A1	21.8	30%
Carisbrooke Road	A1	35.6	48%
	Non A1	38	52%
Brewers Lane	A1	20	57%
	Non A1	15	43%
Beauchamp Avenue	A1	21.1	74%
	Non A1	7.3	26%
Rowner Lane	A1	38.2	87%
	Non A1	5.6	13%
St. Nicholas Avenue	A1	20.3	65%
	Non A1	10.7	35%
Nimrod Drive	A1	48.5	65%
	Non A1	26.5	35%
Elson Road	A1	30.5	45%
	Non A1	37.9	55%
Palmyra Road	A1	58	72%
	Non A1	22.7	28%
Forton Road (335-359 & 262-278)	A1	74.5	87%
	Non A1	11.6	13%
Forton Road (45-95)	A1	68	47%
	Non A1	76.5	53%
Bury Cross	A1	41.3	49%
	Non A1	42.7	51%
Queens Parade	A1	38.6	70%
	Non A1	16.2	30%
Portsmouth Road	A1	30.2	70%
	Non A1	12.4	30%
Dartmouth Court	A1	29.8	80%
	Non A1	7.4	20%
Anstice Court, Twyford Drive	A1	36.6	62%
	Non A1	22.6	38%

Commentary

- 8.4 Local and Neighbourhood centres remain the preferred locations for retail development outside of the Principal and District centres. They perform a different role to that of the larger centres. There are a number of these centres dispersed throughout the Borough providing for the day-to-day needs of residents within their vicinity. They allow members from local communities to purchase everyday items without the need to drive into town and this is particularly important for members of the community who do not have access to a car or have limited mobility.
- 8.5 The LPR strategy is to promote class A1 uses as the primary uses within these centres. In order to achieve this Policy R/S4 of the LPR identifies a threshold of not more than 40% of the commercial units within the retail area should comprise of non A1 uses. In 2008 figure 8.6 shows that the proportion of A1 to non A1 uses in 5 of the neighbourhood centres had exceeded the 40% threshold as set out in

policy R/S4. The highest proportion of these was in the Elson Road centre with 55% of frontages being occupied by non A1 uses. In the Bury Cross the proportion of A1 to non A1 uses has exceeded the policy threshold with non A1 uses making up 51% of the frontage. The proportional changes in the mix of uses still requires further monitoring to establish the effectiveness and appropriateness of the policy and this will be undertaken as part of the technical work on the emerging Local Development Framework Core Strategy.

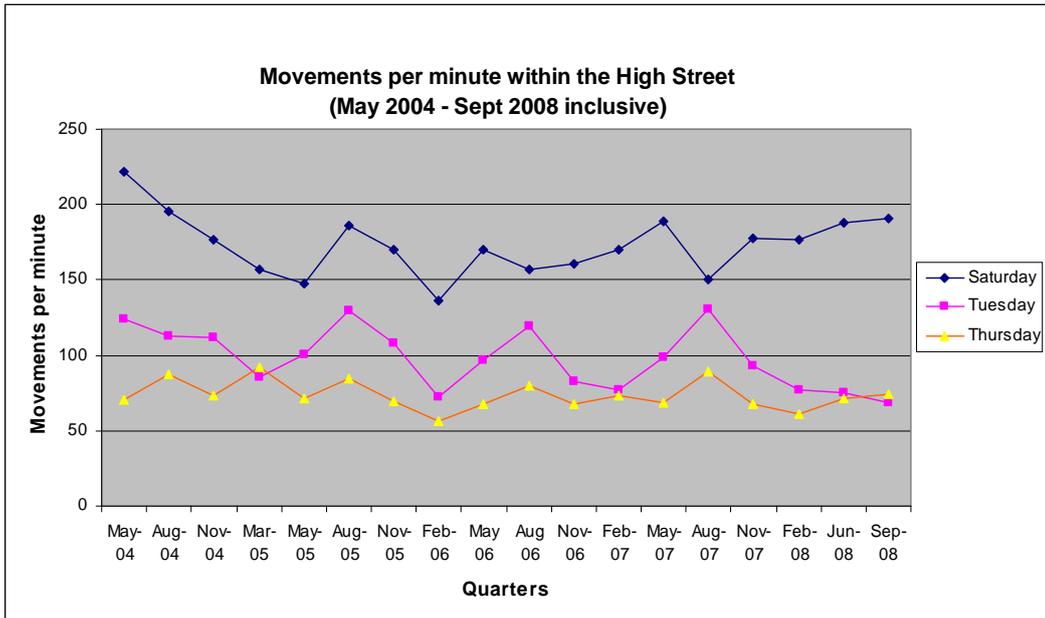
Pedestrian footfall

- 8.6 Monitoring pedestrian flow is an important health check indicator of the vitality and viability of town centres. The Borough Council have carried out footfall counts in Gosport town centre since 2004 on a quarterly basis. The surveys are carried out on three separate days over the length of Gosport High Street throughout different times of the day. The survey includes Tuesdays and Saturdays which are both market days and make an important contribution not only to the local economy but also bring vibrancy to the local street scene.

Figure 8.7: Gosport High Street



Figure 8.8: Pedestrian footfall May 2004-September 2008



8.7 As in previous years, the illustrative chart shows that the busiest time in Gosport Town Centre is on a Saturday with the market playing a significant role in attracting shoppers. Seasonal variations continue to influence footfall trends with pedestrian flow higher during the summer months.

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

Figure 8.9: Morrisons Supermarket, Gosport



Vacancy rates

Figure 8.10: Vacancy rates at shopping centres in Gosport at 2008

Name of centre	Type of centre	% of vacant frontage
Gosport Town centre	Principal	6
Lee-on-the-Solent Town Centre	District	10
Stoke Road	District	14
Gregson Avenue	Local	5
Rowner Road	Local	15
Brockhurst Road (No. 29-75)	Local	15
Forton Road/The Crossways	Local	4
Alverstoke Village	Local	5
Tukes Avenue	Neighbourhood	0
Nobes Avenue	Neighbourhood	10
Carisbrooke Road	Neighbourhood	0
Brewers Lane	Neighbourhood	0
Beauchamp Avenue	Neighbourhood	0
Rowner Lane	Neighbourhood	13
St.Nicholas Avenue	Neighbourhood	16
Nimrod Drive	Neighbourhood	72
Elson Road	Neighbourhood	30
Palmyra Road	Neighbourhood	6
Forton Road (335-359 & 262-278)	Neighbourhood	0
Forton Road (45-95)	Neighbourhood	17
Bury Cross	Neighbourhood	14
Queens Parade	Neighbourhood	0
Portsmouth Road	Neighbourhood	29
Dartmouth Court, Dartmouth Close	Neighbourhood	63
Anstice Court, Twyford Drive	Neighbourhood	31

Source: GBC August 2008

Commentary

- 8.9 The vacancy rates in Gosport's shopping centres have fluctuated over the year, in part a reflection of the current economic climate. However it is important to remember that particularly in the context of the borough's smaller centres which feature only a very small number of shops to begin with then changes to one or two individual units can show up as a sizeable change in terms of vacant frontage.
- 8.10 The vacancy rate in Gosport Town Centre has experienced a small increase in the percentage of vacant frontages since the last Annual Monitoring Report was published from 4% to 5.7% based on the Borough Council's annual retail survey.
- 8.11 Both District centres experienced increases in vacant frontage with the Stoke Road centre increasing from 9% to 14%.
- 8.12 Three of the 5 local centres have remained constant since last year whilst one has experienced an increase. The most notable change is the local centre at Forton Road/The Crossways which has experienced a significant reduction of vacant frontage from 23% in 2007 to 4% in 2008.
- 8.13 Of the 17 neighbourhood centres, over half (11 centres) have remained constant through 2008. Of the remaining 6 centres the proportion of vacant frontage has

increased (Nobes Avenue, Nimrod Drive, Elson Road and (No. 45-95) Forton Road.) The remaining two centres at Carisbrooke Road and Portsmouth Road have seen a decline in the number of vacant frontages since the last retail survey. Gosport Borough Council is working in partnership to address issues at the Nimrod Drive Centre.

Rents and Yields

- 8.14 Whilst Gosport has consistently had the lowest Zone A retail rents of the main centres in the South Hampshire sub-region, the recent increase of 25% from £40 square feet per annum in 2006 to £50 square feet per annum in 2008 puts retail rents in Gosport town centre above those in Havant town centre which remain at £45 square feet per annum. (Source: Colliers CRE June 2008).
- 8.15 Figure 8.11 below compares the commercial yields for Gosport with other centres in South Hampshire since 2001. The 'all risks yield' is a simple benchmark which the property market uses to assess the comparative attractiveness of different shopping centres. It is the ratio of rental income to capital value and is expressed in terms of the open market rent of a property as percentage of the capital value.
- 8.16 The measurement demonstrates the confidence of investors in the long term profitability of a centre. A high yield indicates concern by investors that rental income might grow less rapidly than towns with low yields. Where there are high yields, investors will only commit where the returns are proportionally that much higher. Areas with low yields are therefore more attractive for investment. Figure 8.11 below shows that the commercial yields in Gosport have fallen from 9% to 8.5% by July 2006 and remained at this level up to January 2008.

Figure 8.11: Commercial Yields of Shopping Centres in South Hampshire

	04/2001	04/2002	04/2003	07/2004	07/2005	07/2006	07/2007	01/2008
Eastleigh	7.5%	7.5	7.5	7.5	7.25	7.25	7	7.25
Fareham	8%	8	8	8	7.5	7	6.5	6.5
Gosport	9%	9	9	9	9	8.5	8.5	8.5
Havant	10%	10	10	10	10	10	10	10
Portsmouth	6.5%	6.5	6.5	6.5	6.5	6	5.5	5.5
Southampton	5%	5	5	5	5	4.5	4.25	4.5
Southsea	9%	9	10	10	10	10	9.5	9.5

Source: Property Market report, Valuation Office, January 2008

9.0 COMMUNITY AND LEISURE FACILITIES

Strategic Statement

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

Indicator 9(a)

Total amount of completed community and health facilities

Output

A total of 1,217 square metres of new community and health facilities were completed in 2007-2008.

Commentary

- 9.1 The LPR 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 two new health and community facilities within the Borough.
- 9.2 There were two community and health facilities completed during the monitoring period. The Brune Park Medical Centre was built with a total floorspace of 915 square metres. This completion was on land allocated for health under policy R/CF4. A total of 302 square metres was also completed for a single storey extension to Nimrod Community Centre in Grange.

Figure 9.1: Brune Park Medical Centre, Gosport



- 9.3 One of the main leisure developments completed during the monitoring period was a children's play activity centre at Frater Gate Business Park. This opened in autumn 2007 and provides over one thousand square metres of new leisure floorspace. This is considered to be an important addition to children's leisure provision within the Borough. A woman's gym also opened on Stoke Road providing over 200 square metres of additional leisure floorspace.

Figure 9.2: Monkey Bizness Children's Playzone, Gosport



Appendix 1: List of Output Indicators

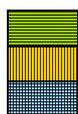
Strategic Statement	Indicator No.	Local Plan Review policy	Core Output Indicators – Update 2/2008*	Information source
SS2 Coordinating land use and transport issues	4a	R/T2	n/a	HCC
SS2 Coordinating land use and transport issues	4b	R/T11 and Appendix E	n/a	GBC
SS3 Employment and economic development	5a	R/EMP1 and R/EMP2	BD1	GBC and HCC
SS3 Employment and economic development	5b	R/EMP1 and R/EMP2	n/a	GBC and HCC
SS3 Employment and economic development	5c	R/EMP1 and R/EMP2	BD2	GBC and HCC
SS3 Employment and economic development	5d	R/EMP1 and R/EMP2	BD3	GBC and HCC
SS3 Employment and economic development	5e	R/EMP1 and R/EMP2	n/a	GBC and HCC
SS3 Employment and economic development	5f	R/EMP1 and R/EMP2	n/a	GBC and HCC
SS4 Housing	6a	R/H1, R/H2 and R/H3	H1	GBC and HCC
SS4 Housing	6b	R/H1, R/H2 and R/H3	H2 (a)	GBC and HCC
SS4 Housing	6c	R/H1, R/H2 and R/H3	H2 (b)	GBC and HCC
SS4 Housing	6d	R/H1, R/H2 and R/H3	H2 (c)	GBC and HCC
SS4 Housing	6e	R/H1, R/H2 and R/H3	H2 (d)	GBC and HCC
SS4 Housing	6f	R/H5	H5	GBC and HCC
SS4 Housing	6g	R/H5	n/a	GBC
SS4 Housing	6h	R/H5	n/a	GBC
SS4 Housing	6i	R/H5	n/a	GBC
SS4 Housing	6j	R/H1, R/H2 and R/H3	H3	GBC and HCC
SS4 Housing	6k	R/H4	n/a	GBC and HCC
SS4 Housing	6l	R/H4	n/a	GBC and HCC
SS4 Housing	6m	R/H11 and R/H12	H4	Hampshire Authorities GTAA
SS5 Environment	7a	R/ENV1	E1	GBC
SS5 Environment	7b	R/ENV4	E1	GBC
SS5 Environment	7c	R/OS13	n/a	GBC
SS5 Environment	7d	R/OS10 and R/OS11	E2	GBC
SS5 Environment	7e	R/ENV11	E3	GBC
SS5 Environment	7f	n/a	n/a	GBC
SS5 Environment	7g	R/OS8 and Appendix O	n/a	GBC
SS5 Environment	7h	R/OS9	n/a	GBC
SS5 Environment	7i	R/BH1	n/a	GBC
SS5 Environment	7j	R/BH3	n/a	GBC
SS5 Environment	7k	R/CH2	n/a	GBC
SS6 Retail	8a	R/S1, R/S2, R/S3, R/EMP1, R/EMP2, R/CF8 and R/CF9	BD4	GBC and HCC
SS6 Retail	8b	R/S1, R/S2, R/S3, R/EMP1, R/EMP2, R/CF8 and R/CF9	BD4	GBC and HCC
SS6 Retail	8c	R/S3	n/a	GBC
SS6 Retail	8d	R/S4	n/a	GBC
SS7 Community and leisure facilities	9a	R/CF1, R/CF2, R/CF3 and R/CF4	n/a	GBC

*Regional Spatial Strategy and Local Development Framework Core Output Indicators – Updated 2/2008

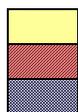
Appendix 2: Achievement of Local Development Scheme Milestones 2007/2008

Document		2007									2008		
		Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Statement of Community Involvement	Milestone												
	Actual												
Core Strategy	Milestone												
	Actual												
Marine Parade SPD	Milestone												
	Actual												

Key:



Evidence gathering
 Informal consultation on issues and options
 Consultation on preferred options



Submission of DPD
 Adoption
 Examination

APPENDIX 3: FIGURES FOR 2008 GOSPORT HOUSING TRAJECTORY

	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Totals
Past completions	686	277																			963
Projections: Draft SHLAA sites	0	0	134	185	237	172	126	126	125	125	125	69	19	19	19	19	0	0	0	0	1,500
Projections: Small sites with planning permission	0	0	26	26	26	26	25	0	0	0	0	0	0	0	0	0	0	0	0	0	129
Projections: windfalls	0	0	0	0	0	0	0	0	0	0	0	0	39	39	39	39	39	39	39	39	312
Total past completions	686	277																			963
Total projected completions			160	211	263	198	151	126	125	125	125	69	58	58	58	58	39	39	39	39	1,941
Cumulative completions	686	963	1,123	1,334	1,597	1,795	1,946	2,072	2,197	2,322	2,447	2,516	2,574	2,632	2,690	2,748	2,787	2,826	2,865	2,904	2,904
PLAN: Draft SE Plan allocation annualised	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	2,500
MONITOR: No. dwellings above or below cumulative allocation	561	713	748	834	972	1045	1071	1072	1072	1072	1072	1016	949	882	815	748	662	576	490	404	
MANAGE: Annual requirement taking account of past and projected completions	125	95	85	81	73	60	50	43	36	28	18	6	-2	-11	-22	-38	-62	-96	-163	-365	

Glossary

Affordable Housing

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

AQMA - Air Quality Management Areas

Local Authorities have statutory duties for local air quality management under the Environment Act 1995. They are required to carry out regular reviews and assessments of air quality in their area against standards and objectives in the national Air Quality Strategy. Where it is found these are unlikely to be met, authorities must designate Air Quality Management Areas (AQMAs) and prepare and implement remedial action plans to tackle the problem.

Buildings at Risk Register

The Register, published annually, brings together information on all Grade I and II* Listed Buildings, and Scheduled Ancient Monuments (structures rather than earthworks), known to English Heritage to be 'at risk' through neglect and decay, or vulnerable to becoming so.

Census

The Census is a survey carried out by the Office for National Statistics of all people and households in the country. It provides essential information from national to neighbourhood level for government, business, and the community.

CHP - Combined Heat and Power

Combined Heat and Power (CHP) refers to generating electricity at or near the place where it is used. The waste heat from the electricity generation can be used for space heating, water heating, process steam for industrial steam loads, humidity control, air conditioning, water cooling, product drying, or for nearly any other thermal energy need. The end result is significantly more efficient than generating each of these separately.

Conservation Area

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

Core Strategy

A Development Plan Document (DPD) which sets out the spatial vision and strategic objectives of the planning framework for the area, having regard to the Gosport Community Strategy (see also DPDs).

DCLG - Department for Communities and Local Government

This is the Government Department with responsibility for communities. Planning and local government is included within this remit.

Developer Contributions

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

DPD - Development Plan Documents

These spatial planning documents are a key element of the Local Development Framework (LDF), which will eventually replace the Local Plan Review (LPR). DPDs are subject to independent examination, and together with the relevant Regional Spatial Strategy (RSS), will form the development plan for a local authority area.

Eco Homes

Eco Homes is a standard method for assessing the design of dwellings in relation to environmental performance. The scheme can be used to set standards of performance for new housing as part of the brief or tender documents, and can also be used to assess the performance of design proposals.

ELR - Employment Land Review

An important objective of the spatial planning system is to deliver an appropriate local balance between competing uses for land, particularly housing and employment. The Employment Land Review (ELR) will play an important role in achieving this balance. Local Authorities are required to review their portfolios of employment sites and apply up to date and sensible criteria in terms of sustainable development and market realism.

EA - Environment Agency

A statutory body with responsibility for protecting and improving the environment. Its principal duties relate to air quality, conservation, fishing, flooding, land quality, navigation, recreation, waste, water quality and water resources.

Footfall

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

GOSE - Government Office for the South East

GOSE is the representative of central Government in the South East region. It aims to promote a more effective integration of Government policies and programmes at a local and regional level.

Greenfield

Land upon which no previous development has taken place.

GVA - Gross Value Added per capita

One of the most commonly used measures of economic well-being is Gross Value Added (GVA) per head. GVA measures the contribution to the economy of each individual producer, industry or sector in the UK. In summary: $GVA + \text{taxes on products} - \text{subsidies on products} = \text{Gross Domestic Product (GDP)}$.

Hampshire Biodiversity Action Plan

This sets out a detailed 10 year programme of action for protecting and enriching nature in Hampshire.

Hampshire Local Transport Plan 2006-2011

The Local Transport Plan sets out the County Council's transport strategy up to 2011. It explains how the strategy has been designed to achieve wider policy objectives, such as improving the quality of life, protecting the environment and securing economic prosperity.

HMA - Housing Market Assessment

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

Housing Trajectory

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

Job Density

Ratio of total jobs to the working age population.

Listed Building

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

LDF - Local Development Framework

This is the name for the portfolio of Local Development Documents (LDD) introduced by the Planning and Compulsory Purchase Act 2004, which will replace the Local Plan Review. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.

LPR – Local Plan Review

Gosport Borough Local Plan Review adopted May 2006 is an old-style development plan consisting of a Written Statement and a Proposals Map. It sets out the Borough Council's policies to control development and its intentions for land use up to 2016.

LSP - Local Strategic Partnership

A partnership that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

ODPM - Office of the Deputy Prime Minister

The former Government department responsible for planning and local government. The Department for Communities and Local Government (DCLG) is now responsible for these functions.

PPS - Planning Policy Statements

Planning Policy Statements (PPS) are issued by central Government and provide guidance to local authorities and others on planning policy and the operation of the planning system. PPSs replace Planning Policy Guidance Notes (PPG).

PDL – Previously-developed land

Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. PDL is often referred to as brownfield land.

PUSH - Partnership for Urban South Hampshire

A partnership of eleven Local Authorities (East Hampshire District Council, Eastleigh Borough Council, Fareham Borough Council, Gosport Borough Council, Hampshire County Council, Havant Borough Council, New Forest District Council, Portsmouth City Council, Southampton City Council, Test Valley Borough Council and Winchester City Council) whose aims are to ensure the necessary economic growth in South Hampshire to allow quality jobs and a good standard of living is matched by the need to secure significant investment in infrastructure for government and developers to bring about a bright present and an even brighter future for all its residents - existing or to come.

Quartile

A quartile is a quarter or 25% of observations. The lower quartile is the value below which 25% of observations are recorded.

Ramsar

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

RSS - Regional Spatial Strategy

A strategy for how the region should look in 15 to 20 years time and possibly longer. The Regional Spatial Strategy (RSS) identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment disposal. The RSS for this area is the South East Plan.

SEEDA – South East England Development Agency

The South East England Development Agency (SEEDA), 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 – South East England Regional Assembly

The South East England Regional Assembly (SEERA) 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).

Shared Ownership

New or existing dwelling that is sold on a part-rent/part-sale basis.

SSSI -Site of Special Scientific Interest

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

Social rented housing

Rented housing owned by Local Authorities and Registered Social Landlords for which guideline target rents are determined.

SEMS - Solent European Marine Sites

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

SPA - Special Protection Area

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

SAC - Special Area of Conservation

A Special Area of Conservation recommended by the Government under the European Habitats Directive.

Strategic Gap

Strategic Gaps define the identity of individual settlements, preventing them from merging into one continuous urban area.

SHLAA – Strategic Housing Land Availability Assessment

A Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence bases to support the delivery of sufficient land for housing. These assessments are required by national planning policy set out in *PPS3: Housing*.

Structure Plan

An old-style development plan, which sets out strategic planning policies and forms the basis for detailed policies in Local Plans. These plans will continue to operate for a time after the commencement of the new development plan system, due to the transitional provisions under planning reform.

SPD - Supplementary Planning Documents

Supplementary Planning Documents may cover a range of issues, both thematic and site specific, which may expand policy or provide further detail to policies in a Development Plan Document (DPD).

Sustainable Community Strategy

A strategy prepared by a Local Authority to improve the local quality of life and aspirations, under the Local Government Act 2000. The Gosport Sustainable Community Strategy was published Summer 2007.

Sustainable Development

Sustainable Development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs (Brundland Commission 1987).

Sustainability Appraisal

The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of social, economic and environmental considerations into the preparation of revisions of Regional Spatial Strategies (RSS) and for new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

Use Classes Order

The Town and Country Planning (Use Classes) Order 2005 lists sixteen classes of land use. Change of use within a use class does not normally require planning permission.

Gosport Borough Council is committed to equal opportunities for all.

If you need this document in large print, on tape, in Braille or in other languages please ask.

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