

Local Development Framework

Monitoring Report

August 2016



GOSPORT
Borough Council

Gosport Borough Council
Local Development Framework
Authority's Monitoring Report
August 2016

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1.0 INTRODUCTION TO THE AUTHORITY'S MONITORING REPORT

- 1.1 It is important that the policies and proposals of the Gosport Borough Local Plan 2011-2029 (GBLP) are monitored in order to assess the effectiveness of the Council's planning strategy over the lifetime of the local plan. Regular monitoring can also provide the basis to help identify planning issues which may require a review of policy supported by up to date evidence. To assist this process, the Council produces the Authority's Monitoring Report (AMR) every year in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the National Planning Policy Framework. The GBLP was adopted by the Council on 14th October 2015.
- 1.2 The AMR looks at the delivery progress of the policies in the adopted Gosport Borough Local Plan 2011-2029. The AMR uses the Local Plan Output Indicators shown in Table 13.1 of the GBLP to measure progress.
- 1.3 The monitoring period in this AMR generally relates to the period 1st April 2015 – 31st March 2016 to show the progress in delivering the policies of the GBLP. This approach is supported by advice in the National Planning Practice Guidance (NPPG).
- 1.4 Previous AMR's are available to view on the Council's website and can be accessed here: www.gosport.gov.uk/AMR

2.0 LOCAL DEVELOPMENT FRAMEWORK

Local Development Scheme (LDS)

- 2.1 The current LDS was published in November 2014 and provides a framework for the production of development plans. It sets out key dates when milestones should be achieved in the production of the LDF documents identified in the LDS.

Gosport Borough Local Plan Review

- 2.2 The 2014 LDS includes the timetable for the review of the Gosport Borough Local Plan 2011-2029. This review document will have regard to the Spatial Position Statement published by the Partnership for Urban South Hampshire (PUSH) in June 2016.
- 2.3 The review of the GBLP is at a very early stage and the Local Development Scheme identifies 2016 as a period of evidence gathering.

Adopted Supplementary Planning Documents

- 2.4 The Borough Council has adopted a number of Supplementary Planning Documents (SPDs) focusing upon specific issues within the Borough these are set out below:
- The Marine Parade Area of Special Character SPD (adopted May 2007);
 - The Daedalus SPD (adopted September 2011);
 - The Design SPD (adopted February 2014); and
 - The Parking SPD (adopted February 2014).

Forthcoming Supplementary Planning Documents

Gosport Waterfront and Town Centre SPD

- 2.5 The Gosport Waterfront and Town Centre are considered to be areas offering significant opportunities to achieve regeneration benefits for local residents, businesses and visitors to the Borough under policy LP4 of the GBLP. The Council is currently preparing a SPD which will assist in the implementation of Local Plan policies in this location. It is anticipated that consultation on the draft SPD will take place in late 2016.

Community Infrastructure Levy: Charging Schedule

- 2.6 The Council adopted the Community Infrastructure Levy (CIL): Charging Schedule in October 2015. The CIL took effect on the 1st February 2016. In accordance with the CIL Regulations, the Council have published an annual financial statement under Regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended). The annual financial statement can be seen on the Council's website at: www.gosport.gov.uk/cil

Statement of Community Involvement

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

Duty to Cooperate

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

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

- 2.9 Section 110 of the Localism Act 2011 mandates a 'duty to co-operate' for local planning authorities. In addition, the National Planning Policy Framework identifies a number of strategic priorities which it expects joint working on for the mutual benefit of neighbouring authorities in respect of their town planning responsibilities and powers.

- 2.10 Gosport Borough is located in South Hampshire and is a member of the Partnership for Urban South Hampshire known as 'PUSH'. PUSH is a co-operative partnership of twelve local authorities that facilitate cross-boundary joint working. Gosport participates in officer and Member PUSH meetings and also participates in several of PUSH's topic-specific groups. One of the main planning outputs of PUSH has been the publication of the South Hampshire Strategy in October 2012. PUSH reviewed the strategy and published a Spatial Position Statement in June 2016.

- 2.11 Gosport has extensive relationships with adjoining local authorities, with county and unitary councils as well as the Solent Local Enterprise Partnership and private sector utility companies. Through these relationships a co-ordinated approach can be taken to the planning of land use, infrastructure provision and environmental issues.

- 2.12 The Council is a member of the Solent Recreation Mitigation Partnership (SRMP). The SRMP which includes a number of local authorities and key nature conservation organisations, was set up to address the issue of recreational disturbance to protected coastal bird habitats from the impacts from the planned additional housing development along the Solent. These new houses are likely to increase the number of people visiting the coast and could potentially have a significant impact on coastal birds which are protected under the Habitats Regulations.

- 2.13 The Council is also part of the Eastern Solent Coastal Partnership which was formed in 2012 and consists of Gosport Borough Council, Fareham Borough Council, Portsmouth City Council and Havant Borough Council. The partnership has a team of specialist coastal officers and engineers who manage 162 km of coastline on behalf of the partner authorities. The success of the partnership in delivering effective coastal management projects with significant financial savings and has been recognised by both the Environment Agency and DEFRA as an example of best practice in this field.

- 2.14 In summary, the relationships which Gosport has developed with various agencies are permanent and on-going, and will continue to inform Gosport's strategic planning in all facets, resulting in a more sustainable planning system and patterns of development and land use activity.

- 2.15 The Council has published a Duty to Cooperate Statement which sets out how the Council works collaboratively with its partners. The Statement can be found at: www.gosport.gov.uk/localplan2029-evidence. In his report on the examination of the GBLP 2011-2029, the Inspector was '**satisfied that the Council has engaged constructively, actively and on an on-going basis and that this duty has therefore been met.**' (Paragraph 6, page 5 of the Inspector's Report www.gosport.gov.uk/localplan2029)

3.0 REGENERATION AREAS AND OTHER KEY DEVELOPMENT SITES

Overview

3.1 GBLP policy LP 3: Spatial strategy makes provision for employment, housing and retail development to be delivered over the plan period. The quantum of development is shown in the table below:

Figure 3.1: Policy LP3 Spatial Strategy 2011-2029

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

3.2 The Council's planning strategy places significant emphasis on the need to increase the variety of employment opportunities and boost productivity. Due to its small size, urban density and significant environmental constraints including internationally and nationally important habitats and areas of land falling within defined Flood Zones 2 and 3, there are a limited number of sites available. However despite these limits, there are still key opportunities to develop brownfield land which will make major contributions to the regeneration of the Borough. These sites are capable of delivering mixed-use developments and will deliver a significant proportion of the employment, housing, retail and green infrastructure uses necessary to meet the needs of the Borough's residents, businesses and visitors over the plan period.

3.3 The Regeneration Areas identified include major redevelopment proposals. These development sites are located at:

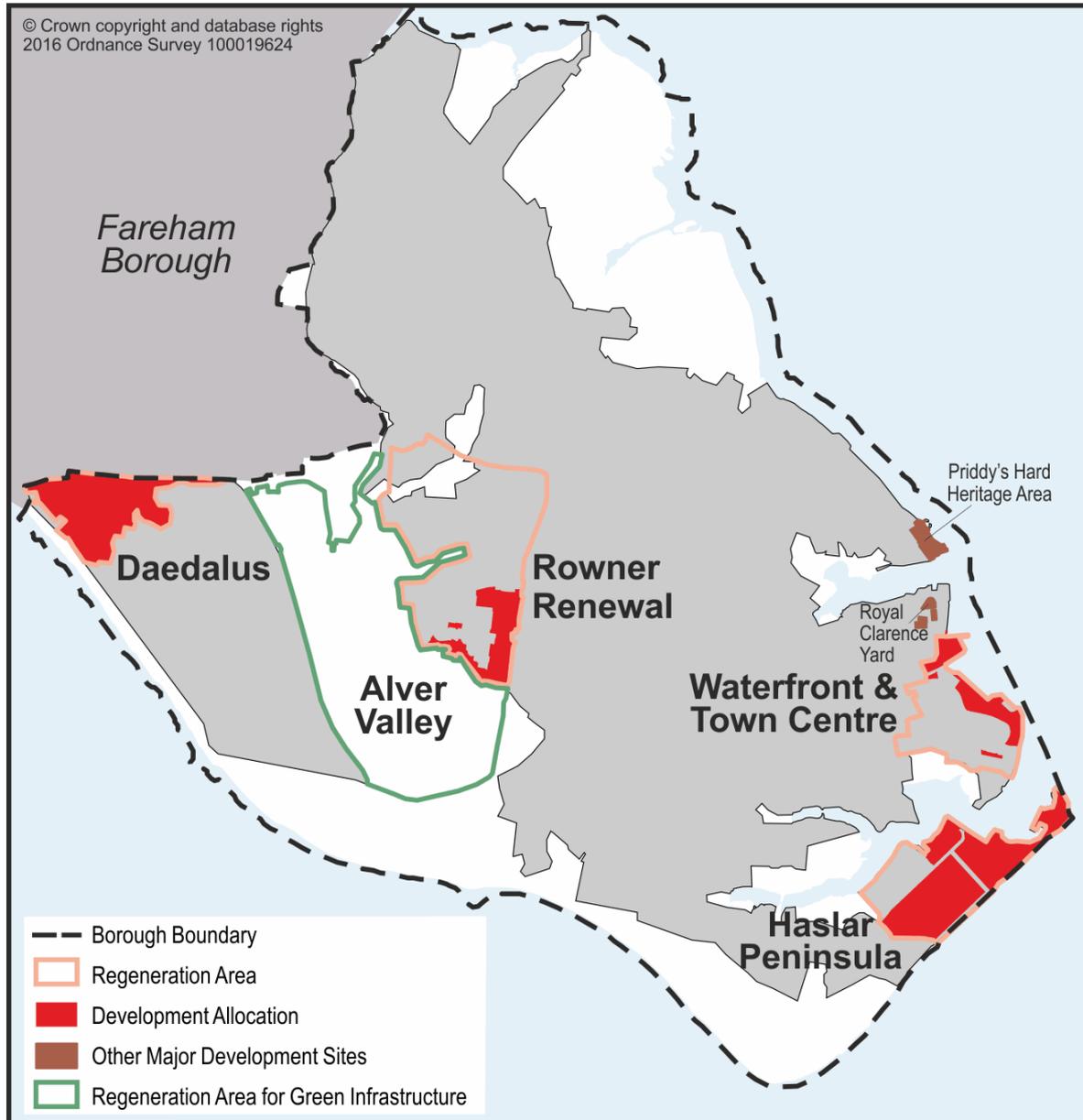
- Gosport Waterfront and Gosport Town Centre (policy LP4);
- Daedalus (policy LP5);
- Haslar Peninsula (policy LP6);
- Rowner (policy LP7).

3.4 In addition to these areas, the GBLP also allocates land within the Regeneration Area for Green Infrastructure to form the Alver Valley Country Park under policy LP8.

3.5 These regeneration areas are shown in Figure 3.2 below. The progress of development on each of these areas is set out below.

3.6 In addition to these strategic regeneration sites, a number of other allocations have been identified in the Local Plan (in policies LP9A-E) which will also make a key contribution to the regeneration of the Borough.

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



Monitoring

- 3.7 For monitoring purposes in the AMR the GBLP identifies a number of indicators and Borough wide targets which the development in the Regeneration Areas will make a significant contribution towards meeting. These are set out in the box below:

Gosport Borough Local Plan 2011-2029 (October 2015)
 LP3 – Spatial Strategy
 LP4 – Gosport Waterfront & Town Centre
 LP5 – Daedalus
 LP6 – Haslar Peninsula
 LP7 – Rowner
 LP8 – Alver Valley
 LP9 – Allocations outside the Regeneration Areas

Indicators

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

Targets

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

Gosport Waterfront and Town Centre (Policy LP4)

- 3.8 The Gosport Waterfront and Town Centre Regeneration Area is one of the Borough's key development sites. Residential development will play a major role in helping to deliver the regeneration benefits to the whole area.

Residential

GBLP Indicator: The number of net additional dwellings 2011-2016

Completions 2011-2015	Completions 2015-16	Outstanding permissions	Outstanding allocation in policy LP4
18	3	84	594-795

- 3.9 Under Policy LP4 planning permission will be granted for a mixture of uses including 700-900 dwellings together with 33,000m² employment and 6,500m² of retail uses. Further details about potential development sites and the mix of dwellings will be published in the forthcoming Supplementary Planning Document.
- 3.10 This year a total of 3 completions were recorded in this regeneration area at 74 High Street (planning application 4352/6).

Employment

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

Completions 2011-2015	Completions 2015-16	Outstanding permissions	Outstanding allocations in policy LP4
-5,131	0	-1,855	33,000

- 3.11 The minus figure accounts for the demolitions of floorspace on land at Mumby Road which later accommodated the Aldi store and adjacent flatted development.

Retail

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

Completions 2011-2015	Completions 2015-16	Outstanding permissions	Outstanding allocations in policy LP4
1,550	0	275	4,675

- 3.12 Planning permission was granted for a 1,550 m² retail store, a 275m² commercial unit and 48 residential units within the Regeneration Area on land known as the 'island site' between Mumby Road and Harbour Road.. There are likely to be more retail opportunities as part of the bus station redevelopment.
- 3.13 Planning permission was granted to provide 7 one bedroom, 23 two bedroom and 1 three bedroom flats on land to the north of Harbour Road. The scheme is currently under construction.

Daedalus Regeneration Area (Policy LP5)

- 3.14 The Daedalus site lies within both the Gosport and Fareham administrative boundaries. The site was released by the MOD in March 2006 with the Homes and Communities Agency (HCA) acquiring ownership of the land. Fareham Borough Council have since bought that part of the site within their administrative boundary from the HCA.
- 3.15 Daedalus was granted Enterprise Zone status in August 2011. This allows the site to benefit from business rate discounts, simplified planning rules and investment in the site's infrastructure which is aimed at encouraging businesses to move onto the site with a resultant increase in local jobs. The Government also announced in October 2011 that money from the Regional Growth Fund will be allocated to support the expansion of small and medium enterprise (SMEs) at the Solent Enterprise Zone.
- 3.16 Policy LP5 makes provision for 75,000 m² (gross) employment floorspace (B1,B2 and B8 uses), a range of leisure and recreational facilities and some retail, and up to 350 dwellings.

Residential

GBLP Indicator: The number of net additional dwellings

Completions 2011-2015	Completions 2015-16	Outstanding permissions	Outstanding allocations in policy LP5
38	63	200	49

- 3.17 Planning permission was granted in April 2014 for 101 homes on Daedalus. This year 63 dwellings (both private and RSL) were completed on land North and West of Bayntun Drive and Manor Way at Daedalus (planning application 13/00431/FULL).

Employment

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

Completions 2011-2015	Completions 2015-16	Outstanding permissions	Outstanding allocations in policy LP5
0	0	69,992	5,008

Retail

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

Completions 2011-2015	Completions 2015-16	Outstanding permissions	Outstanding allocations in policy LP5
0	0	1,075	0

**The GBLP recognises the Daedalus site is not suitable for a significant amount of retail as this is more appropriately located in identified in Gosport's centres. However The Gosport Retail Capacity Study (2014) recognised a limited amount of retail development (200m²) to serve the needs to the site may be appropriate. (GBLP paragraph 7.78).*

- 3.18 An outline application was submitted by HCA (formerly SEEDA) and was granted planning permission in January 2016. The proposal was for an employment-led mixed use scheme of 69,992m² of commercial floorspace (Classes B1, B2 and B8); upto 1,075m² of retail (Classes A1, A2, A3 and/or A4); up-to 200 residential units (Class C3); up to 32 units of care accommodation (Class C2); up to 1,839m² of community use (Class D1); up to 8,320m² of hotel use (Class C1); up to 2,321m² of Leisure (Class D2); new and upgraded vehicular and pedestrian access arrangements; hard standing and car parking, open space provision and landscaping.
- 3.19 In October 2015, planning permission was granted for 8,947m² of B1, B2 or B8 floorspace at Daedalus Park (application number 15/00247/FULL).

Haslar Peninsula (Policy LP6)

- 3.20 The GBLP identifies the Haslar Peninsula as a Regeneration Area which consists of three large sites. This includes Royal Hospital Haslar and Blockhouse/Haslar Gunboat Yard which are identified as development allocations and the Haslar Marine Technology Park.
- 3.21 Under Policy LP6 planning permission will be granted on the Royal Haslar Hospital site for a number of uses which would support medical, health and care facilities

including the re-use of existing facilities and buildings. There is potential to accommodate upto 300 dwellings.

- 3.22 An outline planning application regarding the comprehensive redevelopment of the site was granted planning permission in September 2014. The proposed scheme includes a wide range of uses and would incorporate medical and care facilities, 244 self-contained retirement units (Class C2), a hotel, a church, convenience store, a health centre, tearoom, restaurant, office and business units and 286 residential units. A reserved matter planning application was granted permission in October 2015.
- 3.23 Blockhouse is currently owned and in use by the MOD. Although there are no current plans for the MOD to release the site, Policy LP6 does take account of any potential release onto the open market with planning permission likely to be granted for a number of uses which could include employment and training uses including marine and associated sectors, leisure and tourism and residential uses.
- 3.24 The Haslar Marine Technology Park also forms part of the regeneration area of the Haslar Peninsula. The site is designated for employment uses. There have been no completions in this year's monitoring period.

GBLP Indicator: The number of net additional dwellings

Completions 2011 – 2015	Completions 2015-16	Outstanding permissions	Outstanding allocation in policy LP6
2	11	273	14

- 3.25 During this year's monitoring period 11 dwellings were completed at Royal Hospital Haslar these were in the form of conversions.

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

Completions 2011-2015	Completions 2015-16	Outstanding permissions	Outstanding allocation in policy LP6
0	0	2,805	0

- 3.26 Whilst policy LP6 of the GBLP does not make a specific allocation in respect of employment uses at Royal Haslar Hospital, in the reasoned justification text the GBLP estimates that the site could accommodate approximately 4,000m² of B1 use employment floorspace. Therefore current monitoring shows that 1,195m² of employment floorspace remains.

GBLP Indicator: The amount and type of additional recreation, leisure and community facilities floorspace

Completions 2011-2015	Completions 2015-16	Outstanding permissions	Outstanding allocation in policy LP6
0	0	0	0

- 3.27 A hotel was granted planning permission in 2012 under planning application 12/00591/OUT but the details are provided in terms of bedroom size rather than specific floorspace.

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

Completions 2011-2015	Completions 2015-16	Outstanding permissions	Outstanding allocation in policy LP6
0	0	1,663	0

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

Rowner (Policy LP7)

Background

- 3.29 Policy LP7 aims to provide up-to 700 dwellings with approximately 200 net dwellings by demolishing 500 existing units at Alver Village. The new homes have provided a range of types, sizes and tenures to meet local needs. The scheme also included a new superstore with smaller units for retail, food and drink to replace the previous neighbourhood centre at Nimrod Drive. The new neighbourhood centre was completed in May 2013.
- 3.30 Planning permission has been granted for Phase 1 which consists of 219 dwellings, Phase 2 which consists of 101 dwellings and Phase 3 which consists of 175 dwellings together with parking and open space (including a LEAP). A partial revision of the parking layout for Phase 2 was also approved by the Council. Phase 4 of the scheme for 127 dwellings has been permitted.
- 3.31 Further to the works already underway on the site, a total of 70 residential units were completed with 112 demolished during the 2012/13 monitoring period. A further 16 units were built and 94 units were demolished in 2013/14. The phase 4 part of the development has started during the monitoring period 2014-15 with 167 demolitions on site.

GBLP Indicator: The number of net additional dwellings

Completions 2011-2015	Completions 2015-16	Outstanding permissions	Outstanding allocations in policy LP7
304	101	291	0

Past residential completions at Rowner

Year	Number of completions	
	Gross	Net
2009-10	0	-6
2010-11	4	-109
2011-12	100	100
2012-13	70	-42
2013-14	45	-64
2014-15	89	-78
2015-16	101	101
TOTAL (2011-2016)	409	-98

3.32 New development at Rowner started in the monitoring period for 2009-10. The base date for monitoring the GBLP is 1st April 2011. Therefore the total number of completions for the period 2011-2015/16 is 405 dwellings as shown in the GBLP indicator table for the number of net additional dwellings. However to show the progress for the development as a whole, the table which shows the past residential completions at Rowner also includes the 4 completions in the preceding period monitoring period 2010-11.

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

Completions 2011-2015	Completions 2015-16	(m ²)	Outstanding permissions	Outstanding allocation in policy LP7
2,250	0		0	0

3.33 In addition to development proposed at Alver Village. The GBLP also allocates Davenport Close, situated close to Alver Village, as suitable to accommodate residential development. Planning permission was granted for 23 dwellings.

Alver Valley (Policy LP8)

Background

3.34 The Alver Valley Country Park is designated as a Regeneration Area for Green Infrastructure under policy LP8 of the GBLP. The Alver Valley has a great diversity of habitats and provides an important links between open land to the north of the Borough with the coast. This major area of green infrastructure also offers significant opportunities to deliver a wide range of community, health, education and nature conservation benefits.

3.35 The new West Car Park providing 45 parking spaces, disabled parking and cycle access has now been completed adjacent to Cherque Way to form an attractive gateway to the Country Park. The Country Park now benefits from branded signage

and a major new play area and toilet facilities are planned for the Western Gateway in 2017.

- 3.36 The extension and enhancement of the East Car Park at the Eastern Gateway off Grange Road is now underway and will provide 110 spaces including 6 disabled parking spaces. Both car parks have been partly funded by the Solent Local Enterprise Partnership with the Government's Growth Fund in partnership with Gosport Borough Council.
- 3.37 The Council has also been successful in bidding for funds to revise the layout and extend the BMX Track at the Eastern Gateway. These improvements will enable the BMX track to meet the standards required for National Competitions.
- 3.38 In the coming years a number of other projects are proposed to be implemented to fully establish the Alver Valley Country Park as set out in the Council's Alver Valley Country Park Strategy (April 2014).

Residential Allocations outside the Regeneration Areas

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

Priddy's Hard Heritage Area (Policy LP9A)

- 3.40 Policy LP9A of the GBLP proposes a mix of uses for the site including up to 100 dwellings, commercial, community and leisure uses of approximately 1,400m² with a new park at the Ramparts.
- 3.41 Portsmouth Naval Base Property Trust who acquired the site, are seeking to develop the site for a mix of uses. The Explosion Museum is to be retained as a museum and since 2009 has formed part of the National Museum of the Royal Navy. There are no further updates to the development status of the site to take into account for the 2015/16 monitoring period.

Royal Clarence Yard (Policy LP9D)

- 3.42 The residential allocation at Royal Clarence Yard under policy LP9D is for 105 dwellings. This allocation represents a small residual element of residential development still outstanding from part of a much larger mixed-use scheme that was allocated under the previous local plan. There are no completions to record for this monitoring period.

Fort Gilkicker (Policy LP9D)

- 3.43 Planning permission at Fort Gilkicker for 26 dwellings was granted in December 2013. This scheme is still outstanding during this monitoring period.

Camp Road (Policy LP9D)

- 3.44 Planning permission was granted for residential development at the former Pooles Peugeot garage in Camp Road in January 2014. 17 dwellings were completed during this monitoring period meeting the allocated number in the GBLP.

Jamaica Place (Policy LP9D)

- 3.45 Planning permission was granted in January 2014 for 11 flats. This scheme is still outstanding for this monitoring period.

Other allocations outside the Regeneration Areas (GBLP policies LP9B, LP9C and LP9E)

- 3.46 In addition to other residential allocations on land outside of the Regeneration Areas, the GBLP also allocates land for economic development uses at Brockhurst Gate (policy LP9B); land to support employment uses at Grange Road, land south of Huhtamaki and land at Aerodrome Road (policy LP9C). Policy LP9E allocates land to provide leisure, community uses and open spaces at: Gosport Leisure Park (provision for leisure facilities), Twyford Drive (provision for local community and leisure facilities) and Stokesmead (provision for open space).

4.0 TRANSPORT

Overview

- 4.1 The provision of more employment in the Borough is critical to reducing out-commuting and congestion and the Borough needs an efficient multi-modal transport system to support new development and help to deliver economic investment and growth. Improving accessibility to and within the Gosport peninsula is therefore a key objective of the GBLP.
- 4.2 The policies in the GBLP aim to ensure residential areas have good access to employment, health, education, recreation and retail opportunities. Development should be located on sites where they are, or will be, well connected by public transport, walking and cycling in order to provide travel choices and reduce the reliance on the car.

Policy Context

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

Gosport Borough Local Plan 2011-2029 (October 2015)

LP2 – Infrastructure

LP21 – Improving Transport Infrastructure

Indicators

New length of cycleway; and

New transport improvements provided through developer contributions (see Chapter 10 of this AMR)

Targets

None

Monitoring Information

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

GBLP Indicator: New length of cycleway

- 4.5 During this year's monitoring period, a total of 110m of cycleway was completed in the Borough. This figure is made up of the following scheme:

Figure 4.1 Completions of cycleway network 2015-16

Scheme	Length (m)	Completion date
Grange Road through Carters Copse linking to existing cycle path in the Alver Valley	110	2015-16
Total 1st April 2015	110	

Transport schemes 2015-2016

- 4.6 The following schemes set out progress made during the monitoring period on a wide range of strategic and local transport schemes.

Improving Access to Gosport and Fareham

- 4.7 The need to improve access to the Gosport and Fareham peninsula is a key priority for the Solent Local Enterprise Partnership (SLEP) in order to remove transport barriers to economic growth and to help encourage new investment and development into the area. Improving accessibility in the area will have a positive impact upon the local economy and important strategic sites including the Solent Enterprise Zone and the following package of measures is being delivered.

Newgate Lane Northern Section Improvements

- 4.8 This scheme is the first phase of improvements to address traffic congestion on the Newgate Lane corridor and supports the development of Daedalus airfield as an Enterprise Zone. It is part of a wider, longer term strategy for improving access to the peninsula and has improved journey times and reliability in the most congested sections of Newgate Lane. The works were substantially completed in late 2015.

- 4.9 Further information can be found at the following link:-
<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/fareham-newgate-lane-north.htm>

Peel Common Interim Junction Improvements

- 4.10 This £3.25 million scheme was completed in May 2016. Traffic signals have been provided on Broom Way, Rowner Road and Newgate Lane to better control traffic demands and congestion, and the scheme includes pedestrian and cycle facilities on the south side of roundabout and a controlled crossing to the east. Amendments will be required when improvements to Newgate Lane and the Stubbington Bypass are progressed.

- 4.11 Further information can be found at the following link:-
<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/peel-roundabout.htm>

Newgate Lane Southern Section Improvements

- 4.12 The second phase of improvements to Newgate Lane is a new road from Tanners Lane to Peel Common at a cost of £9 million. Planning permission has been granted and the main contract is expected to commence in the late spring of 2017, with advanced works taking place before the birds nesting season.
- 4.13 The Planning Application can be viewed at:-
<http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=16619>
- 4.14 Further scheme details can be found at the following web address:-
<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/fareham-newgate-lane-south.htm>

Stubbington Bypass / Titchfield Gytratory

- 4.15 A bypass is proposed between Peel Common and Titchfield Road together with improvements to the Titchfield Gytratory to divert traffic around the northern outskirts of Stubbington and reduce journey time and peak hour congestion onto and off the Gosport peninsula.
- 4.16 It will also improve connectivity and provide the additional road network resilience necessary to promote new employment, whilst enhancing quality of life within Stubbington
- 4.17 The Preferred route, and changes to the Titchfield Gytratory, were agreed by the HCC Executive Member for Economy, Transport and Environment on the 9th July 2015
(http://www3.hants.gov.uk/councilmeetings/advsearchmeetings/meetingsitemdocuments.htm?sta=&pref=Y&item_ID=5707&tab=2&co=&confidential), and subsequently a planning application for the Stubbington by-pass has been submitted to and approved the County Council.
- 4.18 The Solent LEP have submitted a bid to government for Local Growth Deal funding.
- 4.19 More detailed information regarding the Stubbington Bypass can be found at the following link:-
<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/stubbingtonbypass.htm>
- 4.20 The Planning Application, approved in October 2015, can be viewed at:-
<http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=16618>

A27 St. Margaret's Lane Roundabout.

- 4.21 A scheme was completed in June 2016 to improve the management of traffic to ease congestion at peak times and also provides improved facilities for pedestrians and cyclists.
- 4.22 Further information can be found at the following link:-
<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/a27-st-margarets-roundabout.htm>

A27 Segensworth to Titchfield Improvement Scheme

- 4.23 This scheme primarily aims to increasing capacity and improve journey time reliability along the A27 between Segensworth and Titchfield by upgrading the existing single carriageway sections of this route to two lanes in each direction and providing a third lane to the nearside of the A27 Southampton Road approach to the Segensworth

Roundabout. Other works include the modification of some junctions and the provision of an off road pedestrian and cycle facility along the north side of the A27 Southampton Road between the existing signal controlled crossing at Titchfield Park Road and Mill Lane

4.24 Plans are being developed for a start of works in October 2016. Advanced works, including public utility diversions and vegetation clearing are underway.

4.25 Further information can be found at the following link:-
<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/a27-dual-carriageway-works.htm>

A27 Bishopsfield Road to Station Roundabout and Fareham railway station

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

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

4.28 The contractors, Mildren Construction Ltd began work on 16th May 2016, and are due to be completed by Summer 2017.

4.29 Further information can be found at the following link:-
<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-fareham/fareham-station-roundabout-gudge-heath.htm>

The Hard, Portsmouth Interchange Improvements

4.30 This is a scheme by Portsmouth City Council supported by SLEP funding to improve the bus / rail / ferry interchange to maximise public transport accessibility, improve the public realm and support local redevelopment. In conjunction with recent improvements to the Gosport Ferry pontoon it will improve cross harbour travel and support proposed development in the town centre and at the Waterfront. The contractor (Osborne) commenced works in Autumn 2015 and is expected to be completed by Christmas 2016.

4.31 Further information on this scheme promoted by Portsmouth City Council can be found at the following web link:
<https://www.portsmouth.gov.uk/ext/development-and-planning/regeneration/regeneration-of-the-hard.aspx>

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

4.32 A dedicated bus and cycleway along the former railway line is proposed to extend the current length of off-road running. It will build upon the step change in service levels and reliability achieved by BRT phase 1 and the new Eclipse bus services, and improve access to planned developments at the Waterfront and Welborne and delivers potential for improving bus access to Daedalus. The scheme is designed and planning consent granted however funding has yet to be secured.

BRT Rowner to Gosport Ferry (on-road) – Ann's Hill Road / Bury Road Junction Improvements

- 4.33 This £290,000 scheme was completed in July with the aim of reducing delays to BRT and other bus services and improving the efficiency of the junction for all traffic through improved signal controls. Equipment for the possible future use of Selected Vehicle Detection (SVD) has been provided on the Ann's Hill Road approach to the junction which will allocate priority to bus services if required in the future. Controlled pedestrian crossing facilities have also been provided.
- 4.34 Further details can be found at:
<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-gosport/gosport-privett-road-junction-improvements.htm>

Access to Daedalus Enterprise Zone

- 4.35 In September 2014 a road link from the existing junction at Broom Way / Cherque Way was provided to form the main access to the Enterprise Zone and serve the CEMAST College.
- 4.36 A new east-west spine road across the Enterprise Zone is being progressed by the Homes and Communities Agency (HCA) utilising £7.09million of Central Government funding. The design of further improvements to the on site road network is underway to unlock the re-development potential of the Daedalus waterfront.
- 4.37 Two planning application were submitted by the HCA to both Gosport and Fareham Councils related to the spine road within the Gosport area and a new signalised junction to Stubbington Lane, adjacent to Ross House, which is within the Fareham area.
- 4.38 Further details on the elements within Gosport that were approved in February 2015 can be found at:
<https://publicaccess.gosport.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NHT5TAHO02B00>
- 4.39 Further details on the elements within Fareham can be found at:
<https://www.fareham.gov.uk/casetracker/casetracker.asp?a=1&public=Y&caseid=130631>

South Street / Dock Road Junction Improvements

- 4.40 This scheme comprises the provision of a fully signalisation junction including pedestrian facilities to address safety issues. This scheme also improves accessibility to the Stoke Road shopping area and local employment.
- 4.41 This £233,000 scheme included £42,500 of Developer Contributions and works were completed on the 17th March 2016. Further information can be found at the following link:
<http://www3.hants.gov.uk/transport-schemes-index/transport-schemes-gosport/south-street-dock-road-junction-improvements.htm>

5.0 HOUSING

Overview

- 5.1 The population of the Borough is fairly stable and has been recorded in the 2011 Census at 82,622 persons. In the 2001 Census the population was recorded as 76,415 persons, which represents an increase of 8.1% from the 2001 figure. The 2015 Small Area Population Forecasts published by Hampshire County Council shows Gosport's population at 2015 is 83,095.
- 5.2 There were a total of 35,430 households recorded by the 2011 Census. The 2011 Census recorded an urban density in Gosport of 32.6 people per hectare and is one of the most densely populated areas in the South East Region. This represents an increase from 30.2 people per hectare which was recorded in the 2001 Census.
- 5.3 According to the latest long term population projections the Borough's population will increase by about 2.2% over the period to 2029 with the number of households projected to increase by 8.5%. The average household size is 2.38 persons and is projected to decrease to 2.24 persons by 2029.
- 5.4 The Borough's population is ageing due largely to a longer life expectancy and a low birth rate this is in line with the national trend. The proportion of over 65's will increase from 17.2% in 2011 to 24% in 2029 with the number of residents over 65 increasing by 42.4% over the same period which represents approximately 6,000 people. As part of this trend there is a marked increase in those living beyond 85 with an 82% increase over the period 2011-2029.
- 5.5 At the same time the number aged under-16 is falling in both proportion and absolute terms. In 2011 18.7% of the population was under 16, by 2029 this is projected to fall to 17.9%. It is projected that there will be a 2.2% fall in the number of people aged under 16. It is however important to acknowledge that some areas of the Borough such as Grange ward have experienced a population increase amongst the younger age groups and has one of the most youthful age profiles in England.
- 5.6 In relation to the traditional working age population (16-64), it is projected that these age groups will decrease from 64% in 2011 to 58% in 2029. According to the latest available forecasts the economically active population (i.e. those employed, self-employed or actively seeking employment), will fall by 3.9%¹. This forecast takes into account the predicted increases in retirement age. This represents approximately 1,600 less people in the workforce which may have positive and negative implications for the Borough. For example a reduced workforce will lead to less commuting and therefore less pressure on the local road system at peak time however a smaller workforce will have implications for wealth generation and spending power in the local economy.

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

- 5.7 The Borough is characterised by smaller properties with 59.6% comprising terraced housing or flats compared to the national average of 45.7%. There is also a much lower proportion of detached housing in Gosport comprising just 13.4% of the housing stock compared to the national average of 22.4%. In terms of bedroom size, 45% of the stock was three bedroom units, 29.2% two bedroom units, 12.2% one bedroom units, 10.8% with four or more bedrooms and 2.6% 5 bedroom units. (Source: Census 2011)

Policy Context

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

Gosport Borough Local Plan 2011-2029

Policies

LP3 – Spatial Strategy

LP24 – Housing

LP26 – Gypsies, Travellers and Travelling Showpeople

Local Plan Indicators

- The number of net additional dwellings;
- Housing supply and trajectory;
- Density of housing completions;
- Affordable housing completions;
- Number of completions by dwelling size; and
- Net additional pitches/plots for gypsies, travellers and travelling showpeople

Targets

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

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

Monitoring Information

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

GBLP Indicator: The number of net additional dwellings

5.12 The GBLP sets a target of 3,060 net additional dwellings to be built between 2011 and 2029. In order to meet the housing allocation, 850 net additional dwellings (170 per year) were required to be built between April 2011 and March 2016. The net additional number of dwellings built during the period April 2011 and March 2016 was 593. The annual completion rate is shown in the table below:

Figure 5.1: Total net and gross housing completions 2011 to 2016

	Net Completions	Gross Completions
2011/12	339	347
2012/13	75	194
2013/14	-33	78
2014/15	32	205
2015/16	180	210
Total	593	1,034

5.13 Figure 5.1 shows that the net housing completions have fallen below the GBLP target of 850 dwellings (2011-2016). Paragraph 5.14 explains how this situation is being addressed.

GBLP Indicator: Housing supply and trajectory

5.14 The target for 2016/17 to 2028/29 is calculated having regard to the 593 dwellings built between 2011 and 2016. The residual allocation is 2,467 or 189.8 dwellings per year and therefore this will form the target for the next 13 years until the end of the plan period. The projected net supply of additional dwellings from 2016/17 to 2028/29 is 2,489 which takes into account sites with planning permission, allocated sites as well as projected windfalls. On this basis the allocation in the Local Plan will be met.

5.15 The Gosport Housing Trajectory 2016 which is based on the GBLP provides details of the managed delivery target. A detailed breakdown of the figures is shown in Appendix 1.

Five and Ten Year Housing Land Supply

- 5.16 Planning policy set out in the NPPF requires local planning authorities to identify and update annually a supply of specific, deliverable housing sites sufficient to provide five year's worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.
- 5.17 Advice published by DCLG sets out the three main stages for assessing the supply of deliverable sites:
- Identify the level of housing provision to be delivered over the next five years;
 - Identify potential sites for housing provision; and
 - Consider the deliverability of the identified potential sites.
- 5.18 Policy LP3 sets out the quantum of development that will be provided over the local plan period up to 2029. In the context of housing this is 3,060 net additional dwellings. This represents an annual requirement of 170 dwellings through the plan period 2011-2029. 593 net additional dwellings have been completed between 2011 and 2016. A 5% buffer is also included making a total of 997 dwellings. In terms of identifying a five year supply a total of 1,601 deliverable housing sites have been identified to meet the housing requirement for the Borough during this period.

Figure 5.2: 5 year Supply of deliverable sites based on the GBLP

Five Year Housing Requirement For Gosport		
	Dwellings	Annual Average
Housing Requirement 2011-2029 (GBLP)	3,060	170
Total Completions 2011 - 2016	593	
Housing Requirement 2016/17– 2028/29	2,467	189.8
5 Year Requirement 2016/17 – 2020/21	949	189.8
5% Buffer Requirement	48	
	997	
¹ The annual average has taken into account the past level of completions		
Five Year Supply of Deliverable Housing Sites - 16/17 – 20/21		
Sites with planning permission	1,107	
Other deliverable sites	401	
Total Deliverable Sites	1,508	
Windfall	93	31
Total deliverable sites+ windfall	1,601	

- 5.19 Figure 5.2 clearly demonstrates that there is a five year supply of deliverable sites. There are sufficient deliverable sites to deliver 1,601 dwellings which exceed the housing requirement for this period.
- 5.20 The NPPF also requires Local Authorities to identify a supply of specific developable sites, for years 6-10. Figure 5.3 below shows that for a 10 year period there are sufficient deliverable sites to provide 2,227 dwellings which is considerably higher than the requirement of 1,898.

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

Ten Year Housing Requirement For Gosport		
	Dwellings	Annual Average
Housing Requirement 2011-2029 (GBLP)	3,060	170
Completions 2011 - 2016	593	
Housing Requirement 2016/17 – 2028/29	2,467	189.8
10 Year Housing Requirement 2016/17 - 2025/26	1,898	189.8
<i>¹The annual average has taken into account the past level of completions</i>		
Ten Year Supply Of Deliverable Housing Sites - 16/17 - 25/26		
Sites with Planning Permission	1,144	
Other deliverable sites	835	
Total Deliverable Sites	1,979	
Windfall	248	31
Total Supply	2,227	

- 5.21 Over the plan period the Borough Council has identified housing supply of 3,082 dwellings. The Borough Council is therefore currently meeting its identified need of 3,060 net additional dwellings for the plan period.

GBLP Indicator: Density of housing completions

- 5.22 Making the most efficient and effective use of land is an important aspect of planning in the Borough given Gosport's highly urbanised nature and the importance of retaining and maximising quality open spaces. Higher density developments in locations with good accessibility to public transport, employment, and community facilities can provide high quality living environments. The GBLP does provide indicative density levels and the AMR provides information about the density levels of new developments since the GBLP monitoring period began in 2011. This information can be found in Figure 5.4 below.

Figure 5.4: Densities of new dwellings completed between 2011 and 2015

Density	2011/12 (%)	2012/13 (%)	2013/14 (%)	2014/15 (%)	2015/16 (%)
Less than 30 dph	2.6	2.1	2.5	6.0	8.1
30-45 dph	48.4	24.6	20.5	43.4	57.1
45– 60 dph	2.3	6.8	45.0	38.0	30.0
More than 60 dph	46.7	66.4	32.0	12.6	4.8

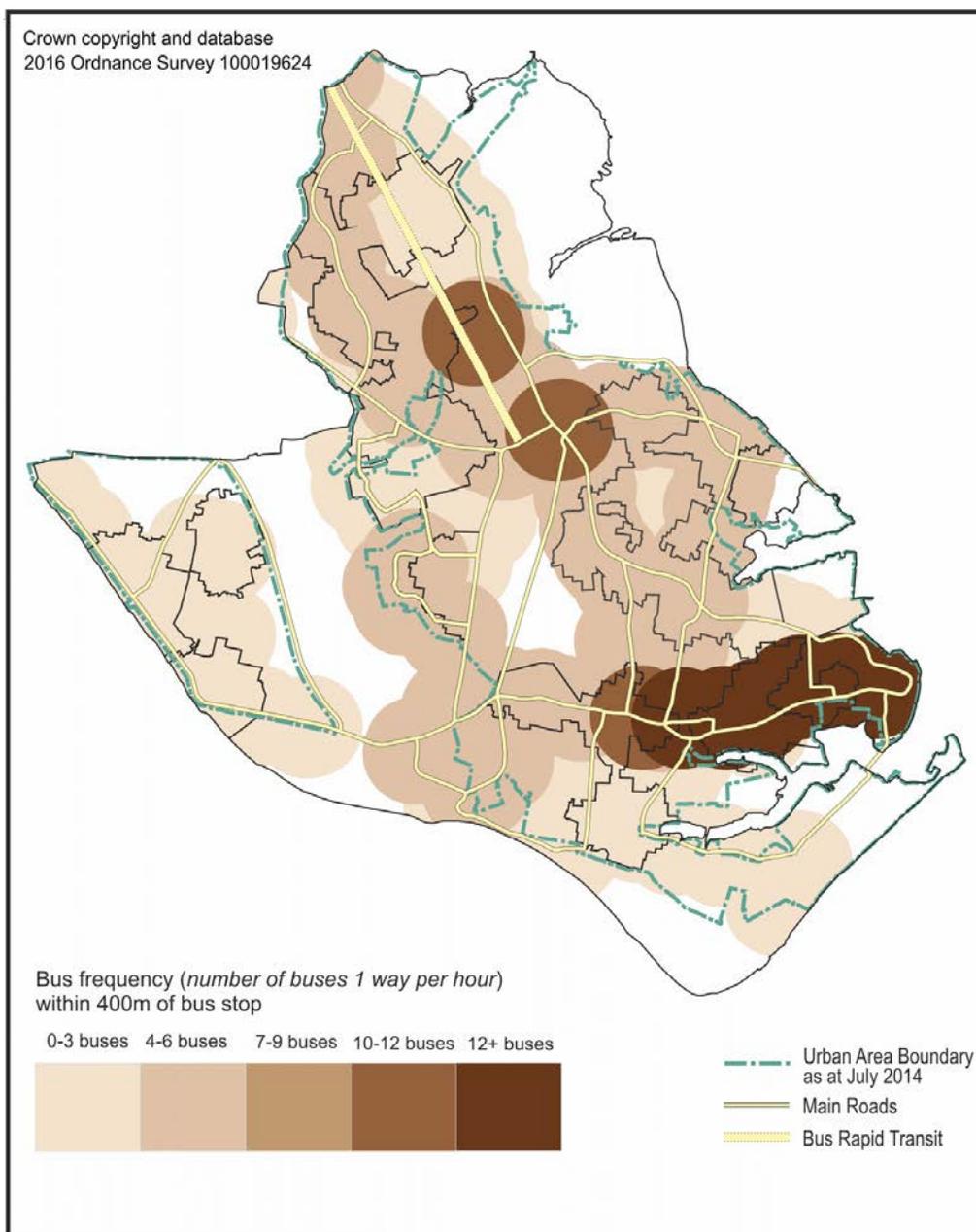
Source: Hampshire County Council (as of 1st April 2016)

- 5.23 Ease of accessibility to a wide range of services and facilities contribute significantly to the development of sustainable communities. The hierarchy of principal, local and neighbourhood centres in the Borough play an important role in serving the needs for local residents, reducing the need to travel further afield to access shopping and other town centre related services. Equally residential development located close to established centres can contribute positively towards maintaining and enhancing their vitality and viability. In order to identify the most accessible areas within the Borough, a series of charts have been produced. Figure 5.6 shows the frequency of bus services, Figure 5.7 shows accessibility to the Principal, District and Neighbourhood centres and Figure 5.8 shows accessibility and indicative potential housing densities.

Frequency of Buses on the Gosport Peninsula

- 5.24 Figure 5.6 shows the frequency of bus use within the Borough. Since the introduction of the Bus Rapid Transit there has been a significant shift in the way that the bus network in Gosport operates. More services use the Bus Rapid Transit System with the E1 and E2 Eclipse fast bus services operating 10 buses each way per hour. There has however been a change of bus routes providing a more even coverage of services across the Borough from last year.
- 5.25 The frequency of buses servicing areas of the Borough is one of the elements that is used to indicate those areas of the Borough with best access to services, which potentially could be most suitable for higher densities of development.

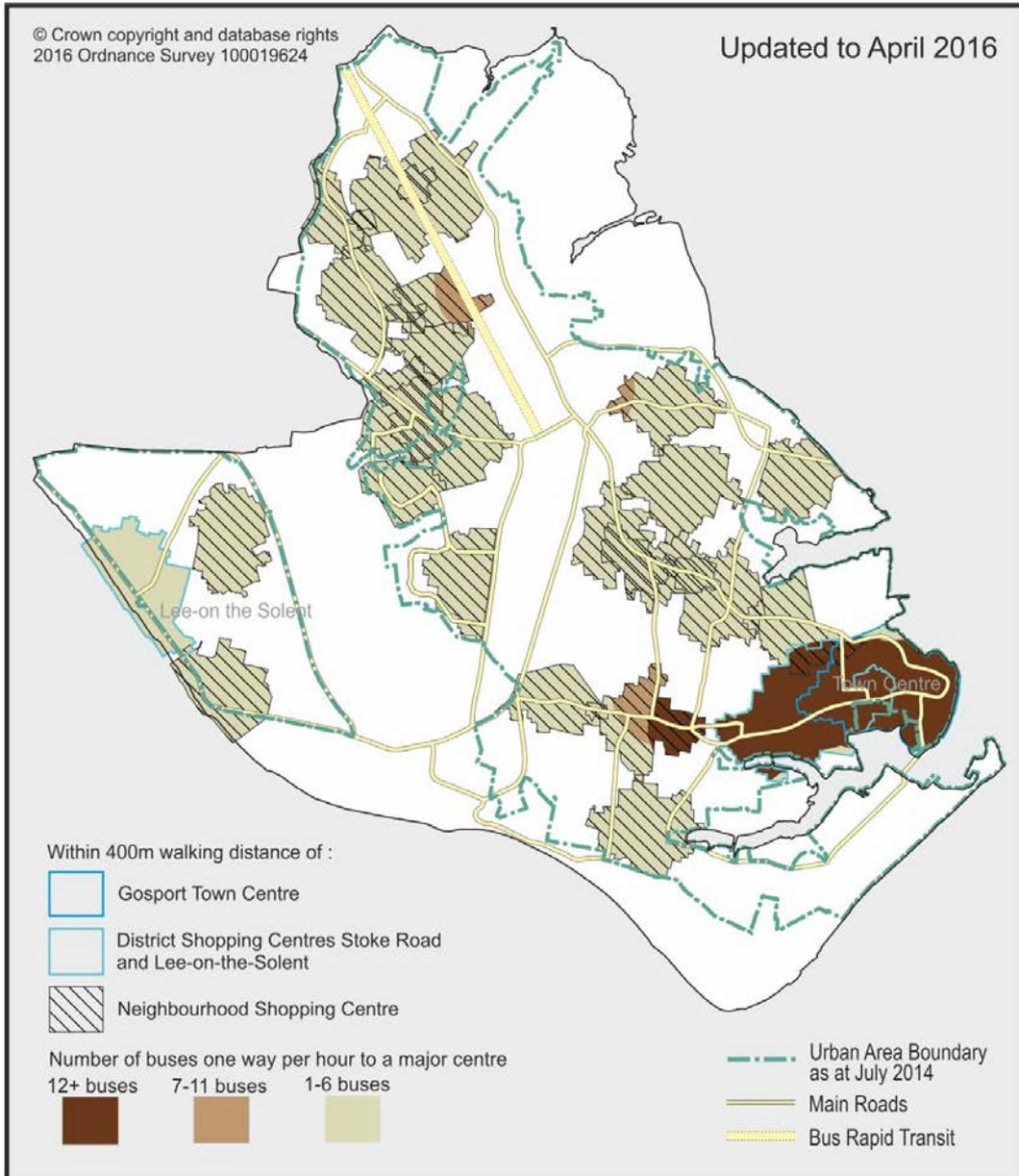
Figure 5.6: Frequency of bus services



Access to Centres

5.26 Figure 5.7 shows the 400m walking distance around the shopping centres within the District. Differentiation is made between Gosport Town Centre with its walking area shown in dark brown with the District Centres of Stoke Road and Lee-on-the-Solent shown in a lighter brown and the Local and Neighbourhood Centres shown as the lightest brown. This information helps to inform the density matrix and accessibility mapping set out in Figure 5.8

Figure 5.7: Accessibility to centres



- 5.27 The Borough Council has produced an accessibility residential density matrix which shows accessible areas within the Borough. The most accessible areas within the Borough are areas within a 400 metre walking distance of Gosport Town Centre and served by at least 12 buses an hour to a major centre. The least accessible areas within the Borough are areas not within a 400 metre walking distance of any defined shopping centre within the Borough and served by only upto 3 buses an hour to a major centre as shown by Figure 5.6. Figure 5.7 shows the frequencies of buses serving the Borough.
- 5.28 Developers are encouraged to submit proposals that are in accessible locations. Policy LP24: Housing provides the policy framework in relation to appropriate density levels to achieve high quality development that maximises the efficient use of land and enhances the local built environment. Figure 5.8 shows the accessibility and indicative potential housing densities in the Borough.
- 5.29 Figure 5.8a shows the indicative potential residential densities using the matrix set out in the GBLP.

Figure 5.8: Accessibility and indicative potential housing densities

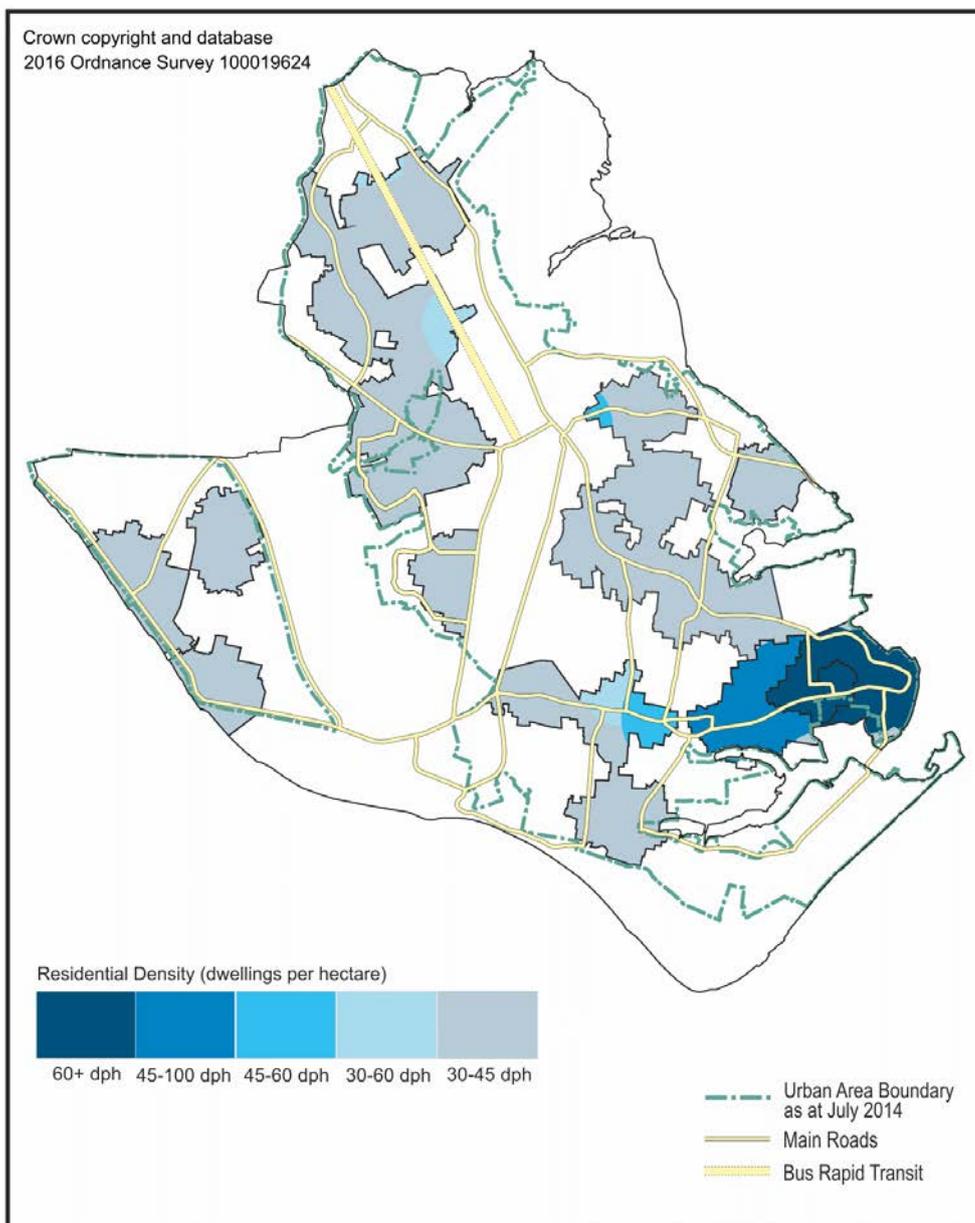


Figure 5.8a: Indicative Residential Density Matrix (dwellings per hectare)

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

Source: GBLP (2015), page 145.

Affordability

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

- 28% Intermediate housing – assigned to households who can afford a housing cost at or above 80% of market rents but cannot afford full market costs.
- 15% Affordable Rent – assigned to households who could afford a social rent without the need to claim benefit to afford an Affordable Rented home (priced at 80% of market rented costs)
- 57% Social Rent – households who would need to claim housing benefit regardless of the cost of the property.

(GBLP, paragraph 11.15, page 144).

GBLP Indicator: Affordable housing completions

5.31 During the 2015/16 monitoring period a total of 32 (gross) affordable dwellings were completed. A total of 422 (gross) affordable homes have been built in the last 5 years.

Figure 5.9: Affordable housing completions 2011-2016

Year	Gross affordable completions
2011-2012	163
2012-2013	133
2013-2014	8
2014-2015	86
2015-2016	32
Total	422

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

5.33 Three data sets have traditionally been included in previous AMRs in order to understand the housing market in Gosport. These were:

- Ratio of lower quartile house prices to lower quartile earnings;
- Median quartile house prices to median quartile earnings; and
- Median house prices.

5.34 This information is available from Government statistics on housing markets and house prices. The information has not been updated and the most recent information available is for 2013 and can be seen on page 29 of last year's AMR: www.gosport.gov.uk/annual-monitoring-report

Households on Joint Housing Register

- 5.35 One key element of demand for affordable housing is the number of applicants on the Council's Joint Register.
- 5.36 Figure 5.10 shows that the number of households on the Borough Council's Joint Housing Register has increased between 2003 and 2011-12. However, in November 2013, the policy used by the Council was changed. In order to determine if an applicant was eligible for a place on the housing register, applicants now need to demonstrate a local connection to the Borough and a defined need for housing. As a result of this change in policy the number of people on the housing register has fallen.

Figure 5.10: Number of households on Gosport's Joint Housing Register

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

Source: Gosport Borough Council 2016

Housing distribution and type

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

Figure 5.11: Dwellings built on PDL

Year	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
No. Dwellings (gross)	206	50	177	293	193	67	186	210
(%)	100	100	99.4	84	99.5	86	90.8	99.5

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

Figure 5.12: Breakdown of completions by development type (2015/16)

Development Type	Completions (Gross)
New	64
Redevelopment	120
Conversion	20
Sub division	6
Total	210

Figure 5.13: Number of dwellings (gross) completed 2011-2016 by dwelling size

Size	2011/12 (%)	2012/13 (%)	2013/14 (%)	2014/15 (%)	2015/16 (%)	Total (%)
1 bed	83 (24)	71 (36)	16 (20)	30 (14.6)	20 (9.5)	220 (16.8)
2 bed	183 (53)	90 (46)	28 (36)	75 (36.6)	97 (46.2)	473 (36.3)
3 bed	63 (18)	19 (10)	28 (36)	61 (29.8)	55 (26.2)	226 (17.3)
4 bed	18 (5)	13 (7)	6 (8)	39 (19.0)	37 (17.6)	113 (8.7)
5 bed	0 (0)	1 (1)	0 (0)	0 (0)	1 (0.5)	2 (0.2)
Total	347 (100)	194 (100)	78 (100)	205 (100)	210 (100)	1304 (100)

- 5.39 Policy LP24 states that proposals for residential development should include a mix of dwelling types, sizes and tenures to reflect the needs of those seeking housing in the Borough throughout the plan period. The gross housing completions set out in Figure 5.13 show that a range of dwelling sizes have been provided in the Borough over the last 5 years. During this time period out of the total number of dwellings completed (1,304). 220 were one bedroomed, 473 of new homes were two bedroomed and 341 of new homes contained three or more bedrooms.

Self Build Register

- 5.40 The DCLG have published a PPG on Self Build Register. The statutory duties under the Self build and Custom Housebuilding Act 2015 come into force 1st April 2016.
- 5.41 Page 7 of the document (Feb 2016) say that although relevant authorities are not required to publish their self-build register they are encouraged to publish in their AMRs headline data on the demand for Self Build and custom housebuilding revealed by their register and other sources.
- 5.42 Relevant authorities should consider what additional optional information (for example, general location within the authority's area, plot size preferences and type of housing intended to be built) could be requested of applicants and made available to increase opportunities for self-build and custom housebuilding in their area, having regard to data protection obligations.

- 5.43 The following table includes the number of people accepted onto the Register during the monitoring period.

Figure 5.14: Number of interested individuals and associations for Self-Build in Gosport

Number of interested individuals	11
Number of associations	0

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

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

6.0 EMPLOYMENT, ECONOMIC DEVELOPMENT & SKILLS

Overview

- 6.1 The employment policies in the GBLP will facilitate economic development in the Borough creating more employment opportunities for local people and to address key issues relating to employment opportunities in the Borough.
- 6.2 The Ministry of Defence has for many years been one of the key employers in the Gosport and wider Portsmouth Harbour area. Employment at Portsmouth Naval Base has fallen while several other Ministry of Defence establishments in the Borough and around the Harbour have closed over the years.
- 6.3 As a result of these changes a large number of residents now work outside the Borough in a number of different locations but particularly, along the A27-M27 corridor in areas where journeys to work are particularly focused on private transport. The evidence from the 2011 Census shows that 60% of employed Gosport residents work outside the Borough and this has increased from 49% at the time of the 2001 Census. However, Gosport had the highest workplace self-containment ratio among Hampshire districts with 66% of Gosport based jobs were filled by Gosport residents. This suggests that when local jobs are provided they are successfully occupied by local people.
- 6.4 The 2011 Census showed there are approximately 24,000 jobs in Gosport showing a decline from 33,000 in 2000 representing a 27% decrease in the employment base. Despite the closure of several Ministry of Defence establishments there is still a higher than average proportion of jobs within public administration sector (this includes defence, health and education) compared to that at County and Regional levels. Furthermore there is a significantly lower proportion of jobs within the finance, IT and other business activities. There are a number of important business sectors in the Borough relating to advanced manufacturing, aviation and aerospace and marine industries which employ significantly higher proportions of the workforce than the proportions nationally. The designation of land at Daedalus as the Solent Enterprise Zone which incorporates the Solent Airport will allow for these sectors to develop further throughout the GBLP plan period.
- 6.5 The unemployment rate at June 2016² remained lower than the national average (1.8%) with 1.0% of Gosport residents claiming Job Seekers Allowance (JSA). The Gosport figure for this year shows a small reduction from last year which showed 1.1% of Gosport's residents claiming JSA. In the 2015 AMR the number of young people claiming JSA (18-24 year olds) was recorded as 2.1%. The proportion during this monitoring period shows a reduction to 1.6%.
- 6.6 There are areas of the Borough which experience higher levels of deprivation. The 2015 Indices of Deprivation show that Gosport's ranking at 2015 is 131 compared to 161 in 2010. Gosport has been ranked 131 out of 326 Local Authorities nationally, meaning that it falls within the bottom half of Local Authority areas in terms of ranking of deprivation. Within the Borough, levels of deprivation are unevenly spread with a lot of variation in the rankings attributed to different areas. There are 32,844 LSOA's nationwide, ranking from 1 (which is most deprived) to 32,844 (least deprived). The lowest scoring LSOA in Gosport achieves a rank of 2,550 putting it in the bottom 10% nationally, whilst the highest scoring LSOA achieves a rank of 30,875 putting it in the

²The Hampshire Labour Market Bulletin June 2016.

top 10% nationally. This variance in ranks highlights the challenges that the Borough faces.

- 6.7 Earnings by workplace for both males and females have remained lower within the Borough when compared to those at both national and regional level over the longer term period. Earnings by residence have also shown a general long term trend to be below those at the national and regional level.
- 6.8 Overall many of the factors above can be tackled through maximising opportunities to provide jobs and in enhancing the skills base through training. The economic-led regeneration strategy of the Borough is therefore identified as a key priority in the policies of the GBLP.

Policy Context

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

Gosport Borough Local Plan 2011-2029

LP16 - Employment Land

LP17 – Skills

Indicators

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

Targets

- To provide 84,000 square meters of net additional employment floorspace over the period 2011-2029

Monitoring Information

GBLP Indicator: Amount and type of employment floorspace completed

- 6.10 For AMR purposes it is important to note that completions reported only take account of proposals occupying at least 200m² of floorspace. In the 2015-16 monitoring period 11,949m² of employment floorspace was built. Figure 6.1 shows the amount of employment floorspace completed since 2011 (the base date for the GBLP) has contributed towards meeting the Local Plan target of 84,000m².

Figure 6.1: Total completions 2011-2016 (m²)

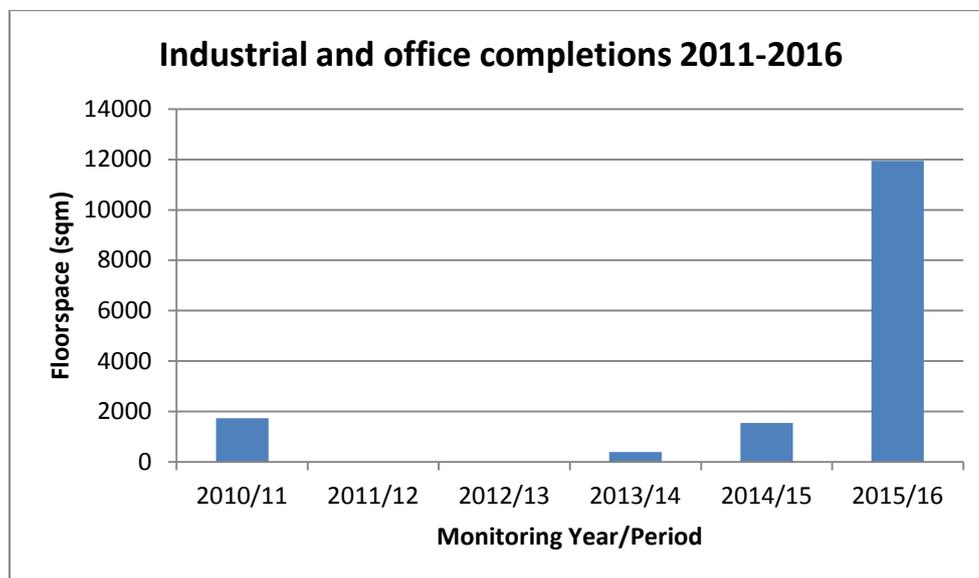
2011/12	2012/13	2013/14	2014/15	2015/16	Total
0	0	392	1,541	11,949	13,882

6.11 Figure 6.2 below shows the level of industrial and office completions within Gosport by the amount and type of commercial use. Although the level of completions has been slow in recent years, completions information for the last two years has shown the picture improving. The figure for this year's monitoring period is 11,949m² and this is made up of non-specific B1-B8 employment uses.

Figure 6.2: Amount and type of employment floorspace completed – 2015/16 contributing to the GBLP allocation of 84,000m²

Use Class	Gross employment floorspace (m ² gross internal)
B1a Offices	0
B1b Research & Development	0
B1c Light Industry	0
B2 General Industry	0
B8 Storage & distribution	0
B1-B8 non specific	11,949
Total	11,949

Figure 6.2a: Industrial and Office Completions 2010/11-2015/16



Employment land availability

6.12 Available employment land is defined as land identified for employment purposes in the GBLP or land that has extant planning permission for employment use classes as of 31st March 2016. Sites have been categorised in the tables below under B1-B8 (non-specific) when a variety of commercial end uses are possible. This also includes the mixed use sites at Priddy's Hard Heritage Area and Haslar. This approach fits with the objectives of the NPPF which is committed to securing economic growth to create jobs and prosperity.

Figure 6.3: Employment land availability by type as at 31st March 2016

Use Class	Available Employment Land (ha)
B1a Offices	1.94
B1b Research & Development	0
B1c Light industry	0
B2 General industry	0
B8 Storage & distribution	0
B1-B8 (non-specific)	29.77
Total	31.71

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

6.13 Figure 6.4 shows the outstanding planning permissions by Use Class which contribute towards delivering the GBLP employment allocation of 84,000m².

Figure 6.4: Outstanding planning permissions by Use Class at 31st March 2016

Use Class	Outstanding Planning Permissions (m ²)
B1a Offices	2,805
B1b Research & Development	0
B1c Light industry	0
B2 General industry	0
B8 Storage & distribution	0
B1-B8 (non-specific)	71,440
Total	74,245

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

Figure 6.5: Outstanding potential floorspace within allocations by Use Class identified in the GBLP (31st March 2016)

Use Class	Allocated sites (m ² net)
B1a Offices	0
B1b Research & development	0
B1c Light industry	0
B2 General industry	0
B8 Storage & distribution	0
B1-B8 (non-specific)	49,339
Total	49,339

- 6.15 The floorspace figures set out in Figure 6.5 are subject to change over future monitoring periods depending on the submission of detailed proposals. The planning permission figures in Figure 6.5 are also included in this table.

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

- 6.16 There were no losses of employment during the 2015/16 monitoring period.
- 6.17 Figure 6.6 shows the identified floorspace for outstanding planning permissions, potential employment floorspace within existing employment sites and potential floorspace for allocations identified in the GBLP. The allocation for 75,000m² (gross) (50,700m²) (net) of floorspace at Daedalus (Policy LP5) accounts for most of the identified allocation. Although the Gosport Waterfront and other town centre sites allocations would result in no overall net gain in floorspace, it is acknowledged that new employment premises would be developed which would potentially increase employment opportunities. Table 6a shows the potential amounts of floorspace for the remainder of the plan period.

Figure 6.6: Potential employment floorspace contributing to the GBLP allocation of 84,000m² as at 1st April 2016

Source of supply	Employment Floorspace (net gain m ²)	Employment floorspace (gross m ²)
Total completions 1 st April 2011-31 st March 2016	11,949	11,949
Outstanding planning permissions ³ for employment uses at 1 st April 2016	58,892	83,192
Sub total	70,841	95,141

³ Including those currently under construction

Figure 6.6a: Potential Employment Floorspace 2011-2029

Potential employment floorspace		
	Net m²	Gross m²
Grange Road, land south of Huhtamaki **	+8,400	8,400
Former Frater House site **	+5,000	5,000
Aerodrome Road *	+1,100	1,100
Priddy's Hard Heritage Area	+1,400	1,400
Gosport Waterfront ⁴	0	20,869
Other sites in Gosport Town Centre	0	7,000
Haslar *	1,195	1,195
Toronto Place	315	315
Sub total	17,410	45,279
Blockhouse		
	Proposed to allocate as Mixed Use site-quantum available for employment floorspace not known at this stage	
HM Sultan	Employment Priority Site if released – not appropriate to estimate or include a quantum	
Minimum Identified Total	83,364	135,533

* There are no specific allocations in the GBLP for employment floorspace for these specific sites however the reasoned justification text in the GBLP provides the estimated potential for employment floorspace..

** The potential employment floorspace figures in Figure 6.6a are derived from the Employment Land Review (2012).

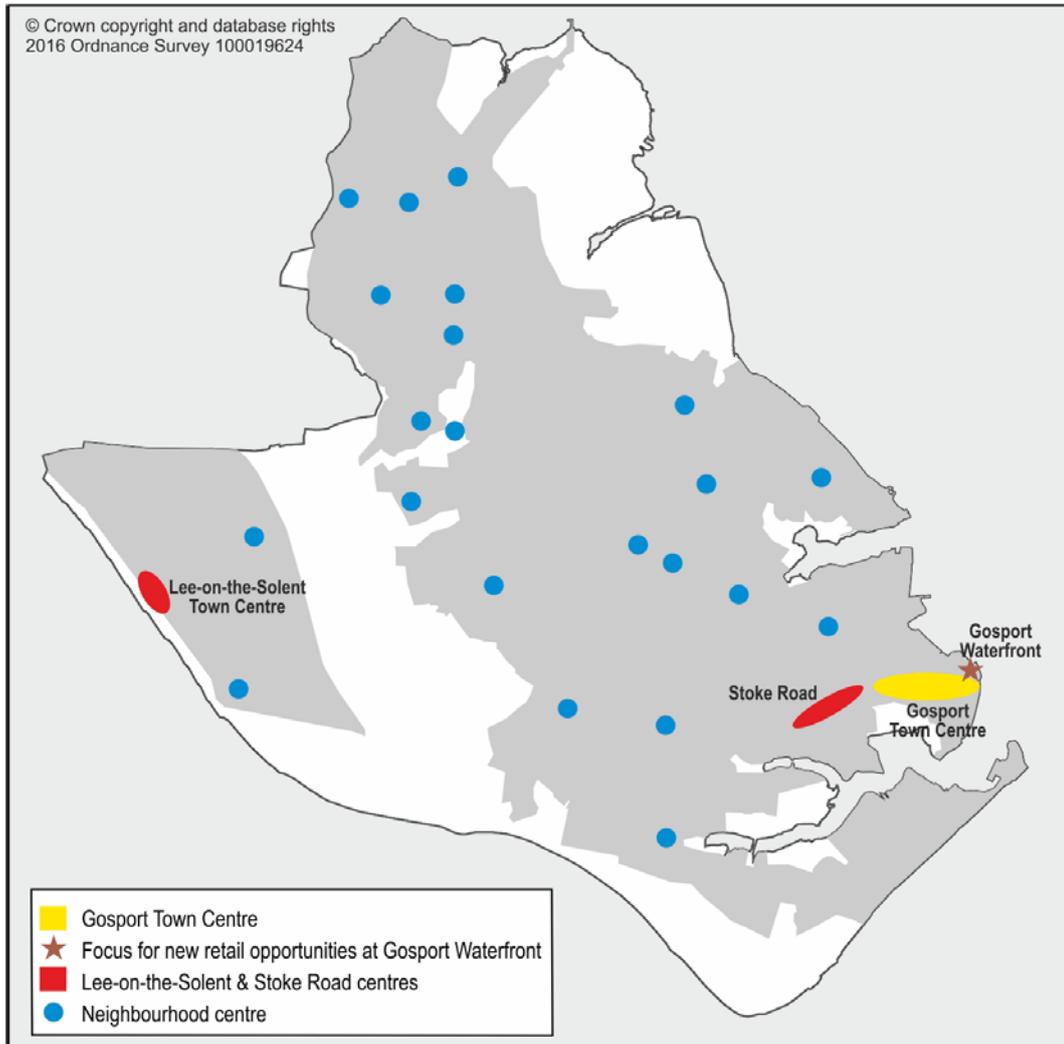
⁴ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace

7.0 RETAIL AND CENTRES

Overview

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

Figure 7.1: Location of the Principal, District and Neighbourhood Centres



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

Competitiveness from other centres and significant leakage of expenditure out of the Borough by Gosport residents:

- Competition from out-of-town retailers and on-line retailers;
- Opportunities to expand retail and associated facilities at Gosport Waterfront to complement and enhance Gosport Town Centre which will assist in clawing back leaking expenditure from the Borough;
- Expanding the role of neighbourhood centres to provide a wider range of services for the surrounding areas they serve;
- Helping to reduce the level of vacancies where these are particularly high; Contributing towards meeting the needs of local residents to support a wider range of town centre services; and
- Contributing towards improving the overall urban environment.

Policy Context

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

Gosport Borough Local Plan 2011-2029 (2015)

LP3 – Spatial Strategy

LP27 – Town, District and Neighbourhood Centres

LP28 – Uses in Centres

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

Indicators

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

Targets

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

Within the Primary Frontage of the Principal and District Centres, planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses as well as other appropriate town centre uses provided that

these sites do not either individually or cumulatively exceed 33% of the total frontage **(LP28)**

Within the Secondary Frontage of the Stoke Road District Centre planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses as well as other appropriate town centre uses provided that these uses do not either individually or cumulatively exceed 50% of the total frontage **(LP28)**

Within the Frontages of the Neighbourhood Centres planning permission will be granted for A3, A4, A5 and D1 uses as well as other appropriate town centre uses provided that these uses do not either individually or cumulatively exceed 50% of the total frontage **(LP28)**

Monitoring Information

- 7.4 Policy LP3: Spatial Strategy makes provision for 10,500 m² of net additional floorspace for retail and other town centre uses.

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

- 7.5 Figure 7.2 below shows a total of 5,455m² of retail and leisure floorspace (over 200m²) was permitted. Of this total figure, 339m² (A1) and 1,324 (A3) uses were permitted as part of the regeneration of Royal Hospital Haslar. 1,400m² were permitted as part of mixed use schemes at Daedalus and Harbour Road and 2,321m² of D2 uses were permitted at Daedalus during the monitoring period.

Figure 7.2: Total amount of Retail, Office and Leisure developments completed and permitted over 200m² - 2015/16

Use (Amendment) 2015	Class Order	Completed floorspace (m2)	Permitted floorspace (m ²)
A1: Shops		0	339
A2: Financial and professional services		0	
A3: Restaurants and cafes		0	1,395
A4: Drinking establishments		0	
A5: Hot food takeaways		0	
Mixed Use		0	1,400
D2: Assembly & Leisure		0	2,321
Total		0	5,455

Principal and District Centre Profiles

- 7.6 This year's retail surveys were undertaken over March and April 2016. The annual retail schedules can be found in Appendix 3 to this document.
- 7.7 Appendix 4: Centres and Commercial Frontages of the GBLP shows in detail all the frontages used in each unit as the basis of the frontage measurements in policy LP28. Where a frontage has changed through temporary permitted development rights, the unit remains counted in its original use until prior approval is granted.

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

- 7.8 The current local plan seeks to ensure each shopping centre retains a balanced mix of uses which provides a good range of services and facilities which are appropriate to the role a particular centre plays in the overall retail hierarchy in the Borough.

Principal and District Centres

- 7.9 Policy LP28 establishes thresholds for non A1/A2 uses. In Gosport Town Centre and Lee-on-the-Solent District Centre, policy LP28 b. states that planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses (as well as other appropriate town centre uses) provided these do not either individually or cumulatively exceed 33% of the total frontage.
- 7.10 In the case of Stoke Road, annual retail monitoring has shown that the centre has experienced quite high vacancy rates over a number of years along its shopping frontage. To assist in supporting the vitality and environmental quality of Stoke Road, the GBLP through part c of policy LP28 establishes primary and secondary frontages within the centre.
- 7.11 Within the primary frontage, planning permission will be granted for appropriate town centre uses other than A1 or A2 provided these do not either individually or cumulatively account for more than 33% of the total frontage. In the secondary areas of the centre non A1 and A2 uses will be permitted provided they do not either individually or cumulatively exceed 50% of the total frontage area.
- 7.12 Figure 7.3 below shows the percentage of A1 and non-A1 and A2 uses in the principal and district centres.

Figure 7.3: Percentage of commercial unit frontages within the Principal and District centres in April 2015 (Policy LP28)

Name of centre	Type of centre	Type of frontage	Use class	Frontage (m)	% of frontage occupied by use class type
Gosport Town Centre	Principal	All Primary	A1	779.5	51.0%
			A2	208.9	14.0%
			Non-A1/A2	540.5	35.4%
			Total	1528.9	100%
Lee-on-the-	District	All	A1	466.1	66.6%

Solent District Centre		Primary			
			A2	65.0	9.2%
			Non-A1/A2	169.4	24.2%
			Total	700.5	100%
Stoke Road District Centre	District	Primary	A1	207.0	51.6%
			A2	61.4	15.3%
			Non-A1/A2	132.5	33.01%
			Total	400.9	100%
Stoke Road District Centre	District	Secondary	A1	303.5	42.2%
			A2	121.8	16.9%
			Non-A1/A2	294.5	40.9%
			Total	719.8	100%

- 7.13 There is a general trend away from centres predominated by A1 and A2 uses. In 2016 there was an increase in the proportion of non A1/A2 uses from the previous year in Gosport Town Centre from 33.5% in 2015 to 35.4% in 2016. In Lee-on-the-Solent District Centre there is a small increase in the level of non A1/A2 uses from 23.2% of the total frontage to 24.2% in 2016. In Stoke Road, the proportion of non A1/A2 uses accounts for 33.05% of the total primary frontage and 40.9% of the secondary frontage.
- 7.14 This reflects current trends in the town centre and the two district centres where A3 café use and D2 community use is starting to become more prevalent. The increase reflects changing patterns of the use of town centres at a national level.

GBLP Indicator: Vacancy rates (Principal and District Centres)

- 7.15 Vacancy rates are identified in the NPPG as a useful way of being able to assess the 'health' of a centre over time. Figure 7.4 sets out the vacancy levels in Gosport Town Centre, Lee-on-the-Solent and Stoke Road District Centres for this monitoring period. During the monitoring period the retail surveys showed that vacancies had increased by a small amount from 2015 from 5.2% to 5.8% over the year. In Stoke Road the level of vacancies had decreased from the previous year. However, in the Lee-on-the-Solent centre, vacancies had risen by 2.3% from 3.5% in 2015 to 5.1% in 2016.

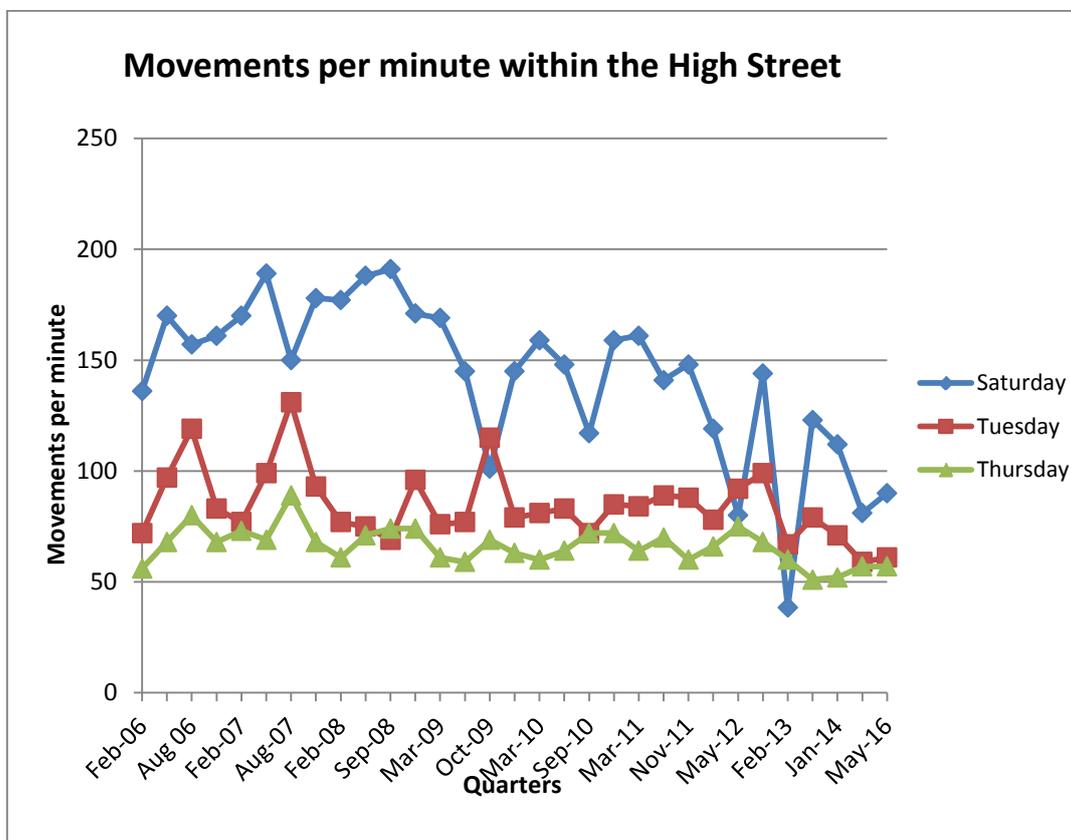
Figure 7.4: Vacancy rates by frontage at Principal and District centres in Gosport at March and April 2016

Name of centre	Type of centre	% of vacant frontage March/April 2016
Gosport Town Centre	Principal	5.8%
Lee-on-the-Solent District Centre	District	5.1%
Stoke Road Primary Frontage	District	0.9%
Stoke Road Secondary Frontage	District	11.7%

Pedestrian footfall in Gosport Town Centre

7.16 Monitoring pedestrian flow is an important health check indicator of the vitality and viability of town centres. The Council have undertaken footfall surveys in the Gosport Town Centre since 2004. The surveys are carried out over three separate days over the length of Gosport High Street and at different times of the day. The survey includes Tuesdays and Saturdays which are both market days. The market makes an important contribution to the local economy. Specialist markets and events are held at different times of the year in the Town Centre which adds to the vibrancy of the local street scene.

Figure 7.5: Pedestrian footfall February 2006 – May 2016



- 7.17 The illustrative chart continues to show that the busiest time in Gosport Town Centre continues to be on a Saturday where the average movement of pedestrian footfall per minute was higher than the previous year (this was also the case with the Tuesday and Thursday counts). The market and local cafes play a significant role in attracting shoppers to the Town Centre.
- 7.18 Although the Morrisons supermarket attracts predominantly car borne shoppers, there appears to be a high degree of linkage between shoppers using the food store and other retail and service uses located on the High Street. The completion of the new Aldi store in Harbour Road and other regeneration projects within the Gosport Waterfront and Town Centre Regeneration Area should help to attract increased footfall to the Town Centre.

Neighbourhood centres

- 7.19 Neighbourhood centres are the preferred locations for retail development outside of the principal and district centres. They perform a different role to that of the larger centres. There are 22 neighbourhood centres dispersed throughout the Borough providing for the day-to-day needs of residents within their vicinity. They allow local residents to purchase everyday items without the need to travel into town and this is particularly important for residents who do not have access to a car or have limited mobility. Therefore it is important to retain a strong retail core but recognise the need to provide enough flexibility to accommodate a range of other appropriate uses to support these important local community hubs.
- 7.20 Policy LP28 in the GBLP is designed to support a diversity of uses within neighbourhood centres to assist in providing an increased choice of services for local residents. The policy seeks to reduce levels of 'dead' frontage whilst still retaining an important retail core. The policy enables a wide range of appropriate town centre uses within the smaller centres provided such uses do not either individually or cumulatively exceed 50% of the total frontage of the centre.
- 7.21 Figure 7.6 below sets out the use class profile of each centre.

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

Figure 7.6: Percentage of A1/A2 and non-A1/A2 uses within neighbourhood centres March/April 2016 (Policy LP28 part (d))

Name of centre	Use class	Frontage (m)	% of frontage occupied by use class type
Alver Village	A1	86.7	81.6%
	A2	0	0
	Non A1/A2	19.5	18.4%
Alverstoke Village	A1	54.4	59.6%
	A2	4.9	5.4%
	Non A1/A2	32.0	35.0%

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Antice Court, Twyford Drive, Lee- on-the-Solent	A1	36.6	65.1%
	A2	0	0
	Non A1/A2	19.6	34.9%
Beauchamp Avenue	A1	21.1	74.3%
	A2	0	0
	Non A1/A2	7.3	25.7%
Brewers Lane	A1	20	57.1%
	A2	0	0
	NonA1/A2	15	42.9%
Brockhurst Road	A1	117.2	75.6%
	A2	0	0
	Non A1/A2	37.9	24.4
Bury Cross	A1	27.8	33.1%
	A2	0	0
	Non A1/A2	56.2	66.9%
Carisbrooke Road	A1	35.6	44.6%
	A2	0	0
	Non A1/A2	44.3	55.4
Dartmouth Court	A1	35.5	83.0%
	A2	0	0%
	Non A1/A2	7.4	17.0%
Elson Road	A1	26.1	38%
	A2	0	0
	Non A1/A2	42.89	62%
Forton Road/Bedford Street	A1	70.3	85.8%
	A2	11.6	14.2%
	Non A1/A2	0	0
Forton Road/Parham Road	A1	67.0	41.3%
	A2	6.4	4.0%
	Non A1/A2	88.7	54.7%
Forton Road/The Crossways	A1	89.9	60.1
	A2	4.7	3.1
	Non A1/A2	55.1	36.8
Gregson Avenue	A1	69.3	64.3
	A2	0	0
	Non A1/A2	38.5	35.7%

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Nobes Avenue	A1	50.1	69.7%
	A2	0	0
	Non A1/A2	21.8	30.3%
Palmyra Road	A1	52.9	65.6%
	A2	0	0
	Non A1/A2	27.8	34.4%
Portsmouth Road	A1	23.8	55.2%
	A2	0	0
	Non A1/A2	19.3	44.8%
Queens Parade	A1	38.6	24.8%
	A2	0	0
	Non A1/A2	117.3	75.2%
Rowner Lane	A1	32.7	74.7%
	A2	0	0
	Non A1/A2	11.1	25.3%
Rowner Road	A1	47.8	50.4%
	A2	0	0
	Non A1/A2	47	49.6%
St. Nicholas Avenue	A1	15.3	49.4%
	A2	0	0
	Non A1/A2	15.7	50.6%
Tukes Avenue	A1	30.9	100%
	A2	0	0
	Non A1/A2	0	0

GBLP Indicator: Vacancy rates (Neighbourhood Centres)

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

Figure 7.7: Vacancy rates by frontage in Neighbourhood Centres March/April 2016

Name of centre	% of vacant frontage March/April 2016
Alverstoke Village	0%
Alver Village	0%
Antice Court, Twyford Drive, Lee-on-the-Solent	0%
Beauchamp Avenue	0%
Brewers Lane	17%
Brockhurst Road	7.1%
Bury Cross	0%
Carisbrooke Road	0%
Dartmouth Court	0%

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Elson Road ⁵	26.6%
Forton Road/Bedford Street	0%
Forton Road/Parham Road	11.8%
Forton Road/The Crossways	9.2%
Gregson Avenue	10.2%
Nobes Avenue	10.0%
Palmyra Road	6.7%
Portsmouth Road	0%
Queens Parade	0%
Rowner Lane	0%
Rowner Road	10.8%
St. Nicholas Avenue	3.2%
Tukes Avenue	0%

7.23 Of the 22 neighbourhood centres, the 2016 survey showed 54.5% had no vacancies in comparison to the 2015 survey which showed that 45% of the neighbourhood centres had no vacancies. The redevelopment of the Elson Road neighbourhood centre has seen the level of vacancies reduce significantly from 63.1% in 2015 to 26.6% in 2016.

GBLP Indicator: New retail floorspace permitted outside of centres

7.24 There were no new permissions granted for retail floorspace over 200m² during the monitoring period.

GBLP Indicator: New retail floorspace completed outside of centres

7.25 There were no completions over 200m² during the monitoring period.

⁵ The higher percentage in Elson Centre is accounted for due to significant redevelopment of the centre occurring at this time with the partial demolition of the former Jack in the Bush Public House and the re-provision of a new unit which was vacant at the time of the survey.

8.0 COMMUNITY AND LEISURE FACILITIES

Overview

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

Policy Context

- 8.3 The following local plan policy is relevant in terms of the monitoring information included in this Chapter.

Gosport Borough Local Plan 2011-2029

LP32 – Community, Cultural and Built Leisure Facilities

Indicators

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

Targets

- None

Monitoring Information

GBLP Indicator: Total amount of completed community facilities

- 8.4 There were no completions during the monitoring period.

GBLP Indicator: Total amount of losses of community facilities

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

ENVIRONMENT

Overview

- 9.1 Gosport has a number of important areas for biodiversity of international, national and local importance. In addition to these areas there are also a number of key open spaces including the Alver Valley, Stokes Bay/Gilkicker area and Lee-on-the-Solent seafront provide significant areas of open space which are popular with local residents and attract visitors from outside the Borough. Protecting and enhancing open spaces in the Borough is an integral part of maintaining a high quality urban environment.
- 9.2 Gosport has a diverse range of biodiversity and geological assets which include: internationally important Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites; nationally important Sites of Special Scientific Interest (SSSIs); as well as locally important Sites of Importance for Nature Conservation (SINCs). The Borough also has numerous locations which contain UK and Hampshire Biodiversity Action Plan priority species. Gosport is an important location for feeding and roosting Brent Geese and wading birds. Under national, regional and local policy, these special and sensitive habitats will have continued protection. It is also important to enhance biodiversity within the Borough. Hampshire Biodiversity Information Centre (HBIC) information (December 2015) shows the extent of nature conservation designations in the Borough which are as follows Portsmouth Harbour SPA 161 ha, Solent and Isle of Wight SAC 4 ha, Portsmouth Harbour RAMSAR and Solent and Southampton Water RAMSAR 165 ha, SSSI 265 ha, Local Nature Reserve 40 ha and Sites of Importance for Nature Conservation 368 ha.
- 9.3 As Gosport is a low-lying coastal borough it is at risk of tidal flooding. The Government has categorised the levels of flood risk in terms of Flood Zones ranging from 1-3 with land falling into Flood Zone 3 being at most risk of flooding. These zones do not take account of existing flood defence measures being in place. In February 2016 54 hectares of land are in Flood Zone 2 (only) and 327 hectares of land are in Flood Zone 3 (Based on Environment Agency maps published in February 2016).
- 9.4 In terms of energy usage, whilst Gosport has amongst the lowest CO₂ emissions per capita (tonnes CO₂ per resident)⁶, there is potential to reduce the amount of energy used. Similarly in terms of water management there is a need to reduce water consumption and reduce waste water across the South Hampshire area which is increasingly being affected by environmental constraints exacerbated by climate change⁷. The reduction of the waste of materials is also an issue facing Hampshire with an urgent need to increase recycling and composting.

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

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

Policy context

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

<p>Gosport Borough Local Plan 2011-2029</p> <p>Policies</p> <p>LP11 – Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens</p> <p>LP36 – Allotments</p> <p>LP37 – Access to the Coast and Countryside</p> <p>LP38 – Energy Resources</p> <p>LP39 – Water Resources</p> <p>LP42 – Internationally and Nationally Important Habitats</p> <p>LP43 – Locally Designated Nature Conservation Sites</p> <p>LP44 – Protecting Species and Other Features of Nature Conservation Importance</p> <p>LP45 – Flood Risk and Coastal Erosion</p> <p>Indicators</p> <ul style="list-style-type: none">• Number and percentage of Listed Buildings on the Buildings at Risk Register and number removed• The number and proportion of vacant allotments• Changes in priority habitats and species of biodiversity importance• Changes in areas designated for its intrinsic environmental value• Losses and gains to pedestrian access along the coastline• New renewable energy production in the Borough by installed capacity and type which required planning permission• Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds• Number of dwellings built in Flood Zones 2 & 3 <p>Target</p> <p>None</p>

Monitoring Information

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

- 9.6 There are 16 Conservation Areas designated in the Borough, around 546 Listed Buildings, a small increase from last year and approximately 100 Locally Listed Buildings and 14 Scheduled Ancient Monuments. There are a number of historic Parks and Gardens including the grounds of the Royal Hospital Haslar which are a Grade II Registered Park of National Importance. Policy LP11: Designated Assets seeks to conserve and where possible enhance its historic assets and a number of buildings and features are listed. At April 2016 there were 32 properties (or 5.9%) of the total stock of Listed Buildings on the At Risk Register. The number of buildings on the List of Buildings of Special Historic or Architectural Interest is around 540.

GBLP Indicator: The number and proportion of vacant allotments

- 9.7 Policy LP36 supports the provision of new allotments in the Borough and seeks to protect against the loss of allotments to other forms of development over the plan

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

Figure 9.1: Vacancy rates for allotments in Gosport May 2016

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	372	18	4.8%	11
Camden	175	11	6.2%	13
Elson	82	3	3.7%	11
Lee-on-the-Solent	111	3	2.7%	52
Leesland Park	64	1	1.5%	51
Middlecroft	187	2	1.1%	5
Park Road	17	0	0.0%	36
Rowner	71	3	4.2%	25
Tukes Avenue	3	0	0.0%	19
Wych Lane	9	0	0%	11
Total	1091	41	3.8%	234

9.8 Figure 9.1 also shows the number of people who are on waiting lists at different allotment sites. It should be noted that residents can put their name down on the waiting list for more than one allotment site. There are waiting lists for plots on all the sites and Lee-on-the-Solent has the longest waiting list.

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

9.9 Policies LP42, 43 and 44 seek to safeguard internationally, nationally and locally important sites for nature conservation. In 2013 the Hampshire Biodiversity Information Centre changed the way that it monitored the habitats of biodiversity importance resulting in a number of changes to the way they were classified, this occurred between the 2012 and 2013 surveys. This means that this section is comparable to the information published in the 2013 AMR. It, however, varies when compared to previous reports from 2012 and earlier, due to changes in how sites were assessed it is not possible to directly compare with the previous data relating to priority habitats and species of biodiversity importance⁸ from 2012 or earlier. HBIC also produce updates to the BAP Priority Species over a 5 year cycle, this is to allow for monitoring to pick up any significant changes that may have occurred rather than seasonal fluctuations. Therefore the information contained in Figure 9.2 is the most up to date published information.

9.10 The Hampshire Biodiversity Information Centre (HBIC) has produced revised data relating to the presence of priority habitats for each district in Hampshire, as outlined in the Hampshire Biodiversity Action Plan (2006). Figure 9.2 includes the latest known information for Gosport which is 31st March 2015. Further surveys are being

⁸ HBIC, along with other biological records centres in the SE Region, have had to translate their habitat data into a new classification system called IHS (Integrated Habitat System), which has been funded by Natural England. It is not a straightforward 1:1 translation from the previous Phase 1 habitat categories into IHS and there will continue to be changes to the baseline which are solely due to the on-going re-interpretation of old survey data into IHS.

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

Figure 9.2: BAP Extent of Priority Habitats in Gosport (31st March 2015)

Priority Habitat	Comments on Status	Ha. in Gosport Borough	% of total Hants area
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath	9	0.95
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	15	0.40
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1	0.38
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	4	3.03
Lowland Mixed Deciduous Woodland	Further work is needed as currently all semi-natural deciduous woodland (both ancient & non-ancient) has been included yet not all of it has been surveyed. Includes some Lowland Beech & Yew Woodland yet to be separated out.	83	9.35
Wet Woodland	Other areas may exist that have yet to be surveyed for qualifying NVC types.	19	0.52
Wood-pasture & Parkland	Not comprehensive. Further work needed to classify this habitat within historic parkland	2	1.42
Coastal and Floodplain Grazing Marsh	Further work is needed to identify all qualifying grazing marsh from survey data. Some overlap with Lowland Meadows and with Purple Moor Grass & Rush Pastures.	78	2.49
Reedbeds	EA data to be verified/ NE data to be added & verified.	17	0.07
Coastal saltmarsh	EA data to be verified	28	0.23
Coastal Vegetated Shingle	EA data to be verified	67	0.06
Intertidal mudflats	EA data to be verified	111	1.14
Maritime Cliff and Slopes	EA data to be verified	0	0.01
Saline lagoons	EA data verified & saline	9	0.01

Priority Habitat	Comments on Status	Ha. in Gosport Borough	% of total Hants area
	lagoons added back in		

- 9.11 In order to monitor changes in BAP Priority Species, HBIC have selected 50 of the 493 BAP species that cover a broad range of flora and fauna classification groups and are representative of the various habitat species in Hampshire. For the year to 31st March 2013, the change in status of the 50 BAP priority species is reported for the period 2001/2 to 2011/12. The survey shows that Gosport has 20 of the 50 species. The species present are set out in Figure 9.3.

Figure 9.3: Hampshire BAP species found in Gosport

Scientific name	Common name	Group	Hampshire trend 2004-2014 (assessed 2015)
<i>Triturus cristatus</i>	Great crested newt	Amphibians	Decline
<i>Lucanus cervus</i>	Stag beetle	Beetles	Stable
<i>Alauda arvensis</i>	Skylark	Birds	Decline
<i>Branta bernicla</i>	Dark-bellied Brent goose	Birds	Stable
<i>Lullula arborea</i>	Woodlark	Birds	Stable
<i>Luscinia megarhynchos</i>	Nightingale	Birds	Decline
<i>Pyrrhula pyrrhula</i>	Bullfinch	Birds	Decline
<i>Sylvia undata</i>	Dartford warbler	Birds	Increase
<i>Tringa tetanus</i>	Redshank	Birds	Decline
<i>Vanellus vanellus</i>	Lapwing	Birds	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterflies	Increase
<i>Lysandra coridon</i>	Chalkhill Blue	Butterflies	Stable
<i>Gammarus insensibilis</i>	Lagoon sand shrimp	Crustacea	Unknown
<i>Carex divisa</i>	Divided sedge	Plant	Stable
<i>Chamaemelum nobile</i>	Chamomile	Plants	Stable
<i>Orchis morio</i>	Green-winged orchid	Plants	Decline
<i>Zostera marina</i>	Eelgrass	Plants	Stable
<i>Arvicola terrestris</i>	Water vole	Mammals	Stable
<i>Apoda limacodes</i>	Festoon	Moth	Stable
<i>Hemaris fuciformis</i>	Broad-bord bee hawk	Moth	Fluctuating

(Source for Figures 9.2 & 9.3: Hampshire Biodiversity Information Centre (2015))

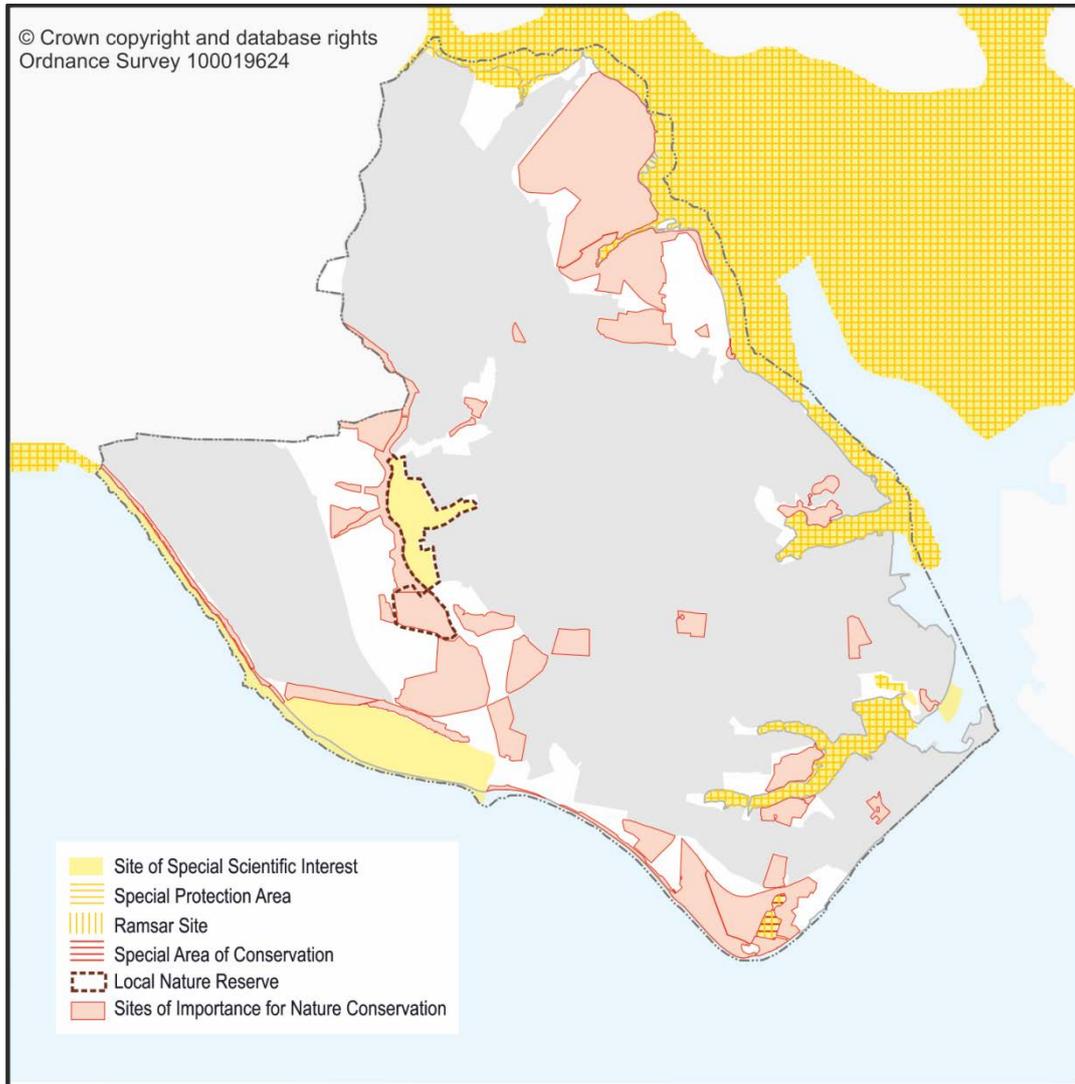
GBLP Indicator: Changes in areas designated for their intrinsic environmental value

- 9.12 As of March 2015, there were 37 SINCS in the Borough amounting to 368 hectares of land. During this period 2 new SINCS were added amounting to an extra 5.12

hectares of land in the Borough falling under this nature conservation designation. The boundaries of 2 SINCS were amended amounting to 0.60 hectares. No SINCS have been deleted. The net change area for Gosport is 1.58%.

- 9.13 Nature conservation designations protect approximately 648 hectares within the Borough, which forms over 23% of its total area including water. The location of the nature conservation designations are shown in Figure 9.3.

Figure 9.3: International national and local nature conservation designations



- 9.14 There is a total of 265 ha of SSSIs in the Borough (as at 31st March 2015). 97.1% of the SSSI's area IN Hampshire is considered by Natural England as being in a 'favourable or recovering' condition. In Gosport 32.25% of the SSSIs are in a favourable condition. 64.54% are in an unfavourable or recovering condition. 0.79% are in an unfavourable No change condition, 0.74% are in an unfavourable declining condition. 4% of the SSSIs have been destroyed.

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

- 9.15 Policy LP37 of the GBLP promotes the protection of the Coast and Countryside. There have been no known changes to the amount of coastline accessible to the public over the past 12 months.

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

- 9.16 Policy LP38: Energy Resources requires new development to meet at least the relevant national standards for energy use and CO² reduction. Improving the energy efficiency of the Borough's housing stock is important as 11.7% of the households are experiencing fuel poverty where more than 10% of household income is used to maintain an adequate level of warmth.

- 9.17 In the 2015/16 monitoring period, planning permission there were no planning applications submitted for renewable energy schemes. In recent years solar panels have been installed on a number of residential and commercial units in the Borough and this year the Council did receive 2 housing applications where solar panels were indicated as part of the proposals.

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

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

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

Total Completions 2015-16 (gross)	Flood Zone 2	Flood Zone 3
210	2	2

- 9.19 There were a total of 210 gross housing completions during the 2015-16 monitoring period. Of the completed schemes, 2 schemes were completed in Flood Zone 2 and 2 schemes were completed in Flood Zone 3. These schemes had undergone FRA and in the case of the schemes in Flood Zone 3, a sequential test had been carried out.

10.0 INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

Overview

- 10.1 New development is likely to require different levels of infrastructure to help support it. The delivery of this infrastructure is an important part of the successful delivery of the regeneration opportunities identified in the Borough.

Policy Context

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

Gosport Borough Local Plan 2011-2029

LP2 – Infrastructure

LP17 – Skills

LP21 – Improving Transport Infrastructure

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

LP45 – Flood Risk and Coastal Erosion

Indicators identified in the Local Plan

Infrastructure

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

Skills

- Skill related obligations secured as part of planning permissions

Transport

- New transport improvements provided through developer contributions

Open Space

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

Flood Risk Management Measures

- Permissions granted for coast protection/flood defence works

Targets

None

Monitoring Information

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

- 10.5 The need to improve the skills base for local residents is a key objective of the GBLP. The Borough has significant pockets of deprivation. These areas experience higher rates of economic inactivity, lower skill levels and qualification attainment than the Borough as a whole, and when compared to national regional averages. Policy LP17 seeks to help address this challenge. It is recognized both locally and within the PUSH sub region that South Hampshire needs to have a highly trained workforce in order to increase levels of productivity and to help secure personal aspirations.
- 10.6 There are a number of measures and initiatives which can help to develop the skills and training required to help Gosport's residents secure employment opportunities. The Council has developed a practice guide explaining to developers outlining the process for securing training in relation to major development schemes.
- 10.7 During the monitoring period, Skills Training Plans were secured either by a Legal Agreement or through planning condition on four sites. These were:
- Land at HMS Daedalus (planning application 11/00282/OUT);
 - Land North of Manor Way and West of Bayntun Drive Lee-on-the-Solent (planning application 14/00369/VOC);
 - Daedalus Park (planning application 15/00247/FULL); and
 - Block NM7 Royal Clarence Yard (planning application 15/00620/FULL).

GBLP Indicator: New transport improvements provided through developer contributions

- 10.8 New developments will normally require a number of different infrastructure services and facilities in order to support it and developer contributions play a significant role in funding new provision.
- 10.9 The GBLP aims to ensure residential areas have good access to employment, health, education, recreation and retail opportunities. Development should be located on sites where they are, or will be, well connected by public transport, walking and cycling in order to provide travel choices and reduce the reliance on the motorized private transport. The provision of more employment in the Borough is essential to reducing out-commuting and congestion. In order to provide the transport infrastructure to support new development the Borough Council has been collecting developer contributions. Figures 10.1-10.2 below show the amount of monies received and monies spent during the monitoring period.

Figure 10.1: Transport Contributions Received by GBC 01.04.2015 - 31.03.2016⁹

Site	Amount Received by GBC
Land rear of 92 Fareham Road	£6,338.53
Rusholme, 21 Ashburton Road	£3,745.00
Land rear of 114 Eastbourne Avenue	£3,745.00
Land rear of 3-11 Elmhurst Road	£18,725.00
38 High Street, Lee-on-the-Solent	£2,033.00
Land adjacent 35 Longwater Drive	£5,457.00
Plot 2A regent Trade Park	£11,270.00
8 Elmhurst Road, Gosport	£7,490.00
TOTAL	£58,803.53

Figure 10.2: Transport Contributions Received By HCC 01.04.2015 - 31.03.2016

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

Site	Amount Received by HCC
Land North of Manor Way and West of Bayntun Drive/Redmill Drive at HMS Daedalus, Lee-on-the-Solent, Hampshire	£101,683.00 ¹⁰
Land North of Manor Way and West of Bayntun Drive/Redmill Drive at HMS Daedalus, Lee-on-the-Solent, Hampshire	£203,367.00 ¹¹
Land North of Manor Way and West of Bayntun Drive/Redmill Drive at HMS Daedalus, Lee-on-the-Solent, Hampshire	£4,429.69 ¹²
TOTAL	£309,479.69

Figure 10.3: Completed Cycleway Schemes during 01.04.2015 – 31.03.2016

Grange Road through Carters Copse linking to existing cycle path in Alver Valley	£12,500 ¹³
TOTAL	£12,500

⁹ This table refers to money collected and retained by GBC during the 2015/16 monitoring period. Application of the funds must accord with the provisions of the specific S106 agreements. Generally, in most cases funding cannot be applied at least until commencement of the development.

¹⁰ Allocated to, and wholly spent on Newgate Lane, Southern Section.

¹¹ Allocated to, and partially spent on Newgate Lane, Southern Section (£53,265.97 spent).

¹² Allocated to B3385/B3354 Peel Common Roundabout.

¹³ Funding for the scheme came from the Solent LEP Growth Deal.

Figure 10.4: Transport Schemes Completed in 2015/16 that received funding from developer contributions ¹⁴

Scheme	Total Cost	Developer Contribution Element
Stokes Bay Flood Gates – Gates to allow the closure of Stokes Bay Road to traffic when necessary	£4,584.82	£4,584.82
South Street/Dock Road – Convert existing priority junction to traffic signal control to provide controlled pedestrian crossings and improve cycle safety	£233,000.00	£42,500.00

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

- 10.11 Open space plays a key role in the creation of attractive urban environments in which people want to live, work and visit. They also play a significant role in promoting personal well-being and health. The highly urbanised nature of Gosport means the Borough's diverse forms of open space are valued and protected. Therefore policy LP34 supports the provision of new open space and seeks to maximise opportunities to enhance existing ones. New residential development will be granted planning permission provided appropriate provision has been made for public open space. In many instances this is provided in lieu of a financial contribution.
- 10.12 The open space schemes that were completed in 2015/16 and received funding from developer contributions are set out in Figure 10.5 below.

Figure 10.5: Open Space schemes completed in 2015/16 that received funding from developer contributions

Site	Project	Funding
Pathway Lighting	Lighting schemes (Forton Recreation Ground, Lee-on-the-Solent Recreation Ground & Privett Park & Bridgemaary Park Cunningham Drive	£4,594
Total		£4,594

¹⁴ Other Transport Schemes have been completed during the 2015/16 monitoring period. Only those schemes which included Developer Contributions are detailed here. All completed schemes/schemes in progress within Gosport and those with a Strategic impact outside Gosport are detailed in the Council's updated Infrastructure Delivery Plan.

10.13 Figure 10.6 below shows the amount of developer contributions received by the Council for open space provision and enhancement for the last monitoring period.

Figure 10.6: Open Space Contributions Received by GBC 01.04.2015 – 31.03.2016

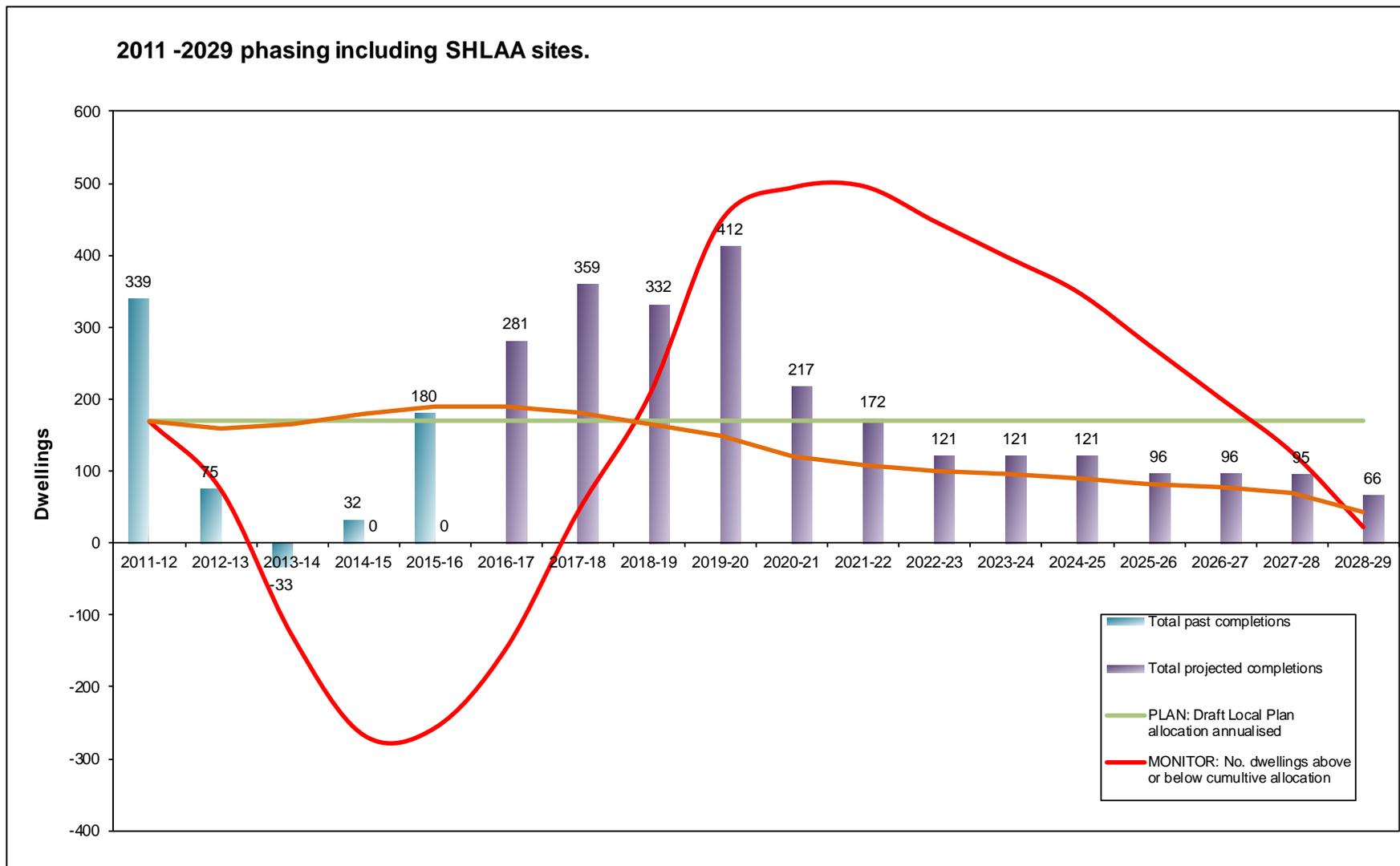
Site	Amount Received by GBC
Rusholme, 21 Ashburton Road, Gosport	£2,709
Land adjacent to 114 Eastbourne Road, Gosport	£2,709
Land to the rear of 3-11 Elmhurst Road, Gosport	£13,545
Land adjoining 76 Frater Lane, Gosport	£2,535
38 High Street, Gosport	£1,085
Land adjacent 35 Long Water Drive, Gosport	£2,709
Land at junction of Green Road and Little Lane, Gosport	£16,254
8 Elmhurst Road, Gosport	£5,418
Total	£46,964

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

10.14 The Eastern Solent Coastal Partnership have prepared the River Hamble to Portchester Coastal Flood & Erosion Risk Management Strategy (CFERMS). The Strategy covers 58km of coastline between Portchester Castle to Burrige on the east bank of the River Hamble and includes the Gosport and Lee-on-the-Solent coast. The strategy was adopted by Gosport and Fareham councils in April 2015 and was approved by the Environment Agency in April 2016. It identifies a series of Strategic Management Zones (SMZs) and puts forward an action plan of planned works to be delivered over the GBLP plan period.

10.15 The Gosport area is covered by two SMZs (SMZ2 and SMZ3). SMZ2 covers the area from Fareham Creek to Gilkicker Point and SMZ3 covers the area from Gilkicker Point to Titchfield Haven. The initial assessment of the flood defence infrastructure required is set out in the Infrastructure Delivery Plan (IDP) (updated 2016). As schemes are completed they will be reported in both the Council's IDP and AMR. No planning permissions were granted for coast protection/flood defence works in 2015/16.

Appendix 1: Housing Trajectory March 2016



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Appendix 1: Housing Trajectory March 2016 - phasing

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Totals
Past completions	339	75	-33	32	180															593
Projected Allocations	0	0	0	0	0	0	13	62	237	89	104	90	90	90	65	65	64	35		1,004
Projections Large sites with planning	0	0	0	0		209	274	239	144	97	37									1,000
Projections: Small sites with planning permission	0	0	0	0		72	72	0	0	0	0	0	0	0	0	0	0	0		144
Projections: windfalls	0	0	0	0	0	0		31	31	31	31	31	31	31	31	31	31	31		341
Total past completions	339	75	-33	32	180															593
Total projected completions				0	0	281	359	332	412	217	172	121	121	121	96	96	95	66		2,489
Cumulative completions	339	414	381	413	593	874	1,233	1,565	1,977	2,194	2,366	2,487	2,608	2,729	2,825	2,921	3,016	3,082		3,082
PLAN: Draft Local Plan allocation annualised	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170		3,060
MONITOR: No. dwellings above or below cumulative allocation	169	74	-129	-267	-257	-146	43	205	447	494	496	447	398	349	275	201	126	22		
MANAGE: Annual requirement taking account of past and projected completions	170	160	165	179	189	190	182	166	150	120	108	99	96	90	83	78	70	44		

Appendix 2: Retail Survey Information

Gosport Town Centre Principal Shopping Centre Survey Undertaken April 2016					
Unit name	Street Number	Road Name	Use Class	Frontage	Occupied
Sally Anne For Hair	1	Bemisters Lane	A1	5.1	Yes
Gosport Health Foods	3	Bemisters Lane	A1	4.9	Yes
Royal Spice	5	Bemisters Lane	A3	5.7	Yes
Nail Boutique	7A	Bemisters Lane	A1	5.1	Yes
Antiques Store	7B	Bemisters Lane	A1	4.8	Yes
Bemisters Café	8	Bemisters Lane	A3	4.1	Yes
Cornerstone Christian Books	9	Bemisters Lane	A1	5.3	Yes
Victoriana S	10	Bemisters Lane	A3	4.1	Yes
Inklination	12B	Bemisters Lane	SG	3.5	Yes
Inklination	12A	Bemisters Lane	SG	3.5	Yes
Barnets Hair And Beauty	14	Bemisters Lane	A1	5.3	Yes
Halfords	3	Creek Road	A1	10.5	Yes
KFC	11	Walpole Road	A3	25	Yes
Gosport Borough Council		High Street	B1	99	Yes
Gosport Discovery Centre		High Street	D1	27.4	Yes
John Lane Insurance	1	High Street	A2	6.7	Yes
Millenium Dental Clinic	2	High Street	D1	5.8	Yes
Churchers	3	High Street	A2	5.7	Yes
Scruples	4	High Street	A1	8.9	Yes
National Westminster Bank	5	High Street	A2	7.4	Yes
Argos	6	High Street	A1	11.4	Yes
Soliel	7	High Street	A1	9.7	Yes
Quality Call Centre Ltd	7A	High Street	B1	2.8	Yes
Pound Stretcher	8	High Street	A1	15.6	Yes
Totally Wicked	9	High Street	A1	3.9	Yes
The Cottage Loaf	9A	High Street	A1	5.4	Yes
Fox & Sons	10	High Street	A1	5.6	Yes
	11	High Street	A1	5.4	No
Gosport College Hair & Beauty Academy	12	High Street	D1	5.8	Yes
Betfred	13	High Street	SG	5.4	Yes
Newsround	14	High Street	A1	5.5	Yes
Store Twenty One	15	High Street	A1	8	Yes
Bon Marche	17	High Street	A1	14	Yes
Regency Leisure	18	High Street	SG	7.3	Yes
Regency Gaming	19	High Street	SG	14	Yes
Lloyds TSB	20 - 24	High Street	A2	32.3	Yes
Vanilla Bean	25	High Street	A3	5.5	Yes
H S B C	26 - 27	High Street	A2	11.1	Yes

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The Star	28 - 29	High Street	A4	10.6	Yes
Centrepeace	30	High Street	A1	5.4	Yes
	31	High Street	A1	5	No
Roman Catholic Church	32	High Street	D1	23.5	Yes
Zodiac Discount Store	35 - 36	High Street	A1	10.1	Yes
Nelsons Bar	37	High Street	A4	4.3	Yes
Sole Connection & Key Cutters	38	High Street	A1	4.2	Yes
Perfect 10 Nails	39	High Street	SG	3.9	Yes
Mann & Countrywide	40	High Street	A2	5.2	Yes
	41	High Street	A2	6.2	No
	42	High Street	B1	3.9	No
Barclays Bank	43 - 44	High Street	A2	8.4	Yes
First Choice	45 - 46	High Street	A1	9.3	Yes
Golden Touch	47	High Street	SG	9.2	Yes
Eden Mobility	48	High Street	A1	5.1	Yes
G & S	048A	High Street	A1	5.4	Yes
Oriental Well Being Salon	49	High Street	SG	4.2	Yes
Salvation Army	50	High Street	A1	5.4	Yes
WH Smith's /Post Office	51 - 52	High Street	A1	9.4	Yes
Superdrug	53 - 54	High Street	A1	11.6	Yes
The Card Factory	55	High Street	A1	6.3	Yes
McDonalds	57-59	High Street	A3	13.8	Yes
Halifax	60 - 61	High Street	A2	10.3	Yes
	62	High Street	A1	11.6	No
Peacocks	63 - 64	High Street	A1	12	Yes
The Works	65	High Street	A1	9.2	Yes
Age Uk	66	High Street	A1	5.5	Yes
Print Works	67	High Street	A1	5.6	Yes
	68	High Street	A3	5.5	No
Nationwide Building Society	69	High Street	A2	5.2	Yes
Knights Convenience Store	70	High Street	A1	5.4	Yes
Solent Diabetics Association	71	High Street	A1	5.5	Yes
Currency Exchange	72	High Street	A2	3	Yes
Subway	73	High Street	A1	5.6	Yes
Coffeee No 1	74A	High Street	A3	5.5	Yes
Coffeee No 1	74	High Street	A3	22.5	Yes
Frydays Takeaway	78	High Street	A5	10	Yes
Frydays Restaurant	78	High Street	A3	14	Yes
Brothers	79	High Street	A5	4.4	Yes
Ashton's	80	High Street	A3	4.4	Yes
New Look	81 - 83	High Street	A1	18.2	Yes
Poundland	84 - 86	High Street	A1	12.6	Yes
Greggs	87	High Street	A1	5.3	Yes
EE	88	High Street	A1	4.4	Yes
Supercuts	89	High Street	A1	5.3	Yes

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Hug	90	High Street	A1	3.8	Yes
Exotic	91	High Street	A1	5.5	Yes
	092	High Street	A1	5.2	No
CEX	93	High Street	A1	5.2	Yes
Reflex	94	High Street	A1	4.6	Yes
Thomas Cook	95 - 96	High Street	A1	8.4	Yes
Shoe Zone	97	High Street	A1	7.9	Yes
Cancer Research UK	98	High Street	A1	5.9	Yes
Poppins	99	High Street	A3	4.9	Yes
	100	High Street	A1	4	No
British Heart Foundation	101	High Street	A1	5	Yes
Timpson Shoe Repairs	102	High Street	A1	2.2	Yes
Scrivens	103	High Street	A1	4.9	Yes
Sweet Wise	104	High Street	A1	3.7	Yes
The Edinburgh Woollen Mill	105 - 106	High Street	A1	8	Yes
Vision Express	107	High Street	A1	7	Yes
The Clarks Shop	108	High Street	A1	38	Yes
Boots The Chemist	109 - 110	High Street	A1	11.9	Yes
Burton	111 - 113	High Street	A1	11.6	Yes
Dorothy Perkins/ Evans	114	High Street	A1	10.6	Yes
F Hinds	115	High Street	A1	7.3	Yes
Costa Coffee	116	High Street	A3	5.8	Yes
Carphone Warehouse	116A	High Street	A1	4.9	Yes
	117	High Street	A1	6.7	No
Holland & Barrett	118	High Street	A1	5.4	Yes
Beals	119	High Street	A2	5.1	Yes
Specsavers Opticians	120	High Street	A1	5.2	Yes
The Legend	121	High Street	A1	5.8	Yes
	122	High Street	A1	3.2	No
	123	High Street	A1	5.1	No
Leaders	124	High Street	A2	5	Yes
Ladbrookes	125	High Street	SG	7.6	Yes
Blakes	126	High Street	A2	4.9	Yes
M & Co	127	High Street	A1	8.6	Yes
Santander	128 - 129	High Street	A2	8.2	Yes
Family Ties Café/take away	130	High Street	A5	4.2	Yes
The Fifth Level	131	High Street	A1	4.1	Yes
The Accessory Cellar	132	High Street	A1	12.7	Yes
Fairhalls	133	High Street	A2	15.9	Yes
	134	High Street	A3	5	No
Bighthouse	135	High Street	A1	13.5	Yes
Poundworld	136	High Street	A1	22	Yes
Apus Tattoo Studio	137A	High Street	SG	7.2	Yes
The Card Shop	138	High Street	A1	6	Yes
E L J Furnishers	138	High Street	A1	6	Yes

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Marine Trades Centre	1 - 3	Mumby Road	A2	12	Yes
Crew Mess Café	7	Mumby Road	A3	7	Yes
Wood Hicks & Co	9	Mumby Road	A2	4	Yes
A Lees Bricklaying Construction Ltd	13-15	Mumby Road	B1	0	Yes
	2	North Street	Cross A1	7.7	No
Charlie's Cake Shop	11	North Street	Cross A1	13.5	Yes
The Brewpot Bistro	11A and 11B	North Street	Cross A3	8.8	Yes
Dimensions	12	North Street	Cross A1	4.6	Yes
Club Class	13	North Street	Cross A1	4.1	Yes
	14	North Street	Cross A2	3.9	No
Goodwins	15	North Street	Cross A1	4.4	Yes
Martin & Co	16	North Street	Cross A2	2.7	Yes
Discount Appliance Centre	17-19	North Street	Cross A1	11.3	Yes
Electro Trade Mica Local Hardware Store	20	North Street	Cross A1	11.8	Yes
Scope	21A	North Street	Cross A1	7.4	Yes
Harbour News	2	South Street	A1	5.8	Yes
Elly's Wine Store	4	South Street	A1	7.4	Yes
Harvey's Kitchen	6	South Street	A3	5.4	Yes
Ruby's Diner	8	South Street	A3	5.2	Yes
My Generation Barbers	10	South Street	A1	6.1	Yes
Kitchen	12	South Street	A5	5.2	Yes
No Limitz	14	South Street	A1	13.5	Yes
Woodgate Solicitors	16	South Street	A2		Yes
The George & Dragon	70	South Street	A4	17.8	Yes
The Conservative Association	1	Walpole Road	D2	34	Yes
Job Centre Plus		Walpole Road	A2	17.1	Yes
Iceland		Walpole Road	A1	15.8	Yes
Morrisons		Walpole Road	A1	36	Yes
Local Studies Centre		Walpole Road	D1	42	Yes
Pam Purred Pets	9	Walpole Road	A1	27.8	Yes
Coffee Dock	Unit 1	The Esplanade		7	Yes
Community Cycle Centre		The Esplanade	A1	10	Yes
		The Esplanade	A1	10	No
Ferry Office		The Esplanade	A2	1	Yes
Tourist Information Centre		Bus Station Complex	A2	20	Yes
Shop Mobilty			A1	5	Yes
First Travel Shop		Bus Station Complex	A1	10	Yes

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GOSPORT TOWN CENTRE SUMMARY TABLE					
	Use Class	Metres	% of Total Frontage		
	A1	779.5	51.0		
	A2	208.9	13.7		
	A3	159.2	10.4		
	A4	32.7	2.1		
	A5	23.5	1.6		
	B1	105.7	6.9		
	Launderette	0	0		
	Car Hire	0	0		
	Taxi	0	0		
	SG Commercial	80.6	5.3		
	C3	0	0		
	D1	104.5	6.8		
	D2	34	2.2		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	1529	100		
	Vacant	88.4	5.8		
	Non A1/A2 Uses	540.5	35.4		

Stoke Road District Shopping Centre Survey Undertaken March 2016						
						Frontages
Unit name	Street Number	Road Name	Use Class	Frontage	Occupied	Primary (1)
						Secondary (2)
Marshall Havard Accountants	1	Portland Buildings	A2	3.6	Yes	1
Ashley Dancing School	1A	Portland Buildings	D2	3.7	Yes	1
Town Bikes	2	Portland Buildings	A1	7.1	Yes	1
J A Cobbold	3	Portland Buildings	A1	3.8	Yes	1
Masons	3A	Portland Buildings	A1	3.8	Yes	1
Mane Hall	4	Portland Buildings	A1	7.1	Yes	1
Tombs And Allen	5	Portland Buildings	A1	7.4	Yes	1
Lush Strands	6	Portland Buildings	A1	3.5	Yes	1
The Chefs Café	6A	Portland Buildings	A3	3.8	Yes	1
Gosport Blinds	7	Portland Buildings	A1	5.3	Yes	1
Blitz Photography	8	Portland Buildings	A1	10.8	Yes	1
Chickoribs	1	Stoke Parade	A5	8.6	Yes	1
Ruby Funerals	2	Stoke Parade	A1	7.8	Yes	1
Victoria's Florist	3	Stoke Parade	A1	7.2	Yes	1
Christ Church		Stoke Road	D1	36	Yes	2

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Methodist Church		Stoke Road	D1	34	Yes	2
	10 &12	Stoke Road	D1	13.8	No	2
Doves Nursery	1	Stoke Road	D1	9.7	Yes	2
Gosport Music Centre	1B	Stoke Road	A1	6.2	Yes	2
Phillips & Edgworth	1A	Stoke Road	A1	6.1	Yes	2
Churcher & Tribbeck	3	Stoke Road	A1	6.2	Yes	2
Chris Stephens	5	Stoke Road	A1	6	Yes	2
South Coast Appliances	7	Stoke Road	A1	6.8	Yes	2
	9A	Stoke Road	A1	14	No	2
Kingswell Berney	9	Stoke Road - Downstairs	A2	6	Yes	2
Standeasy Coffee Shop	11	Stoke Road	A3	6	Yes	2
Armed Forces Charity Shop	13	Stoke Road	A1	6.1	Yes	2
Stoke Snooker Club	15 - 17	Stoke Road	D2	13.1	Yes	2
Richard Martin	19 - 23	Stoke Road	A1	15.2	Yes	2
Magic Wok	25	Stoke Road	A5	5	Yes	2
New Bengal	27	Stoke Road	A5	5.2	Yes	2
	29	Stoke Road	A1	4.4	No	2
	31	Stoke Road	A1	4.4	No	2
The Raob Club Gosport	33	Stoke Road	SG	4.4	Yes	2
Flowers By Felicity Florist	35	Stoke Road	A1	4.9	Yes	2
	37	Stoke Road	A4	13.6	No	2
LJ's Hair	39	Stoke Road	A1	7.1	Yes	2
The Gosport Furniture Shop Ltd	41-43	Stoke Road	A1	15.8	Yes	2
Sunflower Thai And Oriental Food Shop	45	Stoke Road	A1	6	Yes	2
Nateetip	47A	Stoke Road	A3	6.9	Yes	2
Déjà Vu	47B	Stoke Road	A1	4.8	Yes	2
M.Nails	47C	Stoke Road	SG	5.1	Yes	2
	47	Stoke Road	A1	8	No	2
Groundwork	49	Stoke Road	A1	10.7	Yes	2
Advanced Locksmiths	49A	Stoke Road	A1	5.4	Yes	2
Doing The Rounds	51	Stoke Road	A1	3.7	Yes	2
	51A	Stoke Road	A2	4	No	2
Bill Charltons Accountants	53	Stoke Road	A2	5.1	Yes	2
Nobes / Absolute Running	55 - 57	Stoke Road	A1	7.2	Yes	2
Rose & Crown	59 - 61	Stoke Road	A4	10.3	Yes	2
Bay Hill Boutique	63	Stoke Road	A1	4	Yes	2
Print And Sew	65	Stoke Road	A1	4.8	Yes	2
C & S	67	Stoke Road	A1	3	Yes	2
	69	Stoke Road	A1	3.6	No	2
Ramze The Barber Shop	71	Stoke Road	A1	5.2	Yes	2
	73	Stoke Road	A1	3.1	No	2

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	73A	Stoke Road	A5	3.8	No	2
Bushman	75 and 75A	Stoke Road	A1	6.2	Yes	2
Brite Move	77	Stoke Road	A2	7.5	Yes	2
Mainly Planes 'N' Trains	79	Stoke Road	A1	5.75	Yes	2
Diamond Edge	81	Stoke Road	A1	5.75	Yes	1
Sky News	83	Stoke Road	A1	3.1	Yes	1
David Seymour	85	Stoke Road	A1	4.6	Yes	1
David Seymour	89	Stoke Road	A2	6	Yes	1
Looking Luscious Nails	91	Stoke Road	SG	3.6	Yes	1
Mills	93 - 95	Stoke Road	A1	7.2	Yes	1
Ashwood Care	97 - 99	Stoke Road	A2	6.3	Yes	1
Kwok Wah	101	Stoke Road	A5	4.1	Yes	1
House Of Hair	103	Stoke Road	A1	5	Yes	1
Vaporium	105	Stoke Road	A1	5.7	Yes	1
Solent Cleaners Ltd	107	Stoke Road	SG	5.5	Yes	1
Solent Funeral Services	109	Stoke Road	A1	5.1	Yes	1
Tai Yi Health Ltd	111	Stoke Road	D1	5.1	Yes	1
Solent Trichology	113A	Stoke Road	SG	5.3	Yes	1
United Lettings & Property Management	115	Stoke Road	A2	4.6	Yes	1
The Attic	117	Stoke Road	A1	5.5	Yes	1
Fenwicks	119	Stoke Road	A2	6.4	Yes	1
Bay Leaves	121	Stoke Road	A5	2.4	Yes	1
Rowans Books	123	Stoke Road	A1	3.8	Yes	1
The Rowans Hospice	125 - 127	Stoke Road	A1	16.3	Yes	1
Waitrose	129	Stoke Road	A1	32	Yes	1
Anytime Fitness	131a	Stoke Road	D2	19	Yes	1
Rowan's Hospice	131	Stoke Road	A1	19	Yes	1
Gosport Chiropractor	133	Stoke Road	D1	15	Yes	1
Tony's Fish	143	Stoke Road	A1	8.5	Yes	2
Co-Op Funerals	145-149	Stoke Road	A1	17	Yes	2
Solent Day Care	151	Stoke Road	D1	8	Yes	2
Rowlands Pharmacy	153	Stoke Road	A1	9	Yes	2
Gosport Best Kebab	155	Stoke Road	A5	5	Yes	2
	157	Stoke Road	SG	5	No	2
Maheek - Indian	159	Stoke Road	A5	4	Yes	2
Gourmet China	161	Stoke Road	A5	4	Yes	2
Refill Centre	163-165	Stoke Road	A1	10	Yes	2
Capita	2	Stoke Road	A2	14.5	Yes	2
Capita	4- 2a	Stoke Road	A2	16.5	Yes	2
Residential	6	Stoke Road	C3	10	Yes	2
Kong Cheung	8	Stoke Road	A1	5.1	Yes	2
South Coast Appliances	14	Stoke Road	A1	4.4	Yes	2

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Diva	16	Stoke Road	A1	3.5	Yes	2
Bobby's Pizza, Pasta & Grill	18	Stoke Road	A3	10.8	Yes	2
Beta Print	20	Stoke Road	A2	8	Yes	2
The Spice Lounge	22	Stoke Road	A3	5	Yes	2
Kismet Tandoori	24	Stoke Road	A5	4.5	Yes	2
Inked	26	Stoke Road	SG	4.6	Yes	2
The Salon	28	Stoke Road	A1	3.9	Yes	2
The Salon	30	Stoke Road	A1	6	Yes	2
Donnelly & Elliott	32 - 38	Stoke Road	A2	17.5	Yes	2
Sgw Accountancy	40	Stoke Road	A2	14	Yes	2
	42A	Stoke Road	A2	5.7	No	2
Leannes	42	Stoke Road	SG	5.7	Yes	2
Kitchen Worx	44	Stoke Road	A1	18	Yes	2
Aspire	46	Stoke Road	A2	7	Yes	1
Eckersley White	48	Stoke Road	A2	4.8	Yes	1
Td Books & War Games	50	Stoke Road	A1	4.8	Yes	1
Coffin Mew	60	Stoke Road	A2	13	Yes	1
Stoke Road Dental Practice	62	Stoke Road	D1	13	Yes	1
The Vine	64	Stoke Road	A4	16.5	Yes	1
The Medical Centre	66-68	Stoke Road	D1	15	Yes	1
Affinity	1	Stokeway	A1	4.8	Yes	1
Affinity	2	Stokeway	A1	5.2	Yes	1
Susans	3	Stokeway	A1	4.9	Yes	1
Inside Storey	4	Stokeway	A1	5.2	Yes	1
Lulu's	5	Stokeway	A3	5.2	Yes	1
Dimon	6	Stokeway	A2	5.1	Yes	1
Discount Beds	7 - 8	Stokeway	A1	4.5	Yes	1
Curves Fitness	10	Stokeway	D2	7	Yes	1

STOKE ROAD SUMMARY TABLE PRIMARY FRONTAGE

	Use Class	Metres	% of Total Frontage		
	A1	207.0	51.6		
	A2	61.4	15.3		
	A3	14.2	3.5		
	A4	16.5	4.1		
	A5	15.1	3.7		
	B1	0	0		
	Launderette	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	8.9	2.2		
	C3	0	0		
	D1	33.1	8.3		

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	D2	44.7	11.1			
	SG Non Commercial	0	0			
	Under Construction	0	0			
	Total	400.9	100			
	Vacant	3.8	0.9			
	Non A1/A2 Uses	132.5	33.05			
STOKE ROAD SUMMARY TABLE SECONDARY FRONTAGE						
	Use Class	Metres	% of Total Frontage			
	A1	303.5	42.2			
	A2	121.8	16.9			
	A3	28.7	4.0			
	A4	50.5	7.0			
	A5	34.5	4.8			
	B1	0	0			
	Launderette	0	0			
	Car Hire	0	0			
	Taxi Office	0	0			
	SG Commercial	19.3	2.7			
	C3	19.5	2.7			
	D1	114.7	15.9			
	D2	27.3	3.8			
	SG Non Commercial	0	0			
	Under Construction	0	0			
	Total	719.9	100			
	Vacant	84.8	11.7			
	Non A1/A2 Uses	294.5	40.9			

Lee on the Solent District Shopping Centre Survey Undertaken March 2016					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Hidden Treasures	53	High Street	A1	6.1	Yes
The Drapery Centre	57	High Street	A1	7.4	Yes
Phil's Sausages	59	High Street	A1	6.5	Yes
Golden Solent Chinese Restaurant	63 - 65	High Street	A3	7.4	Yes
Mandarin	67	High Street	A5	7.8	Yes
Eltikki Jewellers	71 - 73	High Street	A1	9.4	Yes
Made By Me	74	High Street	A1	17	Yes
Lee Florists	76	High Street	A1	5.8	Yes
Laneway Coffee	77	High Street	A3	5.5	Yes
Astrum Computers	80	High Street	A1	5.8	Yes
Mortgage Helpers	81	High Street	A2	6	Yes

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Solent Funeral Services	84	High Street	A1	6.4	Yes
Tony's Café/ Restaurant	83	High Street	A3	7	Yes
South Coast Floorings	86	High Street	A1	6.5	Yes
Andrew Collins Kitchen Design	85	High Street	A1	6	Yes
Chan's Optometrist	90	High Street	A1	6.1	Yes
Homeflair Diy	89	High Street	A1	7.5	Yes
Cottage Loaf	94	High Street	A1	7.9	Yes
Canine Plus Pet Shop	95	High Street	A1	6.2	Yes
The Real Estate Agency	99	High Street	A2	5.7	Yes
Subway	100	High Street	A1	7.1	Yes
Panache	103	High Street	A1	6.1	Yes
Solent World Travel	106	High Street	A1	8	Yes
Solent Mobility	107	High Street	A1	9.7	Yes
Sapori	108	High Street	A3	7.5	Yes
Barnardos	109	High Street	A1	5.2	Yes
Boots Pharmacy	111	High Street	A1	7.5	Yes
Fenwicks	114	High Street	A2	8	Yes
Eckersley White	118	High Street	A2	7.7	Yes
Co-Op Vista	119 - 129	High Street	A1	23.3	Yes
Sue Wassall	124	High Street	A1	7.6	Yes
The Fish Deli	126	High Street	A1	5	Yes
No sign on fascia (antiques shop)	128	High Street	A1	13.6	Yes
Boots Pharmacy	130 - 132	High Street	A1	19.2	Yes
N A Griffiths	133	High Street	A1	7.2	Yes
All Seasons	135,135a and 135b	High Street	A1	7.5	Yes
Karen's Plai	136	High Street	A5	6.5	Yes
	137	High Street	A2	17.7	No
Churchers	138	High Street	A2	6.7	Yes
The Book Shop	140 - 142	High Street	A1	6.9	Yes
	141 - 143	High Street	A1	9.7	No
Just Lucy	146 - 150	High Street	A1	9.3	Yes
The Tea Party	144	High Street	A3	9.3	Yes
Rowans Hospice	145 - 147	High Street	A1	7.5	Yes
British Legion (Drop in centre)	149-151 and 155	High Street	D1	10.3	Yes
The Strawberry Workshop	152	High Street	A1	5.4	Yes
Innovate	154	High Street	D1	4.8	Yes
Kelly's Bridal Couture	157	High Street	A1	3.5	Yes
Nikki Froud Hairdressing	158	High Street	A1	6	Yes
Solent Tandoori Balti House	159 - 161	High Street	A5	6.3	Yes
Jemco	165	High Street	A1	3.5	Yes
The Gentleman Barber's Room	167	High Street	A1	3.5	Yes
The Bathroom Shop	171	High Street	A1	3.7	Yes
SK Services Ltd	173	High Street	A1	3.5	Yes
Prospect Estate Agents	175	High Street	A2	6.4	Yes

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World Of Beauty	177	High Street	SG	6.1	Yes
Sue Ryder Care	179	High Street	A1	6.1	Yes
RPS Estate Agents	181	High Street	A2	6.2	Yes
Moto Mart	183	High Street	A1	6.6	Yes
Sports Goods Shipping Services	185	High Street	A1	5.5	Yes
Curzon	1	Marine Parade	A1	16	Yes
Vitalise	2-3	Marine Parade	A1	11	Yes
	4	Marine Parade	A1	5.2	No
Lee Convenience Store	5	Marine Parade	A1	5.2	Yes
Penguin Café	6	Marine Parade	A3	7.4	Yes
Solent Cycles	7	Marine Parade	A1	6.3	Yes
Shoe Deck	8	Marine Parade	A1	3.1	Yes
Bluebird Cafe	9	Marine Parade	A3	11	Yes
The Tea Room	1	Milvil Court	A3	8.6	Yes
Lee-On-The-Solent Dental Care	2	Milvil Court	D1	8.5	Yes
Finishing Touches	7	Milvil Court	A1	8.5	Yes
White Dog Gallery	8	Milvil Court	A1	8.3	Yes
Sea Chest	13	Milvil Court	A1	9.1	Yes
Finishing Touches Christmas	14	Milvil Court	A1	8.6	Yes
Emma	187	High Street	A1	10	Yes
Home Gifts Cabin	2	Milvil Road	A1	16.2	Yes
DDB Physiotherapy	1	Pier Street	D1	18.2	Yes
Solent Restaurant	4	Pier Street	A3	7.5	Yes
Oxfam	7	Pier Street	A1	5.8	Yes
Ladbrokes	8	Pier Street	SG	5.5	Yes
Penny Janes	9	Pier Street	A1	5.1	Yes
Blue Cobra	12	Pier Street	A3	5.3	Yes
Papillion	15 - 17	Pier Street	A1	11.2	Yes
Caffé Lee	16	Pier Street	A3	6.3	Yes
Solent Property Lawyers Ltd	20	Pier Street	A2	8	Yes
Cuts And Clobber	22	Pier Street	A1	6	Yes
Smart	23	Pier Street	A3	13	Yes
Crest Dry Cleaning	24	Pier Street	SG	3.4	Yes
Sweet Lee	26	Pier Street	A1	3.1	Yes
Tescos		Pier Street	A1	6.4	Yes

LEE-ON-THE-SOLENT SUMMARY TABLE

	Use Class	Metres	% of Total Frontage		
	A1	466.1	66.6		
	A2	64.7	9.2		
	A3	90.3	12.9		
	A4	0	0		
	A5	14.3	2.0		

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	B1	8	1.1		
	Launderette	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	15	2.1		
	C3	0	0		
	D1	41.8	6.0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	700.2	100		
	Vacant	35.7	5.1		
	Non A1/A2 Uses	169.4	24.2		

Alver Village Neighbourhood Centre Survey Undertaken April 2016

Unit name	Street Number	Road Name	Use Class	Frontage	Occupied
Alver Village Tesco's store	1	Alver Village Square	A1	61.3	Yes
Costa Coffee	2	Alver Village Square	A3	19.5	Yes
Jaffers Pharmacy	3	Alver Village Square	A1	9.4	Yes
Subway	4	Alver Village Square	A1	16	Yes

ALVER VILLAGE SUMMARY TABLE

	Use Class	Metres	% of Total Frontage		
	A1	86.7	81.6		
	A2	0	0		
	A3	19.5	18		
	A4	0	0		
	A5	0	0		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	106.2	100		
	Vacant	0	0		
	Non A1/ A2 Shopping Uses	19.5	18.4		

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**Alverstone Village Neighbourhood Centre
Survey Undertaken March 2016**

Unit name	Street Number	Road Name	Use Class	Frontage	Occupied
The Beauty Boutique (Beauty Salon)	2a	Church Road	SG	4.9	Yes
Huney Buns	2b	Church Road	A1	5.8	Yes
Brooks Bruce Ltd	6	Church Road	A2	4.9	Yes
The Village Barber Shop	6a	Church Road	A1	5.7	Yes
Village Fish Bar	13	Little Lane	A5	5.2	Yes
Harpers and Co	24	Village Road	A1	5.1	Yes
Alverstone Village Post Office	26	Village Road	A1	4.9	Yes
Village hardware /Solent Pet Supplies	42	Village Road	A1	4.9	Yes
One Stop	44/46	Village Road	A1	8.3	Yes
Little Palace	45	Village Road	A3	4.9	Yes
Darcy's Tea Room	47	Village Road	A3	4.5	Yes
Salutations of Alverstone	49	Village Road	A1	4.5	Yes
The Village Home	51	Village Road	A4	11.9	Yes
Vulumptuous Vintage	53	Village Road	A1	10.7	Yes

ALVERSTOKE VILLAGE SUMMARY TABLE

	Use Class	Metres	% of Total Frontage	
	A1	54.4	59.6	
	A2	4.9	5.4	
	A3	0	0	
	A4	17	18.6	
	A5	10.1	11.1	
	B1	0	0	
	Car Hire	0	0	
	Taxi Office	0	0	
	SG Commercial	4.9	5	
	C3	0	0	
	D1	0	0	
	D2	0	0	
	SG Non Commercial	0	0	
	Under Construction	0	0	
	Total	91.3	100	
	Vacant	0	0	
	Non A1/A2 Uses	32	35	

**Antice Court Twyford Drive Lee on the Solent
Survey Undertaken April 2016**

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Unit name	Street Number	Road Name	Use Class	Frontage	Occupied
Coop	Unit A	Anstice Court	A1	18.5	Yes
New Chip on the Block	Unit B1	Anstice Court	A5	7.3	Yes
T & J Solent	Unit B2	Anstice Court	A5	7.3	Yes
Ruby Alice	Unit C1	Anstice Court	A1	8.7	Yes
Ruby Alice	Unit C2	Anstice Court	A1	9.4	Yes
Eclipse Dental Studio	Unit C3	Anstice Court	D1	8	Yes

ANTICE COURT, TWYFORD DRIVE SUMMARY TABLE

	Use Class	Metres	% of Frontage	Total	
	A1	36.6	65.1		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	14.6	26.0		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	5	8.9		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	56.2	100		
	Vacant	0	0		
	Non A1/A2 Uses	19.6	34.9		

Beauchamp Avenue Neighbourhood Centre Survey undertaken April 2016

Unit name	Street number	Road name	Use Class	Frontage	Occupied
Silver Palace	130	Beauchamp Avenue	A5	7.3	Yes
Rowner Bakery	132	Beauchamp Avenue	A1	7	Yes
One Stop Community Store	134/136	Beauchamp Avenue	A1	14.1	Yes

BEAUCHAMP AVENUE SUMMARY TABLE

	Use Class	Metres	% of Frontage	Total	
	A1	21.1	74.3		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	7.3	25.7		
	B1	0	0		

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	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	28.4	100		
	Vacant	0	0		
	Non A1/A2 Uses	7.3	25.7		

**Brewers Lane Neighbourhood Centre
Survey undertaken April 2016**

Unit name	Street Number	Road Name	Use Class	Frontage	Occupied
Chewsy & Jacobses	68a	Brewers Lane	A1	5.8	Yes
Golden Peach	68	Brewers Lane	A5	7.6	Yes
The Hair Studio	66	Brewers Lane	A1	7	Yes
CMP	64	Brewers Lane	A1	7.2	Yes
Ladbrokes	62	Brewers Lane	A1	7.4	Yes

BREWERS LANE SUMMARY TABLE

	Use Class	Metres	% of Total Frontage	
	A1	20	57.1	
	A2	0	0	
	A3	0	0	
	A4	0	0	
	A5	7.6	21.7	
	B1	0	0	
	Car Hire	0	0	
	Taxi Office	0	0	
	SG Commercial	7.4	21	
	C3	0	0	
	D1	0	0	
	D2	0	0	
	SG Non Commercial	0	0	
	Under Construction	0	0	
	Total	35	100	
	Vacant	5.8	17	
	Non A1/A2 Uses	15	42.9	

**Brockhurst Road Neighbourhood Centre
Survey Undertaken March 2016**

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

BROCKHURST ROAD SUMMARY TABLE

	Use Class	Metres	% of Total Frontage	
	A1	117.2	84.8	
	A2	0	0	
	A3	0	0	
	A4	0	0	
	A5	21	15.2	
	B1	0	0	
	Car Hire	0	0	
	Taxi Office	0	0	
	SG Commercial	0	0	
	C3	16.9	12	
	D1	0	0	
	D2	0	0	
	SG Non Commercial	0	0	
	Under Construction	0	0	
	Total	138.2	112	
	Vacant	9.5	7.1	
	Non A1/A2 Uses	37.9	12.0	

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Bury Cross Neighbourhood Centre Survey Undertaken March 2016					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Co-op	95	Bury Road	A1	14.7	Yes
Gosport Chiropractic Clinic (Foot clinic)	97	Bury Road	D1	5.8	Yes
Gosport Chiropractic Clinic (Foot Clinic)	99	Bury Road	D1	10.0	Yes
Munchies	101	Bury Road	A3	7.5	Yes
Andy Biggs Windsurfing	103	Bury Road	A1	7.4	Yes
Domino's Pizza	2&6	The Avenue	A5	15.3	Yes
Washeteria	10	The Avenue	SG	6.0	Yes
Beyond The Fringe	14	The Avenue	A1	5.7	Yes
BURY CROSS SUMMARY TABLE					
	Use Class	Metres	% of Total Frontage		
	A1	27.8	33.1		
	A2	0	0.0		
	A3	7.5	9		
	A4	0	0		
	A5	26.9	32.0		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	6.0	7		
	C3	0	0		
	D1	15.8	18.8		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	84	100		
	Vacant	0	0.0		
	Non A1/A2 Uses	56.2	66.9		

Carisbrooke Road Neighbourhood Centre Survey Undertaken April 2016					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Gosport Heating Services Ltd	43	Carisbrooke Road	A1	7.4	Yes
The Lime Tree	45	Carisbrooke Road	A5	7.8	Yes
The Sun Temple	47	Carisbrooke Road	SG	7.6	Yes
Peking and Cantonese Cuisine - TSE's	49	Carisbrooke Road	A5	7.3	Yes
Peel's Chippy	51	Carisbrooke Road	A5	7.7	Yes
Music Room	51b	Carisbrooke Road	D2	6.3	Yes
News Shop	53	Carisbrooke	A1	7.6	Yes

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		Road			
Morgan's Barbers	55	Carisbrooke Road	A1	7.4	Yes
Norma Jeans	57	Carisbrooke Road	A1	7.6	Yes
Rowner Grill	59	Carisbrooke Road	A5	7.6	Yes
Co-op	61	Carisbrooke Road	A1	5.6	Yes
CARISBROOKE ROAD SUMMARY TABLE					
	Use Class	Metres	% of Total Frontage		
	A1	35.6	44.6		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	30.4	38		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	7.6	10		
	C3	0	0		
	D1	0	0		
	D2	6.3	8		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	79.9	100		
	Vacant	0	0		
	Non A1/A2 Uses	44.3	55.4		

Dartmouth Court Priddy's Hard Neighbourhood Centre Survey Undertaken April 2016					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Co Op	1	Dartmouth Court	A1	6.2	Yes
	2	Dartmouth Court	A1	8.1	No
The Natural Pet Pantry	3	Dartmouth Court	A1	7.4	Yes
Oriental Harbour	4	Dartmouth Court	A5	7.4	Yes
DARTMOUTH COURT SUMMARY TABLE					
	Use Class	Metres	% of Total Frontage		
	A1	35.5	83		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	7.4	17		
	B1	0	0		

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	Laundrette	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction		0		
	Total	42.9	100		
	Vacant	0	0		
	Non A1/A2 Uses	7.4	17		

Elson Road Neighbourhood Centre Survey Undertaken April 2016

Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Akash Balti	148	Elson Road	A5	4.3	Yes
Millennium Balti	150	Elson Road	A5	4.4	Yes
Causeway Bay Chinese	152	Elson Road	A5	4.6	Yes
ABC	154	Elson Road	A1	4.4	Yes
	107	Elson Road	A1	5.7	No
Elson Fish Shop	109	Elson Road	A5	5.5	Yes
	111	Elson Road	A4	14.1	No
	113	Elson Road	A5	4.2	No
One Stop Shop	115-117	Elson Road	A1	21.72	Yes
* Works ongoing at time of survey					

ELSON ROAD SUMMARY TABLE

Use Class	Metres	% of Total Frontage
A1	26.12	38
A2	0	0
A3	0	0
A4	14.1	20
A5	23.09	33
B1	0	0
Car Hire	0	0
Taxi Office	0	0
SG Commercial	5.7	8.0
C3	0	0
D1	0	0
D2	0	0
SG Non Commercial	0	0
Under Construction	0	0
Total	69.01	100
Vacant	18.39	26.6

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	Non A1/A2 Uses	42.89	62		
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Forton Road/Bedford Street Neighbourhood Centre Survey Undertaken March 2016

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

FORTON ROAD/BEDFORD STREET SUMMARY TABLE

	Use Class	Metres	% of Total Frontage		
	A1	70.3	85.8		
	A2	11.6	14.2		
	A3	0	0		
	A4	0	0		
	A5	0	0		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	81.9	100		
	Vacant	0	0		
	Non A1/A2 Uses	0	0		

Forton Road/Parham Road Neighbourhood Centre Survey Undertaken April 2016

Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
	47	Forton Road	A1	4.2	No
Beauty Lounge	49	Forton Road	A1	5.9	Yes

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ARC	51	Forton Road	SG	4.5	Yes
Millenium Balti	53	Forton Road	A5	5.9	Yes
Stephensons clearances	55	Forton Road	A1	8.8	Yes
Trevor Pope Motorcycles	55a-57-59	Forton Road	SG	18.5	Yes
Frankies Barber Shop	59a/61	Forton Road	A1	8.7	Yes
Mace - Sairon of Gosport	63 and 65	Forton Road	A1	8.5	Yes
Yummies Kebab House	67	Forton Road	A5	4.9	Yes
	69	Forton Road	A1	4.4	No
Mr Woon	71	Forton Road	A5	4.8	Yes
Spice Hut	73	Forton Road	A5	5.1	Yes
The Five Alls	75	Forton Road	A4	9.1	Yes
Gosport Workout	79-83	Forton Road	D2	14.6	Yes
Dr Ink	85		A1	6.4	Yes
Irina's Sewing Room	87	Forton Road	A1	5.1	Yes
	89	Forton Road	A1	5.2	No
	91	Forton Road	SG	5.4	No
Grace James hair	93	Forton Road	A1	5.3	Yes
Mamas Baps	95	Forton Road	A1	4.7	Yes
Co -op	32 Unit 1	Forton Road	A1	12	Yes
Pizza Hut	32 Unit 2	Forton Road	A5	10	Yes

FORTON ROAD/PARHAM ROAD SUMMARY TABLE

	Use Class	Metres	% of Total Frontage		
	A1	67.0	41.3		
	A2	6.4	4		
	A3	0	0		
	A4	9.1	5.6		
	A5	30.7	18.9		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	34.3	21.2		
	C3	0	0		
	D1	0	0		
	D2	14.6	9		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	162.1	100		
	Vacant	19.2	11.8		
	Non A1/A2 Uses	88.7	58.7		

Forton Road/The Crossways Neighbourhood Centre Survey Undertaken March 2016

Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Marks of Distinction	147	Forton Road	SG	4.8	Yes

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	147a	Forton Road	A1	4.5	No
Alver Veterinary Surgery	148	Forton Road	D1	5	Yes
Chimes	149	Forton Road	A1	5.3	Yes
Dimons	150	Forton Road	SG	7.4	Yes
TS Gowns	151	Forton Road	A1	4.2	Yes
Kwik Fit	152	Forton Road	B1	27	Yes
Sue Ryder Care	153	Forton Road	A1	6	Yes
Sue Ryder Care	159-161	Forton Road	A1	12	Yes
Staceys	163	Forton Road	A5	5.8	Yes
Roxy Lou's	165a	Forton Road	A1	4.6	Yes
	165	Forton Road	A1	4.6	No
	165b	Forton Road	A1	4.1	No
McColls	175/177	Forton Road	A1	9.2	Yes
Labour Party Offices	179	Forton Road	A2	4.7	Yes
Oriental Kitchen	181	Forton Road	A5	5.1	Yes
Lidl Foodstore	160	Forton Road	A1	35	Yes

FORTON ROAD/THE CROSSWAYS SUMMARY TABLE

	Use Class	Metres	% of Total Frontage		
	A1	89.9	60.1		
	A2	4.7	3		
	A3	0	0		
	A4	0	0		
	A5	10.9	7.3		
	B1	27	18		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	12.2	8.1		
	C3	0	0		
	D1	5	3.3		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	149.7	100		
	Vacant	13.7	9.2		
	Non A1/A2 Uses	59.8	40		

Gregson Avenue Neighbourhood Centre Survey Undertaken April 2016

Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Cut Above The Rest (Dog Grooming)	54	Gregson Avenue	SG	5.4	Yes
Essentials Hardware and Maintenance Services	56	Gregson Avenue	A1	5.8	No
Salon Fifty Eight	58	Gregson Avenue	A1	5.5	Yes

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Gentry Barbers	60	Gregson Avenue	A1	5.5	Yes
Curry Garden	62	Gregson Avenue	A5	5.5	Yes
San Bags	64	Gregson Avenue	A1	5.2	No
The Offy	66	Gregson Avenue	A1	5.6	Yes
New Golden Wok	68	Gregson Avenue	A5	5.3	Yes
Gregson Grill	70	Gregson Avenue	A5	5.6	Yes
Grove Chambers	72	Gregson Avenue	SG	5.4	Yes
Mel's Chippy	74	Gregson Avenue	A5	5.6	Yes
Food plus Booze	76	Gregson Avenue	A1	5.3	Yes
Ladbrokes	78	Gregson Avenue	SG	5.7	Yes
Essentials	80	Gregson Avenue	A1	5.6	Yes
Revitalise	82	Gregson Avenue	A1	7.5	Yes
Co-op	84	Gregson Avenue	A1	15	Yes

GREGSON AVENUE SUMMARY TABLE

	Use Class	Metres	% of Total Frontage		
	A1	69.3	64.3		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	22	20.4		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	16.5	15.3		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	108	100		
	Vacant	11	10.2		
	Non A1/A2 Uses	38.5	35.7		

Nobes Avenue Neighbourhood Centre Survey Undertaken April 2016

Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Kev Jones	176	Nobes Avenue	A1	7.2	Yes
Kev Jones	178	Nobes Avenue	A1	7	Yes
Kev Jones	180	Nobes Avenue	A1	7.2	Yes
Rowlands	182	Nobes Avenue	A1	6.8	Yes

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The Chinese Food Centre	184	Nobes Avenue	A5	7.5	Yes
Martins	186	Nobes Avenue	A1	7.1	Yes
Snipitz	188	Nobes Avenue	A1	7.3	Yes
V.R.Richards	190	Nobes Avenue	A1	7.4	Yes
	192	Nobes Avenue	SG	7.2	No
Mikes Chippy	194	Nobes Avenue	A5	7.1	Yes

NOBES AVENUE SUMMARY TABLE

	Use Class	Metres	% of Total Frontage		
	A1	50.1	69.7		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	14.6	20.3		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	7.2	10		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	71.9	100		
	Vacant	7.2	10		
	Non A1/A2 Uses	21.8	30.3		

Palmyra Road Neighbourhood Centre Survey Undertaken April 2015

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

PALMYRA ROAD SUMMARY TABLE

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

Portsmouth Road Neighbourhood Centre Survey Undertaken March 2016

Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Lee	164	Portsmouth Road	A1	6.1	Yes
Kestral Tea & Cake	166	Portsmouth Road	A3	6.1	Yes
Sports Injury Clinic	170	Portsmouth Road	D1	6.4	Yes
Top Knot	172	Portsmouth Road	A1	6.3	Yes
Lee-on-the-Solent Chip Shop	174	Portsmouth Road	A5	6.8	Yes
Sandcastle Yarns	176	Portsmouth Road	A1	11.4	Yes

PORTSMOUTH ROAD SUMMARY TABLE

	Use Class	Frontage Length Metres	% of Total Frontage		
	A1	23.8	55.2		
	A2	0	0		
	A3	6.1	14		
	A4	0	0		
	A5	6.8	16		
	B1	0	0		
	Laundrette	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		

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	SG Commercial	0	0		
	C3	0	0		
	D1	6.4	15		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	43.1	100		
	Vacant	0	0		
	Non A1/A2 Uses	19.3	44.8		

**Queens Parade Neighbourhood Centre
Survey Undertaken March 2016**

Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
The Co-op	151	Privett Road	A1	16	Yes
Richard 1st	153 & 155	Privett Road	A1	7.6	Yes
Lloyds Chemist	157	Privett Road	A1	7.7	Yes
Coral	159	Privett Road	SG	7.9	Yes
Queens Parade News	161 & 163	Privett Road	A1	7.3	Yes
Queens Parade Kitchen	165a	Privett Road	A5	4.1	Yes
Queens Parade Fisheries	165b	Privett Road	A5	4.2	Yes

QUEENS PARADE SUMMARY TABLE

	Use Class	Metres	% of Total Frontage		
	A1	38.6	24.8		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	8.3	5.3		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	109	70		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	155.9	100		
	Vacant	0	0		
	Non A1/A2 Uses	117.3	75.2		

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Rowner Lane Neighbourhood Centre Survey Undertaken March 2016					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Rowner Fish & Chips	145	Rowner Lane	A5	5.5	Yes
Boots Pharmacy	147	Rowner Lane	A1	5.5	Yes
Beautilicious	149	Rowner Lane	A1	5.5	Yes
Computer Home Security	151	Rowner Lane	A1	5.4	Yes
Rowner News	153	Rowner Lane	A1	5.3	Yes
Hardware & Garden	155	Rowner Lane	A1	5.6	Yes
Maggie's Bakery	157	Rowner Lane	A1	5.4	Yes
Sun City Take away	159	Rowner Lane	A5	5.6	Yes

ROWNER LANE SUMMARY TABLE				
	Use Class	Metres	% of Total Frontage	
	A1	32.7	74.7	
	A2	0	0	
	A3	0	0	
	A4	0	0	
	A5	11.1	25.3	
	B1	0	0	
	Car Hire	0	0	
	Taxi Office	0	0	
	SG Commercial	0	0	
	C3	0	0	
	D1	0	0	
	D2	0	0	
	SG Non Commercial	0	0	
	Under Construction	0	0	
	Total	43.8	100	
	Vacant	0	0	
	Non A1/A2 Uses	11.1	25.3	

Rowner Road Neighbourhood Centre Survey Undertaken March 2016					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Co-Op	5 & 7	Rowner Road	A1	16.3	Yes
Darrens Barber	9	Rowner Road	A1	5.9	Yes
Co-Op	11	Rowner Road	A1	5.5	Yes
	13	Rowner Road	SG	5.6	No
By Arrangement	15	Rowner Road	A1	5.3	Yes
Sultan Grill	17	Rowner Road	A5	5.5	Yes

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Rosie's Café	19	Rowner Road	A3	7.6	Yes
Fat Sub	23b	Rowner Road	A5	5.5	Yes
Get Crafty	23a	Rowner Road	A1	5.5	Yes
Masala Indian Takeaway	23	Rowner Road	A5	8.4	Yes
	25	Rowner Road	A1	4.6	No
Vets4Pets	27	Rowner Road	D1	9.5	Yes
Andrew Smith	29	Rowner Road	A1	4.7	Yes
Jumbo	31	Rowner Road	A5	4.9	Yes
ROWNER ROAD SUMMARY TABLE					
	Use Class	Metres	% of Total Frontage		
	A1	47.8	50.4		
	A2	0	0		
	A3	7.6	8		
	A4	0	0		
	A5	24.3	25.6		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	5.6	6		
	C3	0	0		
	D1	9.5	10		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	94.8	100		
	Vacant	10.2	10.8		
	Non A1/A2 Uses	47	49.6		

St. Nicholas Avenue Neighbourhood Centre Survey Undertaken March 2016					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Elly's Wine Store	69	St. Nicholas Avenue	A1	4.8	Yes
Soft Machine Tattoo	71	St. Nicholas Avenue	SG	5	Yes
	73	St. Nicholas Avenue	A1	5.4	No
Revolution Hair Designers	75	St. Nicholas Avenue	A1	5.1	Yes
Maggie's Kitchen	77	St. Nicholas Avenue	A5	5.1	Yes
H & D Fish and Chips	79	St. Nicholas Avenue	A5	5.6	Yes
ST. NICHOLAS AVENUE SUMMARY TABLE					
	Use Class	Metres	% of Total Frontage		
	A1	15.3	49.4		
	A2	0	0		
	A3	0	0		

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	A4	0	0		
	A5	10.7	34.5		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	5	16		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	31	100		
	Vacant	1	3.2		
	Non A1/A2 Uses	15.7	50.6		

Tukes Avenue Neighbourhood Centre Survey Undertaken April 2016					
Unit Name	Street Number	Road Name	Use Class	Frontage	Occupied
Kev Jones	1&2	Tukes Avenue	A1	14.3	Yes
Welcome Co Op	3&4	Tukes Avenue	A1	16.6	Yes
TUKES AVENUE SUMMARY TABLE					
	Use Class	Metres	% of Total Frontage		
	A1	30.9	100		
	A2	0	0		
	A3	0	0		
	A4	0	0		
	A5	0	0		
	B1	0	0		
	Car Hire	0	0		
	Taxi Office	0	0		
	SG Commercial	0	0		
	C3	0	0		
	D1	0	0		
	D2	0	0		
	SG Non Commercial	0	0		
	Under Construction	0	0		
	Total	30.9	100		
	Vacant	0	0		
	Non A1/A2 Uses	0	0		

Gosport Borough Council is committed to equal opportunities for all.

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