

Gosport Borough Council

Authority Monitoring Report

December 2019



GOSPORT
Borough Council

Gosport Borough Local Plan 2011 – 2029

Authority Monitoring Report

December 2019

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ABBREVIATIONS

AMR	Authority Monitoring Report
AVCP	Alver Valley Country Park
BRT	Bus Rapid Transit
CIL	Community Infrastructure Levy
DfT	Department for Transport
DIO	Defence Infrastructure Organisation
ESCP	Eastern Solent Coastal Partnership
GBC	Gosport Borough Council
GBLP or GBLP 2011-2029	Gosport Borough Local Plan 2011-2029 (Adopted October 2015)
GBLP2036	The forthcoming Gosport Borough Local Plan 2036
HAZ	Heritage Action Zone
HCA	Homes and Communities Agency
HCC	Hampshire County Council
IDP	Infrastructure Delivery Plan
IFS	Infrastructure Funding Statement
LCWIP	Local cycling and walking infrastructure plans
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
MHCLG	Ministry of Housing, Communities and Local Government
MoD	Ministry of Defence
NPPF	National Planning Policy Framework (last updated June 2019)
PDL	Previously Developed Land
PfSH	Partnership for South Hampshire
PPG	Planning Practice Guidance
RSPB	Royal Society for the Protection of Birds
SCI	Statement of Community Involvement
SEEDA	South East England Development Agency
SHLAA	Strategic Housing Land Availability Assessment
SINC	Site of Important for Nature Conservation
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest

1.0 INTRODUCTION

Role of the Authority Monitoring Report

- 1.1 This Authority Monitoring Report (AMR), published December 2019, monitors the policies and proposals of the Gosport Borough Local Plan 2011-2029 (GBLP). The GBLP was adopted by the Council on 14th October 2015.
- 1.2 Regular monitoring helps to assess the effectiveness of the Council's planning strategy, helps identify emerging trends and issues which may require a review of policy and assists in supporting an up to date evidence base.
- 1.3 The Council produces the AMR every year in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the National Planning Policy Framework (2019).
- 1.4 The AMR looks at the delivery of the policies in the adopted GBLP and uses the Output Indicators shown in Table 13.1 (page 219) of the Local Plan to measure progress.
- 1.5 The monitoring period reported in this year's AMR relates to **1st April 2018 to 31st March 2019** unless specifically stated. This approach is supported by advice in Planning Practice Guidance (PPG).
- 1.6 Previous AMR's are available to view on the Council's website at:
www.gosport.gov.uk/AMR

2.0 LOCAL DEVELOPMENT DOCUMENTS

Local Development Scheme (LDS)

- 2.1 The Council published its LDS in November 2018. This document sets out a framework for the preparation of development plan documents including the timetable for the review of the Gosport Borough Local Plan 2036 (GBLP 2036). The document will be reviewed in 2020. It sets out key dates relating to those planning documents identified in the LDS and can be seen at: www.gosport.gov.uk/ldf

Gosport Borough Local Plan 2036

- 2.2 The Council is currently reviewing the adopted GBLP. The revised local plan will have regard to changes in national planning policy, the Partnership for South Hampshire (PfSH) Spatial Position Statement (published 2016) and the revised position statement which is currently being prepared. The GBLP 2036 is at the evidence gathering stage. The latest information about the GBLP 2036 is available at: www.gosport.gov.uk/GBLP2036

Adopted Supplementary Planning Documents

- 2.3 The Council has adopted a number of Supplementary Planning Documents (SPDs) focusing upon specific issues within the Borough, these are set out below and can be found at: www.gosport.gov.uk/spd
- The Marine Parade Area of Special Character SPD (adopted May 2007);
 - The Daedalus SPD (adopted September 2011);
 - The Design SPD (adopted February 2014);
 - The Parking SPD (adopted February 2014);
 - The Gosport Waterfront and Town Centre SPD (adopted March 2018); and
 - The Lee West Area of Special Character SPD (adopted July 2019).
- 2.4 The Lee West Area of Special Character SPD provides additional planning guidance to future developments within the Lee West area. The SPD was subject to a 6 week consultation between 25th March and 10th May 2019. Following this, an amended SPD was adopted by the Council at the Economic Development Board on 3rd July 2019.

Community Infrastructure Levy: Charging Schedule

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

Statement of Community Involvement

- 2.6 The Statement of Community Involvement (SCI) was adopted by the Council in March 2019. The SCI sets out how the Council engages with members of the public, local businesses and wider stakeholders during the preparation of all planning policy

documents and planning applications received by the Council. The adopted SCI can be seen at: www.gosport.gov.uk/sci

Duty to Cooperate and Statements of Common Ground

- 2.7 The Localism Act 2011 sets out the statutory framework regarding the duty to co-operate. The duty to co-operate covers a number of public bodies and these are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Further information is contained in the National Planning Policy Framework (NPPF) (paragraphs 24 – 27, NPPF 2019).
- 2.8 Local authorities are under a Duty to Co-operate with each other and with other prescribed bodies on strategic matters such as housing, economic growth, transport and infrastructure provision which have cross-boundary implications. This needs to be undertaken constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters.
- 2.9 In South Hampshire, there is a long history of cross-boundary working between local authorities and their strategic partners. The Borough Council has been a founding member of the Partnership for Urban South Hampshire (PUSH) which was formed in 2003 and renamed the Partnership for South Hampshire (PfSH) in 2019. The PfSH includes twelve local authorities¹ and closely collaborates with the Solent Local Enterprise Partnership, the Environment Agency, Natural England and Homes England.
- 2.10 Work undertaken by the PfSH has been a core element in demonstrating collaborative working on strategic cross boundary issues between the various local authorities within the sub-region. The role of the PfSH was a critical element cited in the Council's Duty to Cooperate Statement (2014) produced for the Examination in Public for the current GBLP. This sets out how the Borough Council works with its neighbouring partners and other key organisations on common issues. The Duty to Co-operate Statement can be found on the Council's webpage².
- 2.11 In June 2016 the South Hampshire Spatial Position Statement was published, it sets out development targets for each Council to 2034. It is based on significant cross-boundary evidence and will assist local authorities in meeting the duty to cooperate on strategic and cross-boundary matters. Further work is currently being undertaken to update the evidence base to take into account the provisions of the latest NPPF. This will inform a new spatial strategy covering the period to 2036 with a long term vision to 2050. The document will also represent a multi-lateral statement of common ground.
- 2.12 A number of key initiatives have been developed through partnership working across the Solent area. A good example has been the Bird Aware Solent project which is made up of fifteen local authorities (including Gosport Borough Council), Natural England, RSPB, Hampshire and Isle of Wight Wildlife Trust and the Chichester Harbour Conservancy. In 2018 the project won an award for environmental conservation at the Royal Town Planning Institute South East annual awards. In 2019, the project won the award for

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

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

planning for the natural environment at The Planning Awards. Information about the Bird Aware Solent project can be seen at: www.birdaware.org

- 2.13 The NPPF (2019) contains the requirement to prepare a Statement of Common Ground which documents the cross-boundary matters being addressed and sets out the progress made in addressing these issues. The Statement of Common Ground will be made publicly available as part of the plan-making process.
- 2.14 Statements of Common Ground are prepared and maintained on an on-going basis throughout the plan making process. The advice in the PPG is that as a minimum these statements should be published when the area covered and the governance arrangements for the co-operation process have been identified and the substantive matters to be addressed have been determined. The Statement of Common Ground can then be used to identify any outstanding matters that will need to be addressed and the process for reaching agreements and where possible an indication of when such statements are likely to be updated.
- 2.15 The Statement of Common Ground should be published once the draft Local Plan has been published in order to show how collaborative working has been undertaken and these should be kept up to date. At this stage work has begun on the following statements:
- Partnership for South Hampshire (multi-lateral statement covering the South Hampshire sub-region); and
 - Fareham Borough Council (bi-lateral statement covering cross-boundary issues).

3.0 REGENERATION AREAS AND OTHER KEY DEVELOPMENT SITES

Overview

3.1 *Policy LP3: Spatial Strategy* of the GBLP makes provision for employment, housing and retail development to be delivered over the plan period. The quantum of development is set out below:

Figure 1: Policy LP3 Spatial Strategy 2011-2029

GBLP 2011-2029: Quantum of Development	
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. 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 necessary to meet the needs of the Borough’s residents, businesses and visitors over the plan period.

3.3 A key asset to delivering Gosport’s regeneration strategy is its rich and unique historic heritage. In recognition of this Gosport has been chosen as a Heritage Action Zone (HAZ), one of only 18 in the country. Historic England and the Council work with a range of partners to unlock the potential of these areas including attracting funding to help deliver regeneration projects. The HAZ is a five year programme and began in April 2019.

3.4 The Regeneration Areas identified in policy LP3 include major redevelopment proposals on sites in the following locations:

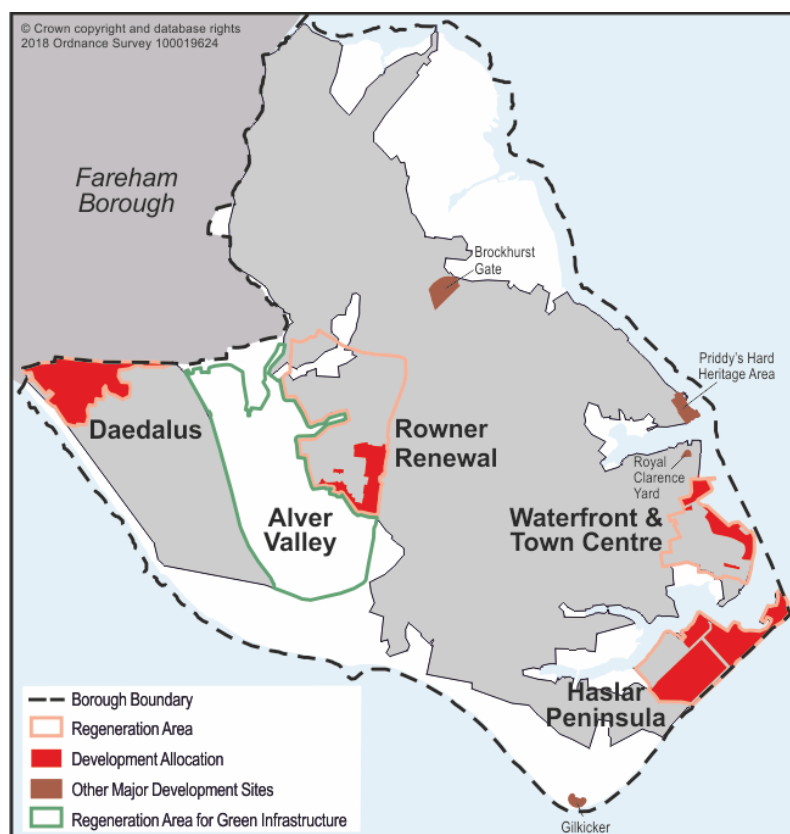
- Gosport Waterfront and Gosport Town Centre (policy LP4);
- Daedalus (policy LP5);
- Haslar Peninsula (policy LP6); and
- Rowner (policy LP7).

3.5 In addition to these areas, the GBLP also allocates a Regeneration Area for Green Infrastructure to form the Alver Valley Country Park (policy LP8).

3.6 These regeneration areas are shown in figure 2 and the progress of development for each is set out in this chapter.

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

Figure 2: Regeneration Areas and Other Major Development sites in Gosport



Monitoring

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

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	
LP3: Spatial Strategy	
LP4: Gosport Waterfront & Town Centre	
LP5: Daedalus	
LP6: Haslar Peninsula	
LP7: Rowner	
LP8: Alver Valley	
LP9A-E: Allocations outside of the Regeneration Areas	
Indicators	
<ul style="list-style-type: none"> • The number of net additional dwellings as set out in policy LP3 • Housing supply & trajectory • The amount and type of net additional employment floorspace • The amount of retail development • Assessment of progress in each Regeneration Area and other allocations in the GBLP 	

Targets

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

Gosport Waterfront and Town Centre (Policy LP4)

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

Residential

GBLP Indicator: The number of net additional dwellings 2011-2019

Completions 2011-2019	Completions 2018-19	Outstanding permissions	Outstanding allocation (policy LP4)
87	4	34	579 – 779

3.10 During the monitoring period there were 4 completions and there are currently 34 outstanding permissions.

Employment

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

Completions 2011-2019	Completions 2018-19	Outstanding permissions	Outstanding allocations (policy LP4)
-6,986	0	0	33,000

3.11 The Local Plan recognises that new employment floorspace will be developed which will potentially increase employment but result in no overall net gain in floorspace. However, the new units created will be more suited to modern business needs. The minus completions figure accounts for the demolitions of floorspace on land at Mumby Road which now accommodates the Aldi store and adjacent flatted development. There were no additional floorspace completions for the 2018-19 monitoring period.

Retail

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

Completions 2011-2019	Completions 2018-19	Outstanding permissions	Outstanding allocations (policy LP4)
1,550	0	1,106	4,675

- 3.12 In November 2015 planning permission (planning application 14/00076/FULL) was granted for the hybrid application at the site of the Aldi store comprising of a 1,550m² A1 store and a single commercial unit of 275m² for class A1, A2, A3, A4, A5, B1 or D1 uses and 48 residential units. The class A1 food store opened in June 2015 with the 275m² of commercial floorspace outstanding. Planning permission was then granted and has since been implemented to extend the Aldi car park (planning application 18/00216/FULL, decision granted 25.07.2018), the 275m² is therefore no longer available for retail or commercial use so has been deducted from the outstanding permissions figure.
- 3.13 There were no new retail completions for the 2018-19 monitoring period.
- 3.14 Planning permission was granted for a change of use from B1 to a 54 bedroom hotel in the High Street, Gosport on 19th January 2017 (planning application 16/00396/FULL). In July 2018 planning permission was granted for a larger scheme comprising of a 70 bedroom hotel with ancillary bar/café and retail (class A1) (planning application 18/00131/FULL). This proposal replaces the previously permitted scheme and is currently under construction.
- 3.15 On the 31st January 2019 planning permission was granted for the erection of an extension to the Morrison's store in Walpole Road, Gosport (planning application 18/00371/FULL). When built, the scheme will result in an extension of 1,106 sq. m to the store and alterations to the car park.

Daedalus Regeneration Area (Policy LP5)

- 3.16 Policy LP5 makes provision for 75,000m² (gross) employment floorspace comprising of B1, B2 and B8 uses, a range of leisure and recreational facilities, a small amount of retail and up to 350 dwellings. The key information regarding the planning history at Daedalus is set out below:

Planning History

Planning application no.	Comments	Date approved
15/00247/FULL	Planning permission was granted for 8,947m ² of B1, B2 or B8 floorspace at Daedalus Park which is in addition to the area granted outline consent (below in 11/00282/OUT) and this scheme has been completed.	October 2015
11/00282/OUT	An outline planning application was submitted by SEEDA (superseded by HCA, now Homes England). The proposal was for an employment-led mixed use scheme of 69,992m ² of commercial floorspace (Classes B1, B2 and B8); up to 1,075m ² of retail	January 2016

	(Classes A1, A2, A3 and/or A4) with A1 retail uses restricted to no more than 200m ² ; up-to 200 residential units (Class C3); up to 32 units of care accommodation (Class C2); up to 1,839m ² of community use (Class D1); up to 8,320m ² of hotel use (Class C1); up to 2,321m ² of Leisure (Class D2); new and upgraded vehicular and pedestrian access arrangements; hard standing and car parking, open space provision and landscaping.	
17/00100/FULL	Planning permission was granted for the erection of a single storey building for B1, B2 and B8 uses totalling 1,590 m ² at Daedalus Park Site B (South). This part of the site forms part of the area covered by the outline consent.	September 2017
17/00101/FULL	Planning permission was granted for 3,583m ² of B1, B2 and B8 uses on Daedalus Park Site B (North), this scheme is also located in part of the area covered by the outline consent. At 1st April 2019, 3,583m ² of employment floorspace was under construction.	February 2018

Residential

GBLP Indicator: The number of net additional dwellings

C3 dwellings			
Completions 2011 – 2019	Completions 2018-19	Outstanding permissions	Outstanding allocation in policy LP5
101	0	200	49

- 3.17 In total 200 C3 residential units have been permitted at Daedalus (planning application 17/00592/DETS) and are currently outstanding but under construction.

C2 Residential Institutions (C3 dwelling equivalent)			
Completions 2011 – 2019	Completions 2018-19	Outstanding permissions as C3 equivalent	Outstanding permissions as C2 units
0	0	18	32

- 3.18 In addition 32 C2 (Residential Institutions) bedrooms were permitted, this is equivalent to 18 C3 dwellings³. These C2 units are also outstanding and are monitored separately as above.

Employment

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

Total Completions 2011-2019	Annual Completions 2018-19	Outstanding permissions	Outstanding allocations (policy LP5)	Total
8,947	0	69,992	0	78,939

³ Using the Governments methodology for calculating dwelling house equivalents for the Housing Delivery Test.

3.19 The total figure for employment floorspace at Daedalus exceeds the 75,000m² (gross) set out in policy LP5. The breakdown is included in figure 3:

Figure 3: Breakdown of employment planning permissions at Daedalus

Planning application number	Date Permitted	Location	Permitted Floorspace (m ²)	Completed Floorspace (m ²)	Comment
OUTLINE PLANNING PERMISSION					
11/00282/OUT	28.01.2016	Daedalus	69,992	0	
DETAILED PERMISSIONS RELATING TO OUTLINE PERMISSION ABOVE (11/00282/OUT)					
17/00100/FULL	01.09.2017	Daedalus Park (Site B South)	1,590	0	Construction commenced. Site within the boundary of planning application 11/00282/OUT
17/00101/FULL	08.02.2018	Daedalus Park (Site B North)	3,583	0	Site within the boundary of planning application 11/00282/OUT
FULL PLANNING APPLICATION (OUTSIDE OF THE OUTLINE CONSENT DETAILED ABOVE)					
15/0247/FULL	21.10.2015	Daedalus Park	8,947	8,947	Outside of the boundary of the outline consent
Total			78,939	8,947	

Commercial

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

Completions 2011-2019	Completions 2018-19	Outstanding permissions	Outstanding allocations (policy LP5)
0	0	1,075	0

Haslar Peninsula (Policy LP6)

3.20 There are three principal areas forming Haslar Peninsula:

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

Royal Hospital Haslar

3.21 Outline planning permission was granted in September 2014 for the comprehensive redevelopment and re-use of the site (planning application 12/00591/OUT). The proposed scheme includes a wide range of uses and incorporates medical and care facilities, a hotel (with up to 78 beds), a church, convenience store, health centre, tearoom, restaurant, office and business units, 286 residential units and 244 self-contained retirement units.

- 3.22 Planning permission (reserved matters) was granted in October 2015 (planning application 14/00491/DETS); this permission relates to the reserved matters details for the hospital building. In addition, planning permission was granted in December 2015 for details for the waterside area (north) (planning application 15/00117/DETS). Planning permission (reserved matters) was granted in March 2019 for further details related to the redevelopment of the site (planning application 15/00683/DETS). There have also been a number of other planning permissions granted in relation to temporary buildings.

GBLP Indicator: The number of net additional dwellings

C3 dwellings			
Completions 2011 – 2019	Completions 2018-19	Outstanding permissions	Outstanding allocation in policy LP6
17	0	269	14

- 3.23 In total 286 C3 residential units have been permitted at Royal Hospital Haslar. No units were completed in this monitoring period and there are currently 269 outstanding permissions.

C2 Residential Institutions (C3 dwelling equivalent)			
Completions 2011 – 2019	Completions 2018-19	Outstanding permissions as C3 equivalent	Outstanding permissions as C2 units
0	0	169	304

- 3.24 In total, 304 C2 (Residential Institutions) bedrooms were permitted, this is equivalent to 169 C3 dwellings and is monitored separately as above.

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

Completions 2011-2019	Completions 2018-19	Outstanding permissions
0	1,242	1,563 ⁴

- 3.25 1,242 m² of office floorspace (B1a) was completed during the monitoring period.

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

Completions 2011-2019	Completions 2018-19	Outstanding permissions
0	0	1,663

- 3.26 The GBLP does not contain a specific floorspace figure in policy LP6 for the amount of commercial floorspace (A1-A5) 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.

⁴ In Table 6.1 of the GBLP it was assumed Haslar Hospital could accommodate net additional employment floorspace of 4,000m²; the planning permission is for 2,805 m² and therefore for the purposes of this table this is the figure that completed floorspace is being monitored against.

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.

- 3.27 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 299m² of A1 retail floorspace and 1,364m² of A3-A5 uses.
- 3.28 Planning permission was also granted (planning application 12/00591/OUT) for a hotel comprising of 4,123m² (78 bedrooms) and this remains outstanding.

Blockhouse

- 3.29 Blockhouse is currently owned and used by the MoD. However in November 2016 the Government announced that it was proposing to release the site by 2020. The GBLP sets out a number of potential uses that could be accommodated on site in the future, these include: employment and training uses including marine and associated sectors, leisure and tourism as well as residential.
- 3.30 As part of the Gosport Heritage Action Zone (HAZ) a detailed review of Blockhouse to inform a conservation led masterplan will shortly be undertaken. There is a need to review the designations within the fort and consider new listings on the site to help safeguard numerous heritage assets and set clear parameters for development. To achieve the best advantage for future economic regeneration on the site the Borough Council is working closely with Historic England and the Defence Infrastructure Organisation (DIO).

Haslar Marine Technology Park

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

Rowner (Policy LP7)

Background

- 3.32 Policy LP7 aims to provide up-to 700 dwellings with approximately 200 net additional dwellings by demolishing 500 existing units. The new homes at Alver Village have provided a range of types, sizes and tenures to meet local needs. The scheme also includes a new superstore with smaller units for retail, food and drink to replace the previous neighbourhood centre at Nimrod Drive.
- 3.33 To date there have been a total of 593 gross completions with 107 dwellings outstanding. There are currently 37 dwellings under construction within the final phase of Rowner, located south of Howe Road.

Figure 4: Residential Supply at Rowner

Year	Number of completions	
	Gross	Net
2009-10	0	-6
2010-11	4	-109
2011-12	100	100
2012-13	70	-42
2013-14	45	-64
2014-15	89	-78
2015-16	101	101
2016-17	79	79
2017-18	97	97
2018-19	8	8
Total	593	86
Outstanding permissions (1.4.2019)⁵	107	107

- 3.34 New development at Rowner started in the monitoring period of 2009-10. The base date for monitoring the GBLP is 1st April 2011. To show the progress for the development as a whole, figure 4 shows the past residential completions at Rowner during the preceding monitoring period of 2010-11.
- 3.35 In addition to development at Alver Village, the GBLP allocates Davenport Close, situated close to Alver Village, as suitable to accommodate residential development. Planning permission was granted for 23 dwellings in 2013 (planning application 13/00406/FULL) and the scheme has been completed.
- 3.36 The new neighbourhood centre at Nimrod Drive was completed in May 2013; no further retail developments are proposed at Alver Village.

⁵ 107 residential units are outstanding at 1st April 2019 however due to the latest information available regarding the progress of the site, 70 units are unlikely to be built. This has been taken into account in the housing supply figures in this report.

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

Completions 2011-2019	Completions (m ²) 2018-19	Outstanding permissions	Outstanding allocation (policy LP7)
2,250	0	0	0

Alver Valley (Policy LP8)**Background**

- 3.37 The Alver Valley Country Park (AVCP) 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 link between open lands to the north of the Borough with the coast. The AVCP offers significant opportunities to deliver a wide range of green infrastructure benefits including community, health, education, nature conservation and recreational facilities benefiting both the local community and the wider South Hampshire sub region.
- 3.38 The Western Gateway Car Park which provides 45 spaces, disabled parking and cycle access has been completed adjacent to Cherque Way to form an attractive gateway to the Country Park. The Country Park now benefits from branded signage and a major new play area. Proposals were approved by the Council's Community Board (5th September 2018) to provide an extension and improvements to the car park at the western gateway to the Country Park including a toilet block which accommodates a Changing Places fully-accessible toilet, a café and a washing area for dogs and muddy boots. The new car park makes provision for an additional 40 spaces and was completed in the summer of 2019.
- 3.39 The extension and enhancement of the East Car Park at the Eastern Gateway off Grange Road provides 110 spaces including 6 disabled spaces. Both car parks have been partly funded by the Solent Local Enterprise Partnership (LEP) with the Government's Growth Fund in partnership with Gosport Borough Council.
- 3.40 The Council has also been successful in bidding for funds to revise the layout and extend the BMX Track at the Eastern Gateway. These improvements together with the new 'pump' cycling track for younger children enable the BMX track to meet the standards required for national competitions. This new track is complete and provides a key recreational facility for local residents.
- 3.41 In the coming years a number of other projects are proposed to be implemented to fully establish the Alver Valley Country Park objectives which are set out in the Council's Alver Valley Country Park Strategy (April 2014).

Allocations outside the Regeneration Areas

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

Policy LP9A Mixed Use

Priddy's Hard Heritage Area

- 3.43 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.
- 3.44 In September 2019, planning permission was granted for a mixed use development (19/00310/LBA) which has attracted significant external funding. The housing proposed in this development will be in addition to the allocation in Policy LP9A as it is on land that is not included in the original allocation.

Policy LP9B Economic Development Areas

Brockhurst Gate (Former Frater House site) Fareham Road

- 3.45 Planning permission was granted on 15th November 2017 for a retail led scheme at Land at the junction of Fareham Road and Heritage Way (Brockhurst Gate) comprising of 7,215 m² of retail uses and a drive-thru restaurant (planning application 16/00598/FULL). The retail element is limited to a maximum of 4,707 m². The food and beverage and retail units were completed during the monitoring period.

Policy LP9C Employment Sites

- 3.46 There were no completions or permissions granted for schemes on sites allocated under policy LP9C during the monitoring period. These sites are, Grange Road, Land south of Huhtamaki site and Land at Aerodrome Road.

Policy LP9D Residential Allocations

Royal Clarence Yard

- 3.47 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 in the previous local plan.
- 3.48 In June 2015 planning permission was granted for a change of use from a B1 office to a single 2 bedroom live/work unit (planning application 14/00450/FULL), this was completed during the monitoring period. In January 2016 planning permission was granted on a further two schemes: 13 dwellings (planning application 15/00183/FULL) of which a further 2 have been completed in the monitoring period, leaving 9 outstanding and 55 dwellings comprising 1 and 2 bedroom units on Block NM7 (planning application 15/00620/FULL) which were under construction as at 31st March 2019.

Fort Gilkicker

- 3.49 Planning permission at Fort Gilkicker for 26 dwellings was granted in December 2013 (planning application 13/00312/EXT). Construction commenced in 2017/18 with an improved road to the site although there has been no further progress in this monitoring period.

Policy LP9E Leisure, Community Uses and Open Space

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

Policy LP16 (2) (C) Employment Land

HMS Sultan

- 3.51 HMS Sultan is identified in the GBLP as an Employment Priority Site in order to ensure that if the site is released by the MoD it retains its role as a major employment site in the Borough. In November 2016, the Government announced proposals to release the site by 2026. More recently, the MoD announced an 'updated disposal date following detailed work to assess the optimum laydown required to support operational capability'. The MoD updated intention for disposal is now 'no earlier than 2029'⁶.
- 3.52 The Borough Council strongly considers that HMS Sultan should be retained as a major MoD training facility. If the site is disposed of the Council's preferred option for the long term future of Sultan is to retain and enhance employment opportunities on the western site.

⁶ Five-year plan for key military sites announced: <https://www.gov.uk/government/news/defence-secretary-announces-five-year-plan-for-key-military-sites>

4.0 TRANSPORT AND ACCESSIBILITY

Overview

- 4.1 Improving accessibility to and within the Gosport peninsula is a key objective of the GBLP. 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.
- 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 and output indicators are relevant to this chapter.

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	
LP2: Infrastructure LP21: Improving Transport Infrastructure	
Indicators	
<ul style="list-style-type: none"> • New length of cycleway • New transport improvements provided through developer contributions (see chapter 10 of this report) 	
Targets	
<ul style="list-style-type: none"> • 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.
- 4.5 This chapter also presents an assessment of accessibility within the Borough using public transport. Information relating to developer contributions towards transport infrastructure is set out in *Chapter 10: Infrastructure and Developer Contributions*.
- 4.6 The following section provides an overview of proposed transport schemes to assist both strategic and local objectives for Gosport.

GBLP Indicator: New length of cycleway

- 4.7 During this year's monitoring period, no additional cycle facilities were completed in the Borough; however some additional signage has been added to an existing cycle route, which is detailed in figure 52 of the developer contributions chapter (chapter 10).

Figure 5: Completions of Cycleway Network (2018 – 2019)

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

Transport Schemes 2018-2019

- 4.8 The following section sets out progress made on a range of strategic transport schemes since 2017-18.

Local Cycling and Walking Infrastructure Plan (LCWIP)

- 4.9 Local Cycling and Walking Infrastructure Plans (LCWIPs), as set out in the Government's Cycling and Walking Investment Strategy, are a strategic approach to identifying cycling and walking improvements required at the local level. During the monitoring period, work commenced on a LCWIP for Gosport. The Plan is being led by Hampshire County Council and will identify preferred routes and core zones for further development, prioritise a programme of infrastructure improvements for further investment, and provide a narrative which supports the identified improvements and network. Progress of the LCWIP will be reported in future AMRs.

Improving Access to Gosport and Fareham – Strategic Scheme Updates

Stubbington Bypass

- 4.10 A bypass is proposed between Peel Common and Titchfield Road to reduce journey time and peak hour congestion onto and off the Gosport peninsula. The scheme forms part of a wider plan for improving access to Gosport and Fareham and comprises the following elements:
- Construction of a new single carriageway road between the B3354 Titchfield Road and Gosport Road, passing to the north and east of Stubbington;
 - On-line widening of Titchfield Road between the bypass and the A27;
 - Improvements to the A27 Titchfield Gyratory and further improvements to the Peel Common Roundabout (Gosport Road arm);
 - Traffic management measures in Stubbington village; and
 - Improved cycle infrastructure.
- 4.11 It will also remove barriers to growth and encourage investment and regeneration, including at the Solent Enterprise Zone (Daedalus) and improve connectivity and provide the additional road network resilience necessary to promote new employment, whilst enhancing residents quality of life within Stubbington.
- 4.12 The preferred route and changes to the Titchfield Gyratory were agreed by the HCC Executive Member for Economy, Transport and Environment on 9th July 2015, and subsequently a planning application for the Stubbington bypass has been approved by the County Council.
- 4.13 A funding contribution of £8.5 million was approved by HCC, and in February 2017 the Government announced that £25.7 million of funding has been awarded from the Local Growth Fund 3 towards the delivery of the scheme.

- 4.14 A public inquiry into the Compulsory Purchase Order (CPO) and Side Roads Order (SRO) was held on the 26th and 27th November 2018. On 20th May 2019 the Secretary of State for Transport (SoS) confirmed the Inspector's recommendation for the outcome of the Public Inquiry to confirm the Orders. Archaeological investigations have since been undertaken.
- 4.15 Further detail on the scheme and the latest updates can be found at: <https://www.hants.gov.uk/transport/transportchemes/stubbingtonbypass>

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

- 4.16 A dedicated bus and cycleway along the former railway line is proposed to extend the current length of off-road running. It will build upon the step change in service levels and reliability achieved by BRT phase 1 and the new Eclipse bus services, and improved access to locations at Gosport Waterfront and eventually Welborne in Fareham. There is also the potential for delivering improved bus access to Daedalus.
- 4.17 A bid for funding from the 2017 National Productivity Investment Fund (NPIF) was successful and a further £1.4 million of additional funding for the alternative southern junction that retains Rowner Road Bridge was secured in partnership with Portsmouth City Council from the Department for Transport's (DfT) Transforming Cities Fund in March 2019.
- 4.18 Planning permission has been granted by HCC to amend the southern section of the approved scheme to provide a new junction arrangement at Rowner Road. The amended scheme includes a new ramp to connect the busway to Rowner Road. This change will allow the Rowner Road Bridge to be retained along with the existing shared-use route for pedestrians and cyclists under Rowner Road.
- 4.19 Approval to progress this revised scheme was given at HCCs Executive Member for Environment and Transport Decision Day on 23rd April 2019. Further information is available at: <https://www.hants.gov.uk/transport/transportchemes/brtphaseii>
- 4.20 In addition, two additional stops are planned for installation on the BRT Phase 1 route at Vian Close.

Access to Daedalus Enterprise Zone

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

A32 / Wych Lane Junction Improvement

- 4.23 As a result of a successful funding bid by HCC to the DfT's Safer Roads Fund, investigations into a scheme to improve safety and to address the following objectives at the A32/Wych Lane junction are progressing:
- To improve safety at the junction with specific reference to the right turn lane movements.

- To improve the efficiency of the junction without having a detrimental impact on road traffic congestion and putting pressure on local roads by creating 'rat-runs'.
- To improve access to local employment areas (Fareham Reach).
- To improve facilities at the junction for pedestrians and cyclists with links into existing cycle networks (Henry Cort Way - BRT route).

<https://www.hants.gov.uk/transport/transportchemes/a32wychlanejunctionimprovement>

4.24 Future progress on this scheme will be reported in next year's AMR.

5.0 HOUSING

Overview

- 5.1 The 2011 Census identified that Gosport Borough had a population of 82,622 people, an increase of 8.1% from the 76,415 people recorded in 2001. The 2019 Small Area Population Forecasts published by HCC show Gosport's population in 2019 at 83,732 people.⁷
- 5.2 There were a total of 35,430 households recorded in the 2011 Census, and an urban density in Gosport of 32.6 people per hectare making it one of the most densely populated areas in the South East.
- 5.3 According to the long term population projections used for the Local Plan the Borough's population will increase by about 2.2% over the period to 2029 with the number of households projected to increase by 8.5%. At the same time 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 national trends. 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. As part of this trend there is a marked increase in those living beyond 85 with an 82% increase between 2011 and 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 forecasts the economically active population (i.e. those employed, self-employed or actively seeking employment), will fall by 3.9%⁸. This forecast takes into account the predicted increases in retirement age. This represents approximately 1,600 less people in the workforce which may have positive and negative implications for the Borough. For example a reduced workforce will lead to less commuting and therefore less pressure on the local road system at peak time however a smaller workforce will have implications for wealth generation and spending power in the local economy.
- 5.7 The Borough is characterised by smaller properties with 59.6% comprising terraced housing or flats compared to the national average of 45.7%. There is 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

⁷ Hampshire County Council Small Area Population Forecasts can be found at: <https://www.hants.gov.uk/landplanningandenvironment/facts-figures/population/estimates-forecasts>

⁸ Hampshire County Council Long-term population forecasts (October 2013) based on anticipated number of dwellings to be completed between 2011 and 2029.

four or more bedrooms and 2.6% 5 bedroom units (Source: Census 2011). Further information about housing and demographics in the Borough can be found in the Gosport Profile at: www.gosport.gov.uk/sustainability-profile

Policy Context

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

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	
LP3: Spatial Strategy	
LP24: Housing	
LP26: Gypsies, Travellers and Travelling Showpeople	
Indicators	
<ul style="list-style-type: none"> • The number of net additional dwellings; • Housing supply and trajectory; • Density of housing completions; • Affordable housing completions; • Number of completions by dwelling size; and • Net additional pitches/plots for gypsies, travellers and travelling showpeople. 	
Targets	
<ul style="list-style-type: none"> • 3,060 net additional dwellings (2011-2029) • 40% affordable housing target on sites of 10 or more dwellings 	

Monitoring Information

- 5.11 Housing supply can be evaluated using the housing trajectory in Appendix 1. As part of the plan making process local planning authorities prepare a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA provides an assessment of the Borough’s housing land supply in relation to its assessed need, it identifies sites within the Borough which are in suitable locations and capable of being delivered within a 5 year timeframe. The identification of a site in the SHLAA does not, however, determine whether a site should be allocated for housing development. The SHLAA was last published in July 2014 and is currently being updated as part of the GBLP2036.

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 (this equates to 170 dwellings per year). The net additional number of dwellings built during the period April 2011 to March 2019 is 1,031 dwellings. Over the plan period to date, the housing requirement is 1,360 net additional dwellings (i.e. 170 p.a. x 8 years (2011-2019)). The annual completion rate is shown in figure 6:

Figure 6: Total Net and Gross Housing Completions 2011 to 2019

	Net Completions	Gross Completions
2011/12	339	347
2012/13	75	194
2013/14	-33	78
2014/15	32	205
2015/16	180	210
2016/17	161	167
2017/18	219	229
2018/19	58	75
Total	1,031	1,505

- 5.13 Figure 6 shows that the net housing completions have fallen below the GBLP target of 1,360 dwellings (net) (2011-2019) by a shortfall of 329 dwellings.
- 5.14 The large difference between gross and net completions is due to the Alver Village (also called Rowner Renewal) project with the net figures taking into account the significant number of demolitions involved.
- 5.15 To date, the average number of net completions is 129 dwellings per annum over the plan period (i.e. 1,031 / 8 (2011-2019)). This average is expected to increase over the next five years with the completion of a number of permitted schemes.

GBLP Indicator: Housing supply and trajectory

- 5.16 The residual Local Plan allocation for the remaining plan period (2019/20 - 2028/29) is 2,029 dwellings (i.e. 3,060-1,031) which represents 203 dwellings per year and therefore this forms the target for the next 10 years until the end of the plan period. The projected net supply of additional dwellings from 2019/20 to 2028/29 is 2,152 which takes into account sites with planning permission, allocated sites and projected windfalls. In addition to this there are a number of key sites coming forward over the longer term with capacity to deliver a continued supply of housing. Figure 7 provides a detailed summary of the Council's housing land supply position for the complete plan period to 2029.
- 5.17 Over the plan period the Borough Council has identified a housing supply of 3,183 dwellings. The Borough Council is therefore currently meeting its identified need of 3,060 net additional dwellings for the plan period.

Figure 7: Housing Supply as at 1st April 2019 for the entire plan period (2011-2029) (net figures) - Summary Table

	Number of Dwellings (Net Gain)
Completions 2011 – 2019 (a)	1,031
Existing permissions (b)	859
Sub Total	1,890
Large sites (allocations in GBLP) without planning permission (10 dwellings or more)	
Haslar Hospital (remaining part of existing allocation)	14
Daedalus (remaining part of existing allocation)	49
Other allocations	47
Priddy's Hard Heritage Area	100
Gosport Waterfront and Town Centre sites ⁹	779
Subtotal: Large sites (c)	989
Small site Windfall Allowance¹⁰ (d)	304
Total outstanding supply (b) + (c) + (d)	2152
Total supply (a) + (b) + (c) + (d)	3183

- 5.18 The Gosport Housing Trajectory 2019 which is based on the GBLP provides details of the managed delivery target. A detailed breakdown of the figures that underpin the housing supply over the remainder of the plan period is shown in Appendix 1.

Five and Ten Year Housing Land Supply

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

Windfall

- 5.21 From 2018/19 onwards the methodology used to produce the allowance for windfall sites during the plan period has changed following updates to the NPPF (2019).

⁹ The supply in the Waterfront and Town Centre regeneration is based on the allocation (900 dwellings) minus completions (87 dwellings) and minus outstanding permissions (34 dwellings).

¹⁰ This is calculated by taking the average number of completions on small sites (between 1 and 10 dwellings) (including garden sites – see paragraph 5.21 for information regarding methodology change) since 2001/02 (i.e. 38 dwellings); and multiplied by 8 years (which represents the remaining years of the plan minus the next two years which instead are the existing small sites with planning permission).

- 5.22 Windfall sites are those sites not specifically identified in the Local Plan. The original NPPF (2012) stated that allowance for windfall sites 'should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens' (paragraph 48, NPPF, 2012). In accordance with this requirement, the previously reported windfall allowance **did not** include dwellings built in residential gardens.
- 5.23 The revised NPPF (released July 2018) introduced a change to this wording. The stipulation that residential gardens cannot be included in the calculation was removed and replaced by 'plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area' (paragraph 70, NPPF, 2019).
- 5.24 Given this change in national policy, the Borough Council considers it appropriate to include garden sites in the windfall allowance. This change is reflected in the higher figure of 38 dwellings per year, compared to the previous 32 dwellings per year. This change to the methodology makes no change to the Councils approach to development in residential gardens; such proposals will continue to be assessed in accordance with the relevant policies in the GBLP and only permitted where appropriate.

Five year supply

Figure 8: Five 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 2011-2019 (net)	1,031	129
Housing Requirement 2019/20 – 2028/29	2,029	202.9
5 Year Requirement 2019/20 – 2024/25 (i.e. 5 x 202.9) (a)	1014.5	202.9
5% Buffer (b)	50.73	-
Total 5 year Requirement (a + b)	1065	213

Requirement figure is rounded to nearest whole number.

Five Year Supply of Deliverable Housing Sites – 2019/20 – 2024/25		
Sites within planning permission	789 ¹¹	
Other Deliverable Sites	525	
Total Deliverable sites	1,314	
Windfall ¹²	114	
Total Deliverable Sites with Windfall	1,428	

¹¹ There is a planning permission for 859 dwellings. However for the purposes of the 5 year housing supply table, 70 dwellings have been deducted as it is unlikely that 70 dwellings as part of the Rowner Renewal scheme will be delivered.

¹² This is calculated by taking the average number of completions on small sites (between 1 and 10 dwellings) (including garden sites - see paragraph 5.20 for information regarding methodology change) since 2001/02 (i.e. 38 dwellings); and multiplied by 3 years out of the 5 years with the next two years instead being the existing small sites with planning permission.

- 5.25 Figure 8 clearly demonstrates that there is a five year supply of deliverable sites in the Borough. There are sufficient deliverable sites to deliver 1,428 dwellings which exceed the housing requirement for this period which is the equivalent of a 7.0 year supply (i.e. 1,428/202.9 i.e. the on-going annual requirement). When taking the 5% buffer into account the housing supply reduces to 6.7 years (i.e. 1,428/213).
- 5.26 The NPPF also requires local authorities to identify a supply of specific developable sites, for years 6-10. Figure 9 shows that for a 10 year period there are sufficient deliverable sites to provide 1,882 dwellings; this is 147 dwellings below the requirement of 2,029. However, there are a number of other sites the Council expects will come forward during the plan period including the former Gosport Police Station, the Bus Station site, the Haslar Immigration Removal Centre and some residential development at Fort Blockhouse.

Ten year supply

Figure 9: Ten 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 – 2019 (net)	1,031	129
Housing Requirement 2019/20 – 2028/29	2,029	202.9
10 Year Housing Requirement 2018/19-2028/29	2,029	202.9
Ten Year Supply Of Deliverable Housing Sites - 2019/20 - 2028/29		
Sites with Planning Permission ¹³ (a)	789	
Other deliverable sites (b) ¹⁴	789	
Total Deliverable Sites (a + b)	1,578	
Windfall ¹⁵ (c)	304	
Total Supply (a + b + c)	1,882	

Housing Delivery Test

- 5.27 The Housing Delivery Test (HDT) was introduced by the Government’s latest NPPF in July 2018. It is based on the delivery of housing over the past three years compared to the current Local Plan requirement (if the Local Plan was adopted less than 5 years ago). Figure 10 shows the figures used in calculating the HDT result for Gosport for the 2018 result. Figure 11 shows the figures it is expected the 2019 measurement result will use as the Government is yet to publish the official figures.
- 5.28 If the HDT is not met this can result in the Local Plan becoming out of date. This can lead to the Council having less control over where development takes place in the Borough. The test is being phased in so that the number of houses the Council will be measured against will increase each year. These transitional arrangements are:

¹³ There is a planning permission for 859 dwellings. However for the purposes of the 5 year housing supply table, 70 dwellings have been deducted as it is unlikely that 70 dwellings as part of the Rowner Renewal scheme will be delivered.

¹⁴ This includes sites such as the former Gosport Police Station, the Bus Station, the former Haslar Immigration Removal Centre and some residential development at Blockhouse. By coincidence the figure is also 789 dwellings.

¹⁵ This is calculated by taking the average number of completions on small sites (between 1 and 10 dwellings) (including garden sites - see paragraph 5.21 for information regarding methodology change) since 2001/02 (i.e. 38 dwellings); and multiplied by 8 years out of the 10 years with the next 2 years instead being the existing small sites with planning permission.

- The ‘presumption in favour of sustainable development’ would apply should housing delivery fall below:
 - 25% from November 2018
 - 45% from November 2019
 - 75% from November 2020
- If housing delivery falls to under 95% of the target over a three-year period, a local authority will need to produce an action plan to assess the causes of under-delivery and identify actions to increase delivery (from November 2018);
- An additional 20% buffer will be added to a local authority’s five-year supply should delivery fall below 85% (from November 2018).

5.29 Local authorities are able to include the contribution made by residential institutions (Class C2) using an adjustment ratio set by the government to calculate the dwellings equivalent. This is calculated by taking the number of additional C2 bedroom completions and dividing them by the average number of adults in households in England, which is currently 1.8. The result is included in the figures below.

Housing Delivery Test: 2018 measurement

5.30 The HDT: 2018 measurement was published by MHCLG in February 2019. The total completions figure for the three year period is 567, and the Housing Delivery Test result 111%. The Council therefore passed the Housing Delivery Test for the year 2017/18.

Figure 10: Housing Delivery Test - Net Completions 2015-2018

Years	GBLP Requirement	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2015/16	170	180	0	180
2016/17	170	161	5	166
2017/18	170	219	2	221
Total	510	560	7	567

Housing Delivery Test: 2019 measurement (predicted)

5.31 The total completions figure between 2016 and 2019 is 445, and the *HDT: 2019 measurement* predicted to be **87.3%**. When the results are published by the Government, it is expected that the Council will need to prepare an action plan to assess the causes of under delivery and identify actions to increase delivery.

Figure 11: Housing Delivery Test - Net Completions 2016-2019 (including Class C2 equivalent completions)

Years	GBLP Requirement	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2016/17	170	161	5	166
2017/18	170	219	2	221
2018/19	170	55	3	58
Total	510	435	10	445

GBLP Indicator: Density of housing completions

5.32 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 provides 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 12 below.

Figure 12: Densities of new dwellings completed between 2011 and 2019

Year	Density – Percentage of dwellings built			
	Less than 30dph	30-45dph	45-60dph	More than 60dph
2011/12	2.6	48.4	2.3	46.7
2012/13	2.1	24.6	6.8	66.4
2013/14	2.5	20.5	45.0	32.0
2014/15	6.0	43.4	38.0	12.6
2015/16	8.1	57.1	30.0	4.8
2016/17	6.5	49.1	11.4	33.0
2017/18	12.7	37.1	10.0	40.2
2018/19	6.7	14.6	30.7	48.0

Source: Hampshire County Council (as of 1st April 2019)

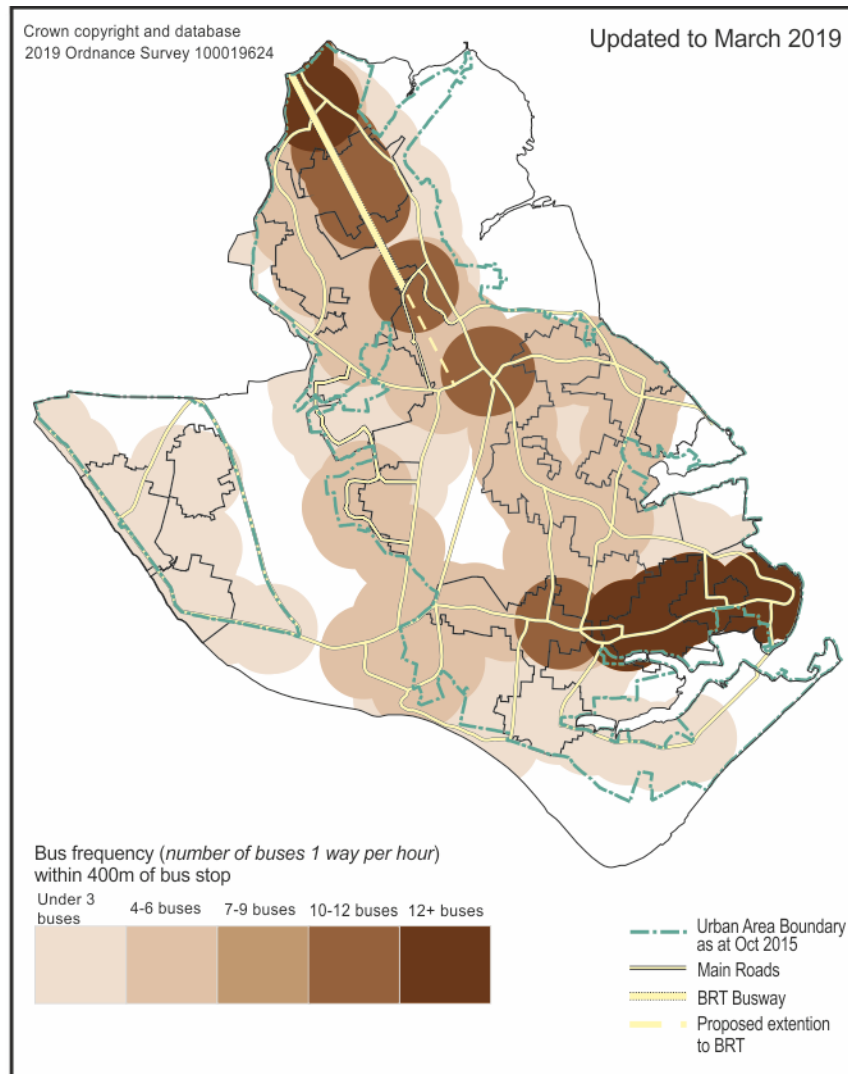
5.33 Ease of accessibility to a wide range of services and facilities contributes significantly to the development of sustainable communities. The hierarchy of principal, local and neighbourhood centres in the Borough plays an important role in serving the needs for local residents, reducing the need 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 maps have been produced and presented below.

Frequency of Buses on the Gosport Peninsula

5.34 Figure 13 shows the frequency of bus services 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.

5.35 The frequency of buses servicing areas of the Borough is one of the elements that are used to indicate those areas of the Borough with best access to services, which potentially could be most suitable for higher densities of development.

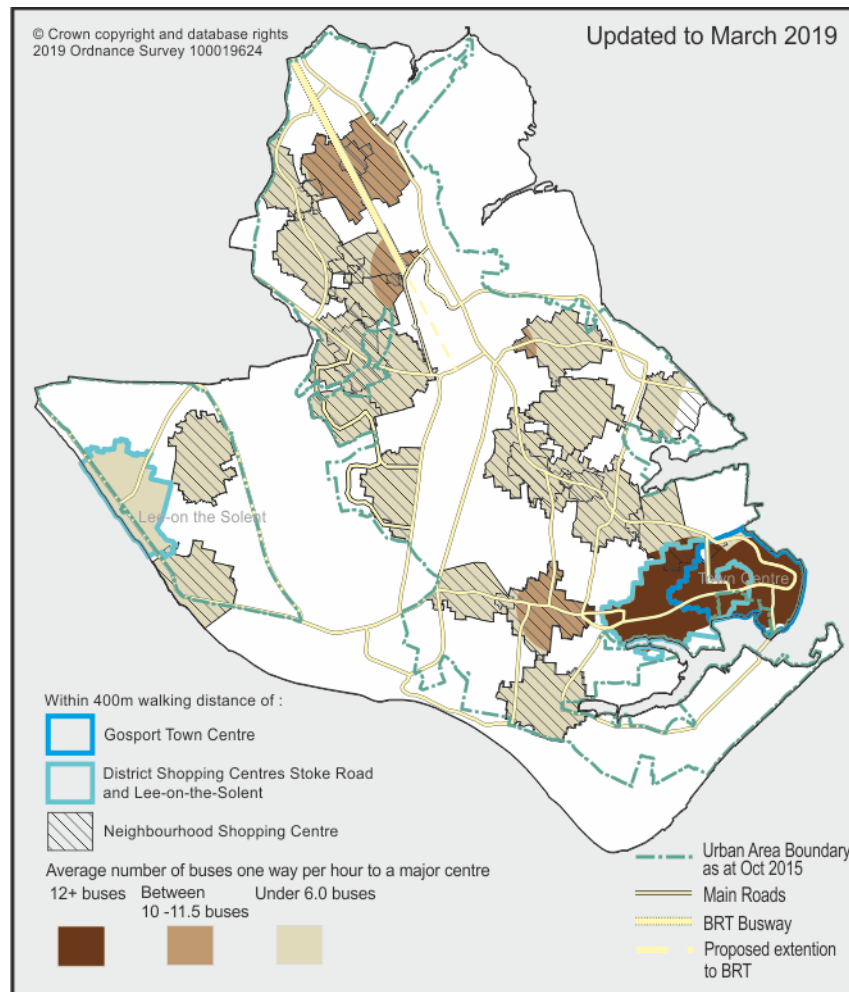
Figure 13: Frequency of Bus Services (updated 3rd March 2019)



Access to Centres

5.36 Figure 14 shows the 400m walking distance around the shopping centres and bus accessibility. Differentiation is made between Gosport Town Centre with its bus accessibility area shown in dark brown with the District Centres of Stoke Road and Lee-on-the-Solent shown in a lighter brown and the Local and Neighbourhood Centres shown as the lightest brown. This information helps to inform the density matrix and accessibility mapping set out in figure 15.

Figure 14: Accessibility to Centres



5.37 The Borough Council has produced an accessibility residential density matrix which shows accessible areas within the Borough. The most accessible areas within the Borough are areas within a 400 metre walking distance of Gosport Town Centre and served by at least 12 buses an hour to a major centre. The least accessible areas within the Borough are areas not within a 400 metre walking distance of any defined shopping centre within the Borough and served by only up to 2 buses an hour to a major centre.

5.38 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 built environment.

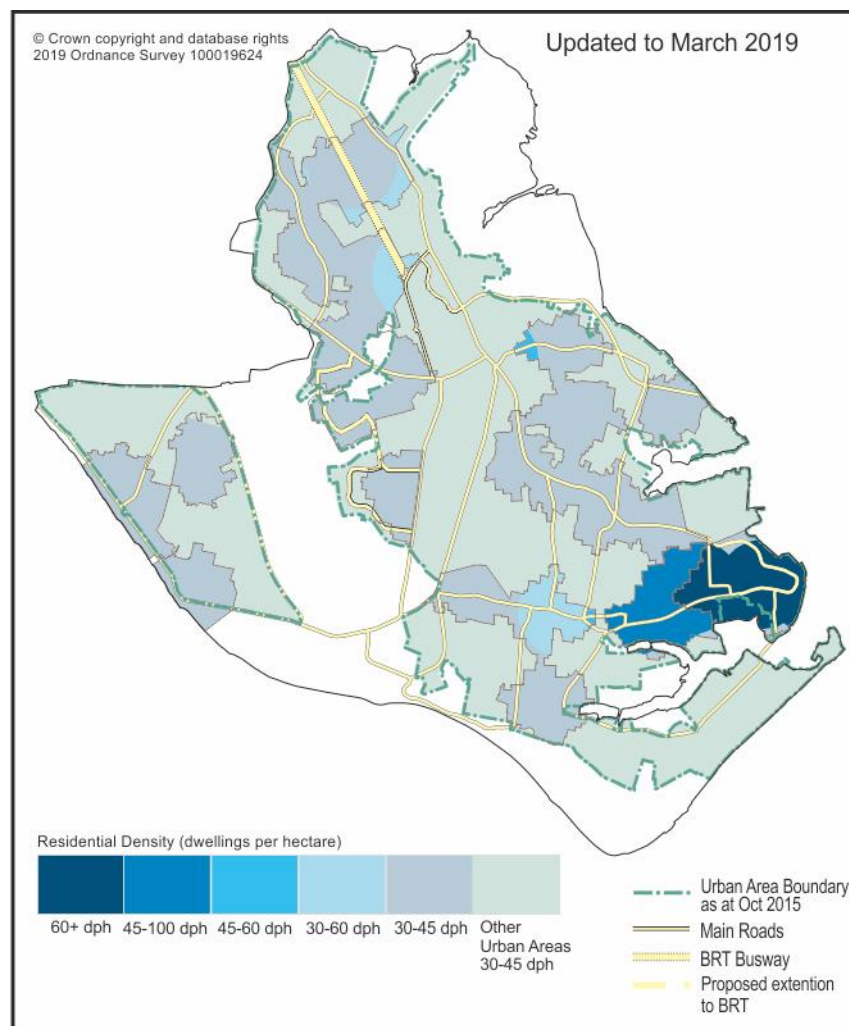
5.39 Figure 15 shows the indicative potential residential densities using the matrix set out in the GBLP. Figure 16 shows the accessibility and indicative potential housing densities in the Borough.

Figure 15: Indicative Residential Density Matrix (dwellings per hectare)

Location		Public Transport Accessibility		
		High	Medium	Low
		12 or more 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 60dph	-	-
	District Centres	45-100dph	45-100dph	30-45dph
	Neighbourhood Centres	45-60dph	30-60dph	30-45dph
Other urban areas		30-45dph	30-45dph	30-45dph

Source: GBLP (2015), page 145.

Figure 16: Accessibility and indicative potential housing densities



Housing Distribution and Type

- 5.40 *Policy LP24: Housing* states that the 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. Residential garden development is not counted as previously developed land.

Figure 17: Dwellings built on Previously Developed Land

Year	Number of Dwellings (gross)	Percentage (%)
2011/12	293	84.0
2012/13	193	99.5
2013/14	67	86.0
2014/15	186	90.8
2015/16	210	99.5
2016/17	159	95.2
2017/18	216	94.3
2018/19	62	82.6

Affordability

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

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

(GBLP (2015), paragraph 11.15, page 144).

GBLP Indicator: Affordable Housing Completions

- 5.42 During the 2018/19 monitoring period a total of 5 (gross) affordable dwellings were completed. A total of 517 (gross) affordable homes have been built in the last 8 years.

Figure 18: Affordable Housing Completions 2011-2019

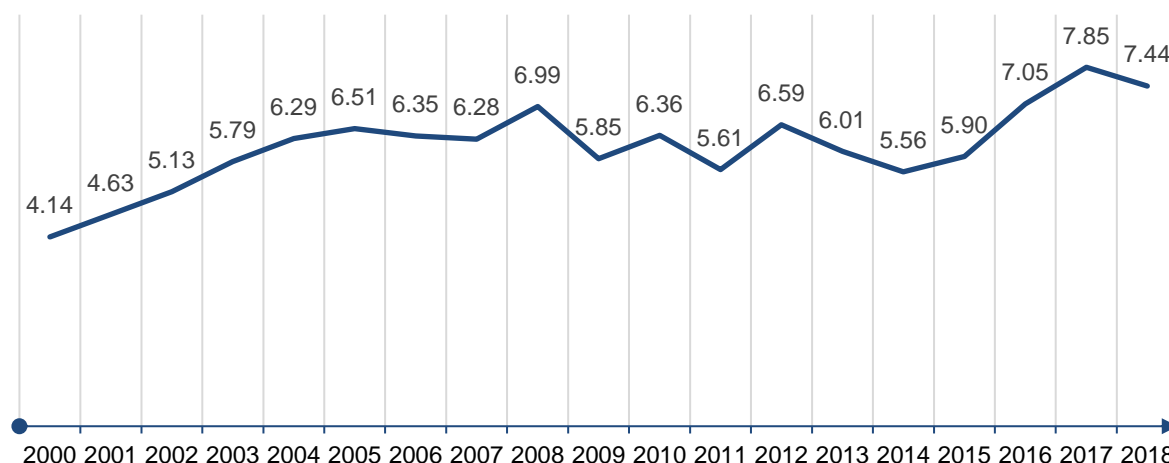
Year	Gross Affordable Completions
2011/12	163
2012/13	133
2013/14	8
2014/15	86
2015/16	32
2016/17	40
2017/18	50
2018/19	5
Total	517

- 5.43 The NPPF requires that local plans should proactively drive and support sustainable economic development and take account of market signals such as land prices and housing affordability. The Council’s Gosport Profile contains information related to key headline statistics for house prices, rents and income and can be found at: www.gosport.gov.uk/sustainability-profile

Ratio of House price to workplace-based earnings

- 5.44 The affordability of housing in the Borough is a factor that is taken into account when assessing the number of homes which need to be planned for. The government’s standard methodology for assessing housing need includes an adjustment to take account of affordability. The data used to measure the affordability of an area is the median workplace-based affordability ratios which are published by the Office for National Statistics. This statistic provides a measurement comparing the median house price in the Borough and the median gross annual workplace earnings. For example, an affordability ratio of 7 means that the average house costs seven times the average annual income. Figure 19 shows the change in affordability for Gosport Borough since 2000.

Figure 19: Gosport Borough - Ratio of median house price to median gross annual workplace-based earnings¹⁶



Households on Joint Housing Register

- 5.45 One key element of demand for affordable housing is the number of applicants on the Council’s Joint Register.
- 5.46 Figure 20 shows that the number of households on the Borough Council’s Joint Housing Register increased between 2003 and 2011/12. In November 2013, the policy used by the Council was changed. In order to determine if an applicant was eligible for a place on the housing register, applicants now need to demonstrate a local connection to the Borough and a defined need for housing. As a result of this change in policy the number of people on the housing register is lower than in previous years but has been increasing since the change in methodology.

¹⁶ House price to workplace-based earnings ratio: Table 5c. Available from: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

Figure 20: Number of Households on Gosport's Joint Housing Register

Year	Number of Households
2003/04	2,405
2004/05	2,674
2005/06	2,968
2006/07	3,167
2007/08	3,422
2008/09	3,486
2009/10	3,684
2010/11	3,791
2011/12	3,751
2012/13	3,601
2013/14	1,491
2014/15	898
2015/16	805
2016/17	925
2017/18	1,107
2018/19	1,134

Source: Gosport Borough Council Housing Department (May 2019)

Completions by Type and Size

- 5.47 The breakdown of new dwellings by development type completed during the monitoring period is shown in figure 21.

Figure 21: Breakdown of Completions by Development Type 2018-2019

Development Type	Completions (Gross)
New	17
Redevelopment	23
Conversion	33
Sub division	2
Total	75

- 5.48 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 22 show that a range of dwelling sizes have been provided in the Borough.

Figure 22: Number of dwellings (gross) completed 2011-2019 by dwelling size

Year	Size					Total
	1 bed	2 bed	3 bed	4 bed	5 bed	
2011/12	83 (24.0%)	183 (53.0%)	63 (18.0%)	18 (5.0%)	0 (0.0%)	347 (100%)
2012/13	71 (36.0%)	90 (46.0%)	19 (10.0%)	13 (7.0%)	1 (1.0%)	194 (100%)
2013/14	16 (20.0%)	28 (36.0%)	28 (36.0%)	6 (8.0%)	0 (0.0%)	78 (100%)
2014/15	30 (14.6%)	75 (36.6%)	61 (29.8%)	39 (19.0%)	0 (0.0%)	205 (100%)
2015/16	20 (9.5%)	97 (46.2%)	55 (26.2%)	37 (17.6%)	1 (0.5%)	210 (100%)
2016/17	33 (20.0%)	61 (36.0%)	53 (32.0%)	20 (12.0%)	0 (0.0%)	167 (100%)
2017/18	90 (39.3%)	70 (30.5%)	43 (18.7%)	23 (10.0%)	3 (1.3%)	229 (100%)
2018/19	39 (52%)	15 (20%)	10 (13.3%)	10 (13.3%)	1 (1.3%)	75 (100%)
Total	382 (25.4%)	619 (41.1%)	332 (22.1%)	166 (11.1%)	6 (0.4%)	1,505 (100%)

Self-Build Register

- 5.49 The Ministry of Housing, Communities & Local Government publish a PPG which provides guidance on how local authorities should implement the statutory duties of the Self Build and Custom Housebuilding Act 2015 which came into force on 31st October 2016.
- 5.50 Although local authorities are not required to publish their self-build register they are encouraged to publish in their AMRs headline data on the demand for self-build and custom housebuilding revealed by their register and other sources.
- 5.51 Figure 23 shows the total number of people on the Register.

Figure 23: Number of interested individuals and associations for Self-Build in Gosport (August 2019)

Number of interested individuals	35
Number of associations	0

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

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

6.0 EMPLOYMENT, ECONOMIC DEVELOPMENT & SKILLS

Overview

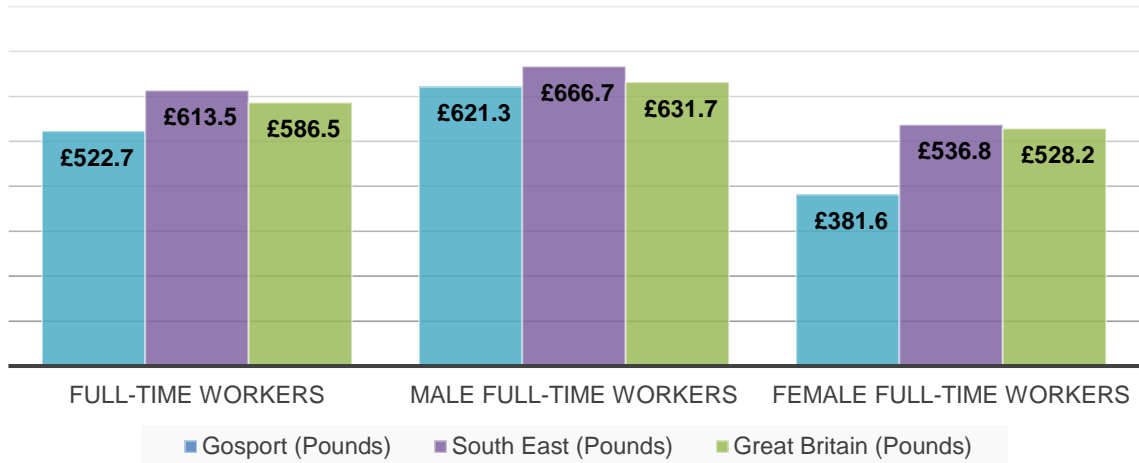
- 6.1 The employment policies in the GBLP will facilitate economic development in the Borough creating more employment opportunities for local people and to address key issues relating to employment opportunities in the Borough.
- 6.2 The Ministry of Defence has for many years been one of the key employers in the Gosport and wider Portsmouth Harbour area. Employment at Portsmouth Naval Base has fallen while several other Ministry of Defence establishments in the Borough and around the Harbour have closed over the years.
- 6.3 As a result of these changes a large number of residents now work outside the Borough in a number of different locations but particularly, along the A27-M27 corridor in areas where journeys to work are particularly focused on private transport. The evidence from the 2011 Census shows that 60% of employed Gosport residents work outside the Borough and this has increased from 49% at the time of the 2001 Census. However, Gosport had the highest workplace self-containment ratio among Hampshire districts with 66% of Gosport based jobs filled by Gosport residents. This suggests that when local jobs are provided they are successfully occupied by local people.
- 6.4 The 2011 Census showed there are approximately 24,000 jobs in Gosport showing a decline from 33,000 in 2000 representing a 27% decrease in the employment base. The latest published information from NOMIS (2017)¹⁷ showed there were 27,000 jobs in Gosport with a job density figure of 0.51. This is the lowest jobs density figure in the South East of England, although there has been an increase from the lowest job density point which was recorded in 2009 at 0.45.
- 6.5 Despite the closure of several Ministry of Defence establishments there is still a higher than average proportion of jobs within the public administration sector (this includes defence, health and education) compared to that at county and regional levels. Furthermore there are 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 is enabling these sectors to develop further throughout the plan period.
- 6.6 There are areas of the Borough which experience higher levels of deprivation. The 2015 Indices of Deprivation show that Gosport's ranking at 2015 is 131st out of 326 local authorities nationally (with 1 most deprived). This is a relative decline from 2010 where Gosport Borough was ranked 161st. Within the Borough, levels of deprivation are unevenly spread with variation in the rankings attributed to different areas. There are 32,844 LSOA's nationwide, ranking from 1 (which is most deprived) to 32,844 (least deprived). The lowest scoring LSOA in Gosport achieves a rank of 2,550 putting it in the bottom 10% nationally, whilst the highest scoring LSOA achieves a rank of 30,875 putting it in the top 10% nationally. In September 2019, the Ministry of Housing, Communities & Local Government

¹⁷ Jobs Density Information, NOMIS (2017), available from: www.nomisweb.co.uk

released the Indices of Deprivation 2019, an analysis of these latest statistics will be published shortly in the Gosport Profile.

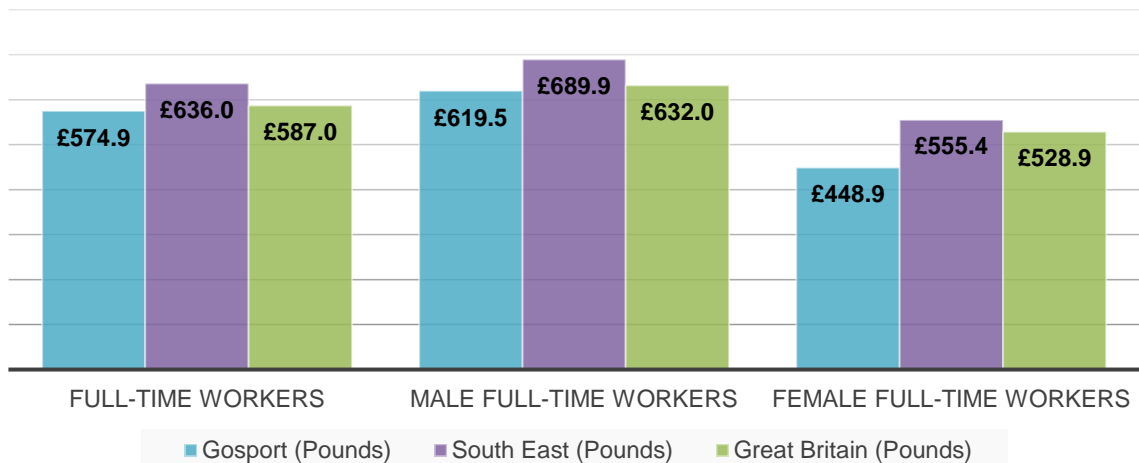
- 6.7 Earnings by workplace for both males and females have remained lower within the Borough when compared to those at both national and regional level over the longer term period. Earnings by residence have also shown a general long term trend to be below those at the national and regional level.

Median weekly pay (gross) for employees **working** in Gosport ↓



18

Median weekly pay (gross) for employees **living** in Gosport ↓



19

- 6.8 This analysis highlights that a full time worker can earn 10% more by working outside of the Borough than inside it and consequently highlights the need to diversify the economy with a higher proportion of better paid skilled jobs. The disparity is particularly noticeable for female full time workers (17.6% higher earnings outside of the Borough compared to in).

¹⁸ Earnings by place of work (2019). Source: ONS annual survey of hours and earnings – workplace analysis (available from: <https://www.nomisweb.co.uk>)

¹⁹ Earnings by place of residence (2019). Source: ONS annual survey of hours and earnings – resident analysis (available from: <https://www.nomisweb.co.uk>)

- 6.9 The Council’s Gosport Profile provides further key headline statistics relating to Gosport’s economic and employment profile. The Gosport Profile can be seen online at: www.gosport.gov.uk/sustainability-profile
- 6.10 Overall many of the factors above can be tackled through maximising opportunities to provide jobs and in enhancing the skills base through training, both key priorities in the policies of the GBLP.

Policy Context

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

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	
LP16: Employment Land LP17: Skills	
Indicators	
<ul style="list-style-type: none"> • 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	
<ul style="list-style-type: none"> • To provide 84,000 square metres of net additional employment floorspace over the period 2011-2029 	

Monitoring Information

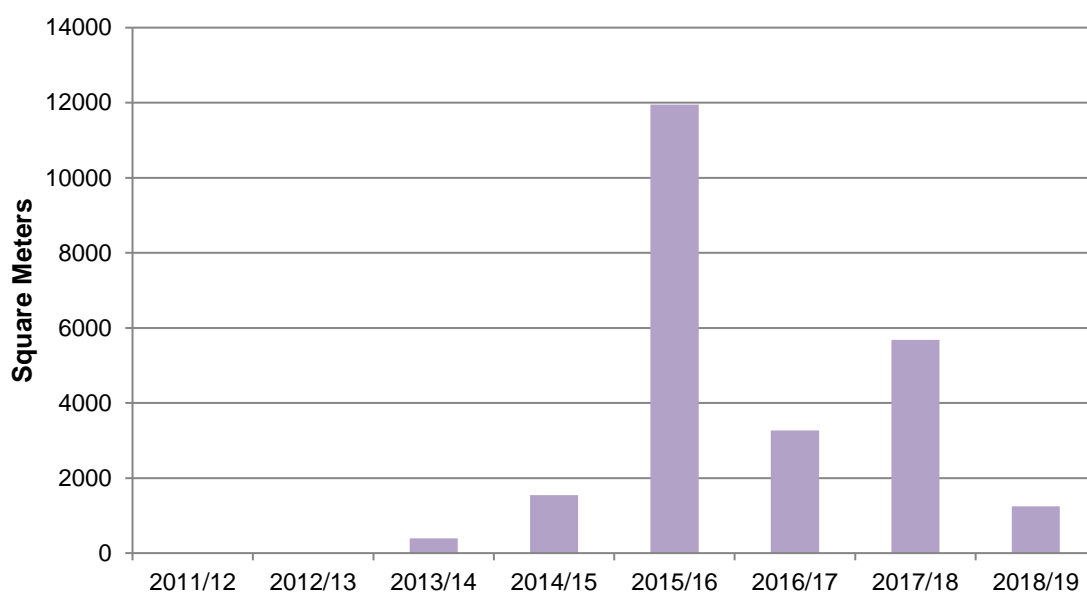
GBLP Indicator: Amount and type of employment floorspace completed

- 6.12 In the AMR completions are only reported if they occupy at least 200m² of floorspace. In the 2018-19 monitoring period 1,242m² of employment floorspace was built as part of the redevelopment and conversion of business units at Royal Haslar Hospital.
- 6.13 Figure 24 shows the amount of employment floorspace completed since 2011 (the base date for the GBLP) which contributes towards meeting the Local Plan target of 84,000m².

Figure 24: Floorspace completed since 2011 (Gross)

Year	Floorspace completed (sq. m)
2011/12	0
2012/13	0
2013/14	392
2014/15	1,541
2015/16	11,949
2016/17	3,268
2017/18	5,679
2018/19	1,242
Total	24,071

Employment Floorspace Completions 2010/11-2018/19 (Gross)



- 6.14 Figure 25 shows the identified floorspace for outstanding planning permissions, potential employment floorspace within existing employment sites and potential floorspace for allocations identified in the GBLP. The allocation for 75,000m² (gross) (50,700m²) (net) of floorspace at Daedalus (Policy LP5) accounts for a large proportion of the identified allocation. Although the Gosport Waterfront and other town centre sites allocations would result in no overall net gain in floorspace, it is acknowledged that new employment premises would be developed which would potentially increase employment opportunities.

Figure 25: Potential employment floorspace contributing to the GBLP allocation of 84,000m² as at 1st April 2019

	Employment floorspace (net change) (m ²)	Employment floorspace (gross) (m ²)
Total completions (1st April 2011 – 31st March 2019)		
Completions and losses		
Former Cyanamid Site, Fareham Road (now known as Fareham Business Park)	-2,353	13,490
Daedalus (Phase 1: 15/0247/FULL)	+8,947	8,947
Royal Haslar Hospital	+1,242	1,242
Gosport Waterfront ²⁰	-6,986	0
Other sites ²¹	-810	392
Sub Total	+40	24,071
Outstanding planning permissions (as at 1st April 2019)		
Daedalus (Phase 2)	+47,432	69,992
Royal Haslar Hospital ²² (B1a)	+1,563	1,563
Huhtamaki, Rowner Road (B1-8)	+9,629	11,660
Sub Total	+58,624	83,215
Potential floorspace within existing employment sites (as at 1st April 2019)		
Toronto Place	+315	315
166 Fareham Reach	+500	500
Sub Total	+815	815
Outstanding Allocations²³		
Grange Road	+8,400	8,400
Aerodrome Road	+1,100	1,100
Priddy's Hard Heritage Area	+1,000	1,000
Gosport Waterfront	- ²⁴	26,000
Other Town Centre sites	- ²⁵	7,000
Sub Total	+10,500	43,500
Total	69,979	151,601

²⁰ This is made up of the loss of the Mayfield Buildings (loss of 5,131 sq.m) and the Crewsaver Building (loss of 1855 sq.m).

²¹ This is made up of 4-6 White Hart Road (loss of 607 sq.m (B1a)) and Heritage Business Park (loss of 203 sq.m (B2)).

²² In Table 6.1 of GBLP it was assumed that Haslar Hospital could accommodate net additional floorspace of 4,000 m²; the planning permission is for 2,805m² and 1,242m² has been completed, for the purposes of the supply table 1,563m² is considered to be the revised employment floorspace supply for this site.

²³ For the purposes of the supply table the Brockhurst Gate Economic Development allocation has been removed as since April 2017 the site was granted planning permission for a retail park which is now complete.

²⁴ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

²⁵ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

- 6.16 Figure 26 shows the level of industrial and office completions within Gosport by the amount and type of commercial use. The figure for this year’s monitoring period is 1,242m² and this is made up of small B1a business units including conversions at Royal Haslar Hospital.

Figure 26: Amount and type of employment floorspace completed - 2018/19 contributing to the GBLP allocation of 84,000m²

Use Class	Net employment Floorspace (m ²)	Gross employment floorspace (m ²)
B1a Offices	1,242	1,242
B1b Research & development	0	0
B1c Light Industry	0	0
B2 General Industry	0	0
B8 Storage & distribution	0	0
B1-B8 non specific	0	0
Total	1,242	1,242

Employment land availability

- 6.17 Available employment land is defined as land identified for employment purposes in the GBLP or land that has extant planning permission for employment use classes as of 1st April 2019. Sites have been categorised in the tables below under B1-B8 (non-specific) when a variety of commercial end uses are possible. This year’s data in figure 27 include the mixed use sites at Gosport Waterfront, Gosport Town Centre, Priddy’s Hard Heritage Area and Haslar. This approach fits with the objectives of the NPPF which is committed to securing economic growth to create jobs and prosperity.

Figure 27: Employment land availability by type as at 1st April 2019

Use Class	Available Employment Land (ha)
B1a Offices	20.74
B1b Research & development	0
B1c Light industry	0
B2 General industry	0
B8 Storage & distribution	0
B1-B8 (non-specific)	21.44
Total	42.18

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.

- 6.18 Figure 28 (below) shows the outstanding planning permissions by Use Class which contribute towards delivering the GBLP employment allocation of 84,000m² net additional floorspace.

Figure 28: Outstanding planning permissions by Use Class at 1st April 2019

Use Class	Outstanding Planning Permissions (m ²) (Net)	Outstanding Planning Permissions (m ²) (Gross)
B1a Offices	1,563 ²⁶	1,563
B1b Research & development	0	0
B1c Light industry	0	0
B2 General industry	0	0
B8 Storage & distribution	0	0
B1-B8 (non-specific)	57,061 ²⁷	81,652
Total	58,624	83,215

- 6.19 Figure 29 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 29: Outstanding potential floorspace within allocations by Use Class identified in the GBLP at 1st April 2019

Use Class	Allocations (m ²) (Net)	Allocations (m ²) (Gross)
B1a Offices	0	0
B1b Research & development	0	0
B1c Light industry	0	0
B2 General industry	0	0
B8 Storage & distribution	0	0
B1-B8 (non-specific)	10,500	43,500
Total	10,500	43,500

- 6.20 The floorspace figures set out in figure 29 are subject to change over future monitoring periods depending on the submission of detailed proposals.

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

- 6.21 There were no new losses of employment floorspace above 200 m² during the 2018/19 monitoring period.

²⁶ In Table 6.1 of GBLP it was assumed that Haslar Hospital could accommodate net additional floorspace of 4,000 m²; the planning permission is for 2,805m² and 1,242m² has been completed, for the purposes of the supply table 1,563m² is considered to be the revised employment floorspace supply for this site.

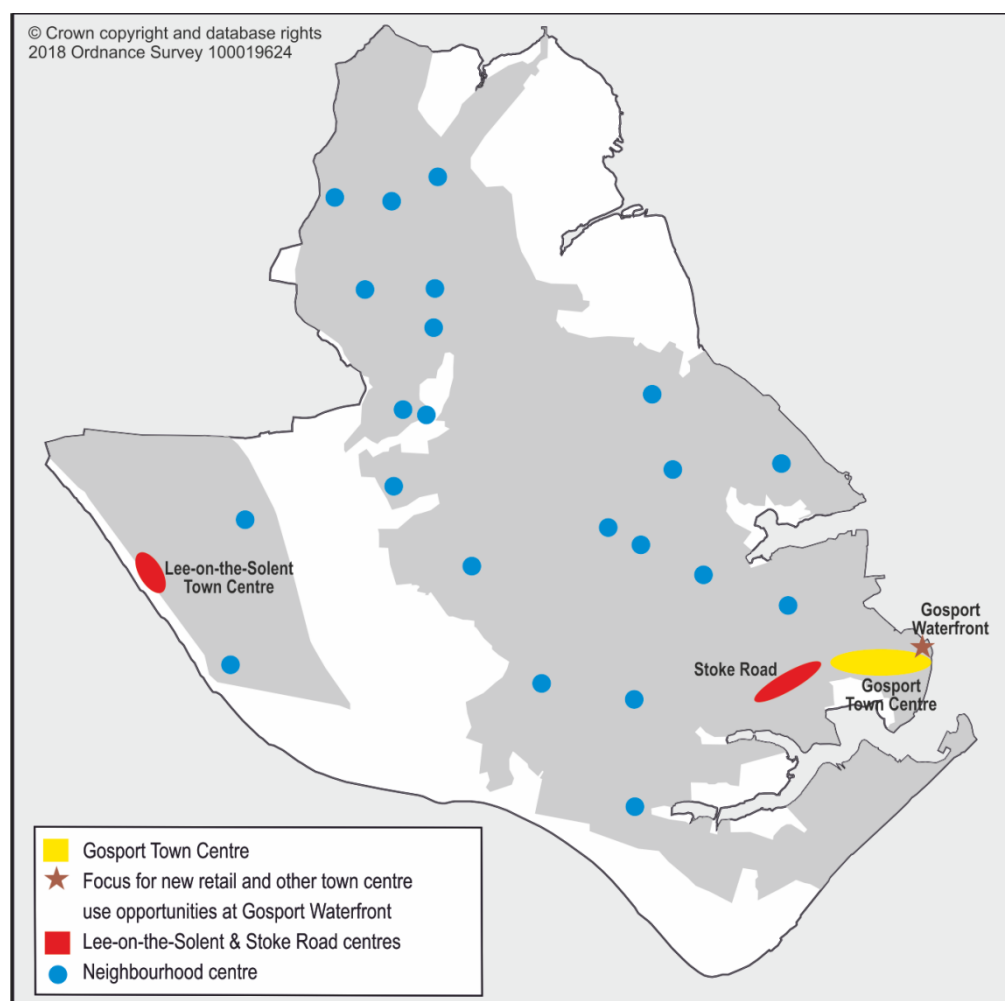
²⁷ This figure includes 2,031m² outstanding losses at Huhtamaki Rowner Road.

7.0 RETAIL AND CENTRES

Overview

- 7.1 There are a large number of centres in the Borough ranging from the Town Centre which is the principal centre in the Borough to the two district centres at Lee-on-the-Solent and Stoke Road to the 22 neighbourhood centres located around the Borough (see figure 30).

Figure 30: Location of retail centres in Gosport Borough



- 7.2 There are a number of issues affecting the Borough's centres which require a local plan policy response. Key issues include:

- The year on year increase of spending on-line;
- Competition from other centres and significant leakage of expenditure out of the Borough by Gosport residents;
- Competition from out-of-town retailers;
- Significant opportunity to expand retail and associated facilities at Gosport Waterfront to complement and enhance Gosport Town Centre which will assist in clawing back leaking expenditure from the Borough;
- Expanding the role of neighbourhood centres to provide a wider range of services for the surrounding areas they serve;
- Helping to reduce the level of vacancies where these are particularly high;

- Contributing towards meeting the needs of local residents to support a wider range of town centre services; and
- Contributing towards improving the overall urban environment.

Policy Context

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

Gosport Borough Local Plan 2011-2029 (October 2015)
Policies
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
<ul style="list-style-type: none"> • The amount of retail development in relation to target set out in Policy LP3 • Types of uses in each of the Borough’s centres (LP27) • % of retail uses in each centre (Thresholds set out in policy LP28) • Vacancy rates (LP28)
Targets
<ul style="list-style-type: none"> • The amount of retail development permitted in relation to provision for 10,500 sq.m. net additional retail floorspace (LP3) • Within the Primary Frontage of the Principal and District Centres, planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses as well as other appropriate town centre uses provided that these sites do not either individually or cumulatively exceed 33% of the total frontage (LP28) • Within the Secondary Frontage of the Stoke Road District Centre planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses as well as other appropriate town centre uses provided that these uses do not either individually or cumulatively exceed 50% of the total frontage (LP28) • Within the Frontages of the Neighbourhood Centres planning permission will be granted for A3, A4, A5 and D1 uses as well as other appropriate town centre uses provided that these uses do not either individually or cumulatively exceed 50% of the total frontage (LP28)

Monitoring Information

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

- 7.4 *Policy LP3: Spatial Strategy* makes provision for 10,500m² of net additional floorspace for retail and other town centre uses.
- 7.5 Figure 31 shows that a total of 1,605 m² of A1 retail floorspace that has been permitted was outstanding at the end of the monitoring period. In total as of 31st March 2019, a total of 15,704 m² of A1 retail floorspace is either completed, outstanding and/or allocated. This is made up of developments over 200 m². For completeness, from this year onwards the location of completions during the plan period has been added in figure 31.

Figure 31: Retail Supply (over 200m²)

	Net additional floorspace (m ²) A1	Net additional floorspace (m ²) A1-A5 (unspecified)	Net additional floorspace (m ²) A2-A5
Completions 2011-2019			
<i>2011-12</i>			
Pier House, Marine Parade	333	-	-
Royal Clarence Yard, Weevil Lane ²⁸	-	-	223
<i>2012-13</i>			
<i>None</i>			
<i>2013-14</i>			
Royal Clarence Yard, Weevil Lane	-	1,397	-
Holbrook Recreation Centre, Forest Way	-	-	690
Alver Village Tesco (Rowner Renewal)	2,046	-	186
<i>2014-15</i>			
Asda, Dock Road	788	-	-
KFC, 154 Fareham Road	-	-	290
<i>2015-16</i>			
Aldi, Harbour Road	1,550	-	-
<i>2016-17</i>			
<i>None</i>			
<i>2017-18</i>			
<i>None</i>			
<i>2018-19</i>			
Brockhurst Gate, Heritage Way	4,707	-	2,508
Sub total	9,424	1,397	3,897
Outstanding Permissions at 1st April 2019			
Daedalus	200 ²⁹	-	875
Royal Hospital Haslar	299 ³⁰	-	1,324
Mayfield Buildings Harbour Road	0 ³¹	-	
Morrison's, Walpole Road (extension)	1,106		
Fareham Business Park, Fareham Road	-	-	71 ³²
Sub total	1,605	-	2,270
Outstanding Allocations			
Gosport Waterfront	4,675	-	-
Total	15,704	1,397	6,167

²⁸ Completion in 2011/12 at Royal Clarence Yard was a restaurant.

²⁹ 1,075 m² permitted food and beverage at Daedalus however this figure is conditioned to only allow for 200m² of A1 retail.

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

³¹ Planning permission (planning application 14/00076/FULL) was granted for the hybrid application at the site of the Aldi store comprising of a 1,550m² A1 store and a single commercial unit of 275m² for class A1, A2, A3, A4, A5, B1 or D1 uses and 48 residential units in November 2015. The class A1 foodstore opened in June 2015 with the 275m² of commercial floorspace remained outstanding. Planning permission was granted to extend the Aldi car park (planning application 18/00216/FULL, decision granted 25.07.2018).

³² This is part of a larger scheme for 255.4m² (planning application 15/00432/FULL).

- 7.6 Figure 32 shows the amount of retail and other town centre uses completed between 2011 and 2019.

Figure 32: Retail and other town centre uses completions 2011-2019 (over 200m²)

Year	A1 only	A1-A5 (unspecified) and A2-A5 (specified)
2011/12	333	223
2012/13	0	0
2013/14	2,046	2,273
2014/15	788	290
2015/16	1,550	0
2016/17	0	0
2017/18	0	0
2018/19	4,707	2,508
Total	9,424	5,294

- 7.7 The completion of the out of centre retail units at Land at Fareham Road/Heritage Way (Brockhurst Gate) (planning application 16/00598/FULL) account for all of this year's retail floorspace completions (7,215 sq.m).

Hotel Provision

- 7.8 Planning permission was granted for a change of use from B1 to a 54 bedroom hotel in the High Street Gosport on 19th January 2017 (planning application 16/00396/FULL). In July 2018 planning permission was granted for a larger scheme comprising of a 70 bedroom hotel with ancillary bar/café and retail (class A1) (planning application 18/00131/FULL) and is currently under construction.
- 7.9 Hotel developments, both completed and those with outstanding planning permission are detailed in figure 33. Due to the type of planning application some schemes are only available as either number of beds or floorspace.

Figure 33: Hotel developments (since 2011)

Scheme (and planning application number)	Number of beds	or Floorspace (sq. m)
Completed		
Construction of new hotel (Premier Inn, Gosport) (11/00249/FULL)	64	N/A
Premier Inn extension, Gosport Leisure Park (16/00076/FULL)	36	N/A
Sub total	100	-
Outstanding permissions		
Haslar Hospital (12/00591/OUT)	78	4,123
Daedalus (11/00282/OUT)	N/A	8,320
Travelodge, Gosport High Street (18/00131/FULL)	70	N/A
Sub total	148	12,443
Total	248 beds	12,443 sq. m

Principal and District Centre Profiles

- 7.10 This year's surveys were carried out between late March and early April 2019. *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)

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

Principal and District Centres

- 7.12 *Policy LP28* establishes thresholds for non-A1/A2 uses. In Gosport Town Centre and Lee-on-the-Solent District Centre, policy LP28 (part 1b) states that planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses (as well as other appropriate town centre uses) provided these do not either individually or cumulatively exceed 33% of the total frontage.
- 7.13 The Stoke Road District Centre has primary and secondary frontages. Within the primary frontage, planning permission will be granted for appropriate town centre uses other than A1 or A2 provided these do not either individually or cumulatively account for more than 33% of the total frontage. In the secondary areas of the centre non A1 and A2 uses will be permitted provided they do not either individually or cumulatively exceed 50% of the total frontage area. Figure 34 shows the amount of A1, A2 and non-A1/A2 uses in the centres.

Figure 34: Percentage of commercial unit frontages within the Gosport Town Centre, Stoke Road and Lee-on-the-Solent District Centres in 2019 (Policy LP28)

Type of frontage	Use Class	Frontage (m)	% of frontage by use
Gosport Town Centre Principal Centre 2019			
All Primary	A1	774.5	51.5
	A2	207.25	13.8
	Non-A1/A2	522.2	34.7
	Total	1,503.9	100
Stoke Road District Centre District Centre 2019			
Primary	A1	251.8	50.44
	A2	83.3	16.69
	Non-A1/A2	164.1	32.87
	Total	499.2	100
Secondary	A1	216.1	39.2
	A2	53.3	9.7
	Non-A1/A2	282.2	51.1
	Total	551.6	100
Lee-on-the-Solent District Centre 2019			
All Primary	A1	477.8	68.2
	A2	41.0	5.9
	Non A1/A2	181.4	25.9
	Total	700.2	100

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

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

- 7.16 Vacancy rates are identified in the NPPG as making a useful contribution towards the 'health check' of a centre over time. Figure 35 shows the vacancy levels in Gosport Town, Stoke Road Centre and Lee-on-The-Solent centres for 2019 and figure 36 compares trends between 2011 and 2019 in these centres.
- 7.17 Vacant frontage in Gosport Town Centre has seen a greater increase in 2019 due to the construction of a new hotel which has resulted in the temporary loss of commercial frontage which is recorded as vacant. In the next monitoring period the new completed floorspace (restaurant, lobby and café) will be recorded as occupied.

Figure 35: Vacancy rates by frontage at Gosport Town Centre, Stoke Road and Lee-on-the-Solent District Centres in March 2019

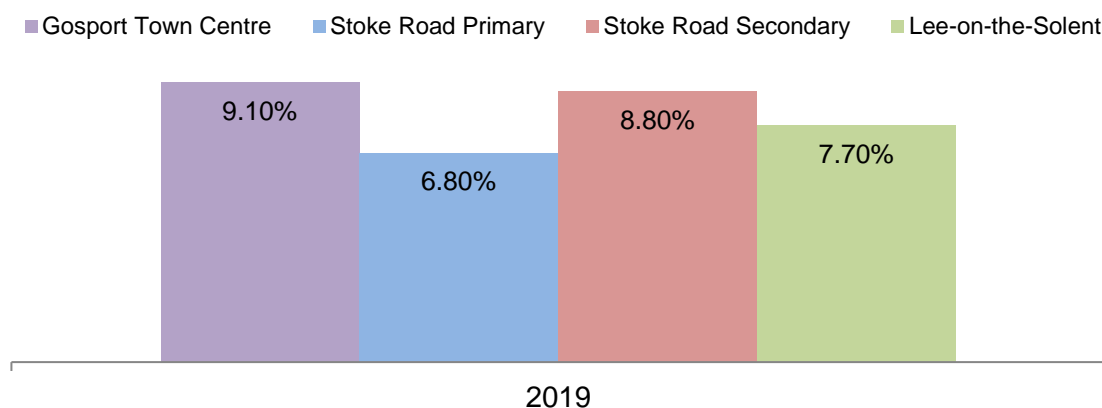
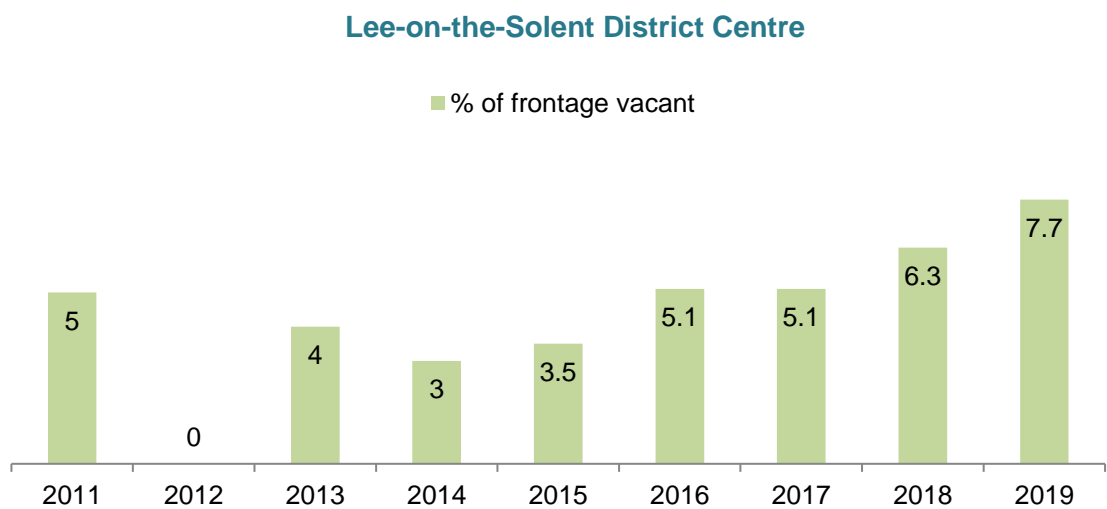
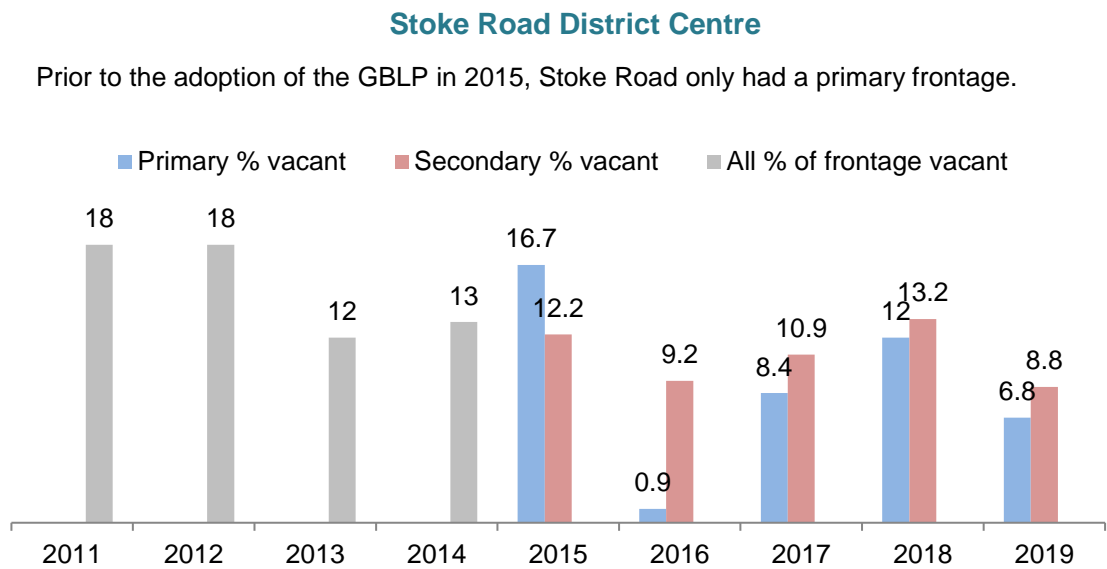
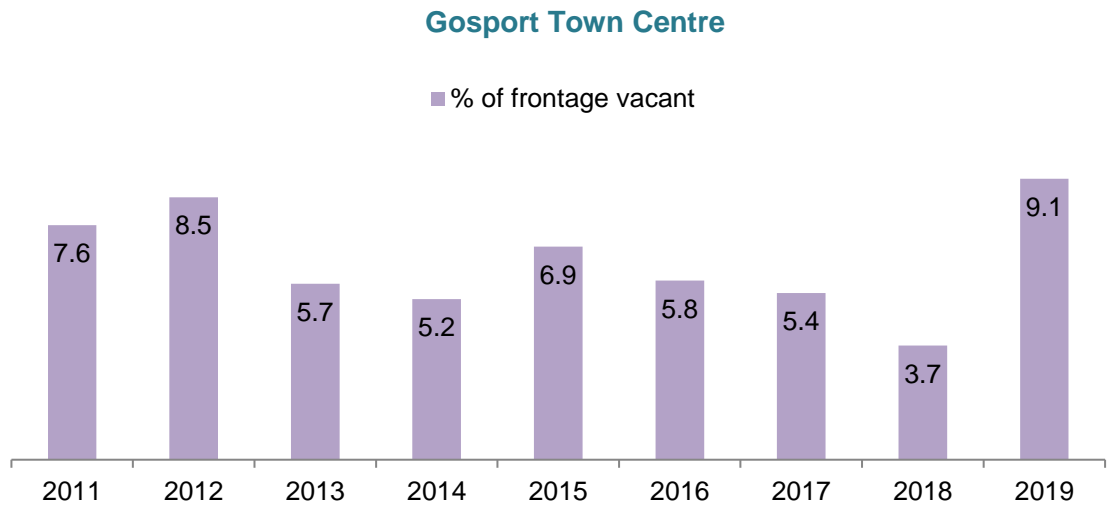


Figure 36: Vacancy rates by frontage between 2011-2019 for Gosport Town Centre, Stoke Road and Lee-on-the-Solent Centres (% of frontage that is occupied by vacant unit)



Neighbourhood Centres

- 7.18 Neighbourhood centres are the preferred location for retail, leisure and other forms of town centre uses outside of the principal and district centres. There are 22 neighbourhood centres dispersed throughout the Borough providing for the day-to-day needs of residents they serve.
- 7.19 The neighbourhood centres allow residents to purchase everyday items without the need to travel into town and this is particularly important for residents who do not have access to a car or who have limited mobility or no access to the internet to purchase goods and services online. It is therefore very important to retain both a strong retail core but also provide sufficient flexibility within these centres to accommodate a range of other appropriate town centre uses to support these important local community hubs.
- 7.20 Therefore policy LP28 in the GBLP is designed to support a diversity of uses within neighbourhood centres, providing increased choice of services for local residents and reducing 'dead' frontages whilst still retaining an important retail core. A wide range of appropriate town centre uses are permitted within the smaller centres provided such uses do not either individually or cumulatively exceed 50% of the total frontage of the centre. Figure 37 sets out the retail and services profile of each neighbourhood centre. A number of centres have exceeded the policy threshold of 50% for non-A1/A2 uses and this may indicate a need to review the thresholds as part of the work on the GBLP2036.

Figure 37: Percentage of A1/A2 and non-A1/A2 uses within Neighbourhood Centres at March/April 2019

Name of centre	Use class	Frontage (m)	% of frontage occupied
Alver Village	A1	86.7	81.6
	A2	0	0
	Non A1/A2	19.5	18.4
Alverstoke Village	A1	54.4	59.6
	A2	4.9	5.4
	Non A1/A2	32.0	35.0
Antice Court, Twyford Drive, Lee-on-the-Solent	A1	36.6	65.1
	A2	0	0
	Non A1/A2	19.6	34.9
Beauchamp Avenue	A1	21.1	74.3
	A2	0	0
	Non A1/A2	7.3	25.7
Brewers Lane	A1	14.2	40.6
	A2	0	0
	NonA1/A2	20.8	59.4
Brockhurst Road	A1	107.2	78
	A2	5.2	4
	Non A1/A2	42.7	18

Bury Cross	A1	19.5	23.2
	A2	0	0
	Non A1/A2	64.7	76.8
Carisbrooke Road	A1	35.6	44.6
	A2	0	0
	Non A1/A2	44.3	55.4
Dartmouth Court	A1	35.5	83.0
	A2	0	0
	Non A1/A2	7.4	17.0
Elson Road	A1	26.1	38.0
	A2	0	0
	Non A1/A2	42.9	62.0
Forton Road/Bedford Street	A1	65.6	85.0
	A2	11.6	15.0
	Non A1/A2	0	0
Forton Road/Parham Road	A1	81.3	49.2
	A2	0	0
	Non A1/A2	84.1	50.8
Forton Road/The Crossways	A1	71.7	47.9
	A2	4.7	3.1
	Non A1/A2	73.3	49.0
Gregson Avenue	A1	64.1	59.5
	A2	0	0
	Non A1/A2	43.7	40.5
Nobes Avenue	A1	57.3	79.7
	A2	0	0
	Non A1/A2	14.6	20.3
Palmyra Road	A1	52.9	65.6
	A2	0	0
	Non A1/A2	27.8	34.4
Portsmouth Road	A1	23.8	55.2
	A2	0	0
	Non A1/A2	19.3	44.8
Queens Parade	A1	38.6	24.8
	A2	0	0
	Non A1/A2	117.3	75.2
Rowner Lane	A1	32.7	74.7
	A2	0	0
	Non A1/A2	11.1	25.3

Rowner Road	A1	48.8	51.5
	A2	0	0
	Non A1/A2	46	48.5
St. Nicholas Avenue			
St. Nicholas Avenue	A1	15.3	49.4
	A2	0	0
	Non A1/A2	15.7	50.6
Tukes Avenue			
Tukes Avenue	A1	30.9	100
	A2	0	0
	Non A1/A2	0	0

GBLP Indicator: Vacancy rates (Neighbourhood Centres)

- 7.21 The vacancy rates in figure 38 are based upon the neighbourhood centre frontages set out in *Appendix 4: Centres and Commercial Frontages* of the GBLP. Most centres are generally performing well with low vacancy rates. There has however been some increase in vacant frontage since 2015.

Figure 38: Vacancy rates by frontage in Neighbourhood Centres 2015-2019

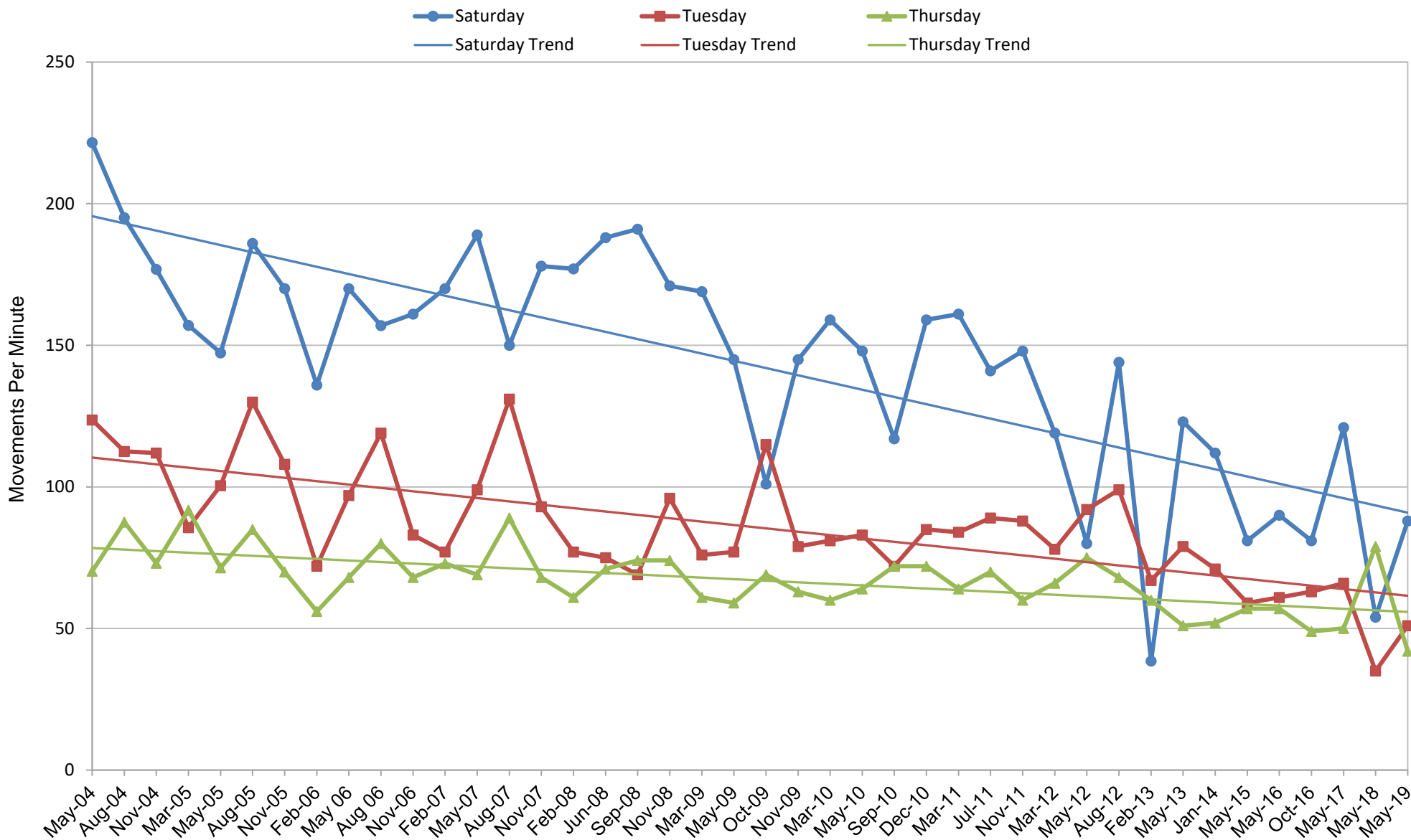
Name of Centre	Vacant Frontage %					Five year trend
	2015	2016	2017	2018	2019	
Alverstoke Village	0	0	0	0	0	↔
Alver Village	0	0	0	0	0	↔
Antice Court, Twyford Drive, Lee-on-the-Solent	0	0	0	0	0	↔
Beauchamp Avenue	0	0	0	0	0	↔
Brewers Lane	17	17	0	0	0	↓
Brockhurst Road	7	7.1	21.3	25	8.6	↑
Bury Cross	0	0	47	27.7	18.8	↑
Carisbrooke Road	0	0	0	0	0	↔
Dartmouth Court	18.9	0	0	18.9	0	↓
Elson Road	63.1	26.6	34.6	26.6	26.6	↓
Forton Road/ Bedford Street	5.7	0	12	12.7	12.7	↑
Forton Road / Parham Road	11.8	11.8	31.1	21.5	21.3	↑
Forton Road/ The Crossways	9.2	9.2	8.6	0	0	↓
Gregson Avenue	10.2	10.2	0	5.4	10.7	↑
Nobes Avenue	10	10	9.9	20.2	30.2	↑
Palmyra Road	6.7	6.7	5.9	5.9	5.9	↓
Portsmouth Road	14.8	0	0	0	0	↓
Queens Parade	0	0	0	0	0	↔
Rowner Lane	0	0	5	2	2	↑
Rowner Road	10.8	10.8	0	0	0	↓
St. Nicholas Avenue	0	3.2	3.2	2	3.2	↑
Tukes Avenue	0	0	0	46.2	46.2	↑

- 7.22 Those centres with consistently high vacancy rates over the last five years are Elson Road, Forton Road/ Parham Road, Nobes Avenue, and Tukes Avenue all of which have had an average vacancy rate of over 15% since 2015 and a current vacancy rate of over 20%.
- 7.23 4 centres have a reduced vacancy rate and 3 an increased vacancy rate compared to 2018. Those centres with over 20% vacant frontage decreased from 6 centres to 4 centres.

Pedestrian Footfall in Gosport Town Centre

- 7.24 Pedestrian footfall is another important 'health check' indicator for monitoring the overall vitality and viability of town centres. The Council have undertaken footfall surveys in Gosport Town Centre since 2004. The surveys are carried out over three separate days over the length of Gosport High Street at different times of the day for each day surveyed. The survey days includes Tuesdays and Saturdays which are both market days. The Market makes an important contribution to the local economy. Specialist markets and events are held at different times of the year in the Town Centre which adds to the vibrancy of the street scene. Footfall trends since 2004 are shown on the following page.

Pedestrian Footfall 2004 - 2019



Retail Floorspace

GBLP Indicator: New retail floorspace permitted outside of centres

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

GBLP Indicator: New retail floorspace completed outside of centres

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

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, 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 (October 2015)	
Policies	
LP32: Community, Cultural and Built Leisure Facilities	
Indicators	
<ul style="list-style-type: none"> • Total amount of completed community facilities • Total amount of losses of community facilities 	
Targets	
<ul style="list-style-type: none"> • None 	

Monitoring Information

GBLP Indicator: Total amount of completed community facilities

- 8.4 There was a total of 1,263m² D2 uses completed over the monitoring period. These were for changes of use from B8 to leisure at Brockhurst Industrial Estate and Quay Lane for a dance cheer leader academies (planning application 18/00153/FULL and 18/00179/FULL) and at The Slaughterhouse at Royal Clarence Yard for a gym (planning application 18/00277/FULL and 18/00278/LBA).

GBLP Indicator: Total amount of losses of community facilities

- 8.5 There were 357m² of lost D2 floorspace recorded during the monitoring period. This relates to the proposal at 46 Marine Parade East, Lee-on-the-Solent for the redevelopment of the Sailing Club site to provide a replacement sailing club and residential units (planning application 18/00058/FULL).

9.0 ENVIRONMENT

Overview

- 9.1 This chapter includes information relating to the following elements which play an important role in the environmental quality of the Borough: built heritage, open spaces, biodiversity and flood management.
- 9.2 Gosport has a number of important areas for biodiversity of international, national and local importance. In addition to these areas there are also a number of key open spaces including the Alver Valley, Stokes Bay/Gilkicker area and Lee-on-the-Solent seafront which provide significant areas of open space that are popular with local residents and attract visitors from outside the Borough. Protecting and enhancing the Borough's open spaces and built heritage are an integral part of maintaining a high quality urban environment.

Policy Context

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

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	
LP11: Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens	
LP36: Allotments	
LP37: Access to the Coast and Countryside	
LP38: Energy Resources	
LP39: Water Resources	
LP42: Internationally and Nationally Important Habitats	
LP43: Locally Designated Nature Conservation Sites	
LP44: Protecting Species and Other Features of Nature Conservation Importance	
LP45: Flood Risk and Coastal Erosion	
Indicators	
<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 	
Targets	
<ul style="list-style-type: none"> • None 	

Monitoring Information

Heritage Assets

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

- 9.4 There are 17 Conservation Areas designated in the Borough including the most recently designated Conservation Area for Haslar Barracks and the extended Bury Road Conservation Area. There are around 553 Listed Buildings, and approximately 100 Locally Listed Buildings and 12 Scheduled Ancient Monuments (SAMs). There are a number of Historic Parks and Gardens including the grounds of the Royal Hospital Haslar and Haslar Royal Naval Cemetery, which are both Grade II Registered Parks of National Importance. *Policy LP11: Designated Assets* seeks to conserve and where possible enhance heritage assets and a number of buildings and features are listed.
- 9.5 Figure 39 identifies previous changes to heritage assets since the plan was adopted in October 2015. The only change to occur in the monitoring period is the extension to the Bury Road Conservation Area which was extended in 2018.

Figure 39: Changes to Heritage Assets

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

Clayhall Royal Naval Cemetery Chapel	II Listed	05.02.16	New Listing
Submariner's Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
HMS L55 Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
HMS Boadicea Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
HMS Eurydice Memorial, Clayhall Royal Naval Cemetery	II* Listed	05.02.16	New Listing
HMS Thunderer Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
Bury Road Conservation Area No. 3	Conservation Area	29.08.18	(Extended formally by GBC at Regulatory Board (29.08.2018))

Heritage Action Zone Status

- 9.6 Following a bid to Historic England in August 2018, Gosport Borough Council has been successful in its application for Heritage Action Zone (HAZ) status.
- 9.7 Heritage Action Zones were established by Historic England as a means of prioritising their input into areas with particularly challenging heritage issues and where the built heritage can be seen as a key element of promoting the value of a place, and form part of a strategic approach to the delivery of economic regeneration. The aim of a HAZ is to achieve economic growth by using the historic environment as a catalyst.
- 9.8 Through the Heritage Action Zone, Historic England and Gosport Borough Council will work with local partners to deliver and implement a programme of support that best meets local requirements. With Gosport's legacy of historic Ministry of Defence sites, Historic England have demonstrated a commitment to supporting key regeneration initiatives through confirmation of this status.
- 9.9 The HAZ was officially launched in June 2019; it includes a number of projects from feasibility studies to place making and public engagement. The nature of the projects can be summarised in four broad categories:
- Implementation schemes (for example the Gosport Lines; Alver Valley Heritage Trail; potential Stokes Bay Heritage Trail; Priddy's Hard enhancements).
 - Masterplanning and feasibility studies (for example Fort Blockhouse and Submarine Escape Training Tower (SETT); Fort Rowner and the Daedalus historic core).
 - Review and designation of heritage assets and conservation areas: in particular a review of Alverstoke and Anglesey Conservation Areas, to include the potential to designate a new Stokes Bay Conservation Area; a review of Royal Clarence Yard Conservation Area and consideration of a Gosport Lines Conservation Area.
 - Training and employment measures including developing a programme to enhance local heritage building schemes

- 9.10 Work has already commenced on a feasibility study looking at the future of the 'buildings at risk;' For Rowner (Grade II Listed), funded by the One Public Estate; a viability study for the wardroom at Daedalus funded by Historic England and other studies for the SETT, and Fort Blockhouse are also in preparation. Further updates on the progress of the HAZ will be reported in next year's AMR.

Allotments

GBLP Indicator: The number and proportion of vacant allotments

- 9.11 *Policy LP36: Allotments* 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 approximately 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 parts of the Borough there are waiting lists. The number of plots, vacancies and waiting list numbers are shown in figure 40.
- 9.12 There are waiting lists for plots on all allotment sites and Leesland Park has the longest. Residents can put their name down on the waiting list for more than one site. The Council approved the creation of new allotments at Manor Way Lee-on-the-Solent in June 2018.

Figure 40: Vacancy rates for allotments in Gosport (as at May 2019) (GBC sites only)

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	378	34	8.9%	34
Camden	176	13	7.4%	8
Elson	83	5	6.0%	36
Lee-on-the-Solent	111	2	1.8%	48
Leesland Park	66	0	0%	57
Middlecroft	191	12	6.3%	14
Park Road	17	2	11.8%	49
Rowner	74	3	4.1%	17
Tukes Avenue	4	0	0%	19
Wych Lane	9	0	0%	31
Total	1108	71	6.4%	313

Biodiversity

9.13 Gosport has a diverse range of biodiversity and geological assets which include: internationally important Special Protection Areas (SPAs) and potential Special Protection Areas (pSPAs), 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 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)³³ information published in December 2019 shows the extent of nature conservation designations in the Borough.

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

9.14 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 means that this section is comparable to the information published in AMR's since 2013, but varies when compared to reports from 2012 and earlier³⁴. HBIC also produce updates to the BAP Priority Species over a 5 year cycle, this is to allow for monitoring to pick up any significant changes that may have occurred rather than seasonal fluctuations.

9.15 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 41 includes the latest known information for Gosport which is 31st March 2019. Further surveys are being undertaken through the Hampshire Habitat Survey Programme on the extent of priority habitats.

Figure 41: BAP Extent of Priority Habitats in Gosport (31st March 2019)

Priority Habitat	Comments on Status	Hectares in Gosport Borough	% of combined Hampshire area
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath.	10	0.95
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	12	0.36
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1	0.39
Lowland Heathland	Comprehensive. Some overlap with	4	3.05

³³ Information about HBIC available from:

<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>

³⁴ HBIC, along with other biological records centres in the SE Region, have had to translate their habitat data into a new classification system called IHS (Integrated Habitat System), which has been funded by Natural England. It is not a straightforward 1:1 translation from the previous Phase 1 habitat categories into IHS and there will continue to be changes to the baseline which are solely due to the on-going re-interpretation of old survey data into IHS.

Priority Habitat	Comments on Status	Hectares in Gosport Borough	% of combined Hampshire area
	Lowland Dry Acid Grassland.		
Lowland Mixed Deciduous Woodland	Ongoing work as all ancient/ non ancient woodland has been included yet not all has been surveyed for qualifying NVC types.	77	9.40
Wet Woodland	Fairly complete. Areas will exist in LMDW that are not yet surveyed for qualifying types.	22	0.54
Wood-pasture & Parkland	Not complete. Further work needed to classify this habitat within historic parkland.	15	1.43
Open waters – Eutrophic Standing Waters	No comprehensive information yet available	1.9	0.01
Coastal and Floodplain Grazing Marsh	Work ongoing to verify all qualifying grazing marsh. Some overlap with Lowland Meadows and with Purple Moor Grass and Rush Pastures.	58	2.42
Reedbeds	Not complete.	14.0 ³⁵	0.06
Coastal saltmarsh	EA data partly verified	28	0.23
Coastal Sand Dunes	EA data partly verified	0.4	0.01
Coastal Vegetated Shingle	Comprehensive	62.6	0.06
Intertidal mudflats	EA data partly verified	111	1.15
Maritime Cliff and Slopes	Comprehensive.	0	0.0
Saline lagoons	Comprehensive.	9.1	0.01

9.16 In order to monitor changes in BAP Priority Species, HBIC have selected 50 of the 493 BAP species that cover a broad range of flora and fauna classification groups and are representative of the various habitat species in Hampshire. Of the 50 species, 30 are UK Priority species and are listed on S41 of the NERC Act 2006. The remainder are on the Hampshire BAP list. This year's survey shows that Gosport has 24 of the 50 species. The species present are set out in figure 42 below.

³⁵ A loss of reedbed in the Gosport area (Alver Valley) is due to a re-interpretation to swamp or a transition to wet woodland. An additional 12 ha of wood pasture/parkland added to lowland mixed deciduous woodland at the Wildgrounds. Coastal/floodplain grazing marsh 'lost' due to correct reclassification. This was reported in HBIC's Monitoring Report for 2016-2017, (November 2017)

Figure 42: Hampshire BAP species found in Gosport

Scientific name	Common name	Group	Hampshire trend 2008 - 2018 (assessed 2018)
<i>Triturus cristatus</i>	Great crested newt	Amphibians	Decline ³⁶
<i>Bombus humilis</i>	brown-band carder bee	Bees	Stable
<i>Lucanus cervus</i>	Stag beetle	Beetles	Stable
<i>Alauda arvensis</i>	Skylark	Birds	Decline
<i>Branta bernicla bernicla</i>	Dark-bellied Brent goose	Birds	Stable
<i>Caprimulgus europ.</i>	nightjar	Birds	Stable
<i>Lullula arborea</i>	Woodlark	Birds	Stable
<i>Luscinia megarhynchos</i>	Nightingale	Birds	Decline
<i>Pyrrhula pyrrhula</i>	Bullfinch	Birds	Stable
<i>Streptopelia turtur</i>	turtle dove	Birds	Decline
<i>Sylvia undata</i>	Dartford warbler	Birds	Increase
<i>Tringa totanus</i>	Redshank	Birds	Decline
<i>Vanellus vanellus</i>	Lapwing	Birds	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterflies	Increase
<i>Cupido minimus</i>	small blue	Butterflies	Fluctuating
<i>Lysandra coridon</i>	Chalkhill Blue	Butterflies	Fluctuating
<i>Gammarus insensibilis</i>	Lagoon sand shrimp	Crustacea	Stable ³⁷
<i>Carex divisa</i>	Divided sedge	Plant	Decline
<i>Chamaemelum nobile</i>	Chamomile	Plants	Decline
<i>Orchis morio</i>	Green-winged orchid	Plants	Decline
<i>Zostera marina</i>	Eelgrass	Plants	Stable ³⁸
<i>Arvicola terrestris</i>	Water vole	Mammals	Stable ³⁹
<i>Apoda limacodes</i>	Festoon	Moth	Increase
<i>Hemaris fuciformis</i>	Broad-bordered bee hawk moth	Moth	Fluctuating

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

³⁶ The national status of a Great Crested Newt is still thought to be declining and this applies on a county level (Source: HBIC Monitoring Report 2018 (December 2018)).

³⁷ Trends were previously based on a 1997 survey of the Hampshire saline lagoons. A Natural England funded survey of all lagoons in 2013 recorded its presence in saline lagoons at several sites including Gilkicker Lagoon.

³⁸ Repeat surveys on selected Eelgrass beds carried out by the HIWWT and the EA suggests these beds are stable. However there are thought to be local declines in some areas as a result from physical disturbance from fishing activity which has been highlighted by the Defra European Marine Sites Risk Review for the Solent EMS.

³⁹ Water voles in Hampshire may be considered to be showing a slight upward trend, coupled with several recent and successful reintroduction programmes.

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

- 9.17 Nature conservation designations protect approximately 688 hectares within the Borough, which forms over 25% of its total area (including water). The location of the nature conservation designations are shown in figure 43 below and figure 44 shows the changes in nature conservation designations since the GBLP was adopted in October 2015.
- 9.18 Figure 43 also includes the Solent and Dorset Coast potential SPA as the NPPF states that potential SPAs should be given the same policy protection as formally designated SPAs. The potential SPA has been designated due to its importance for tern populations.
- 9.19 As of September 2019, there were 39 SINCS in the Borough amounting to 373.29 hectares of land. This represents an increase from the last monitoring period of 4.03 ha due to new SINCS and some minor boundary changes.
- 9.20 Two new SINCS were approved between 1st April 2018 and 31st March 2019, these are:
 - Fort Grange (0.18 ha)
 - Fort Rowner (3.85 ha)

Figure 43: International, national and local nature conservation designations

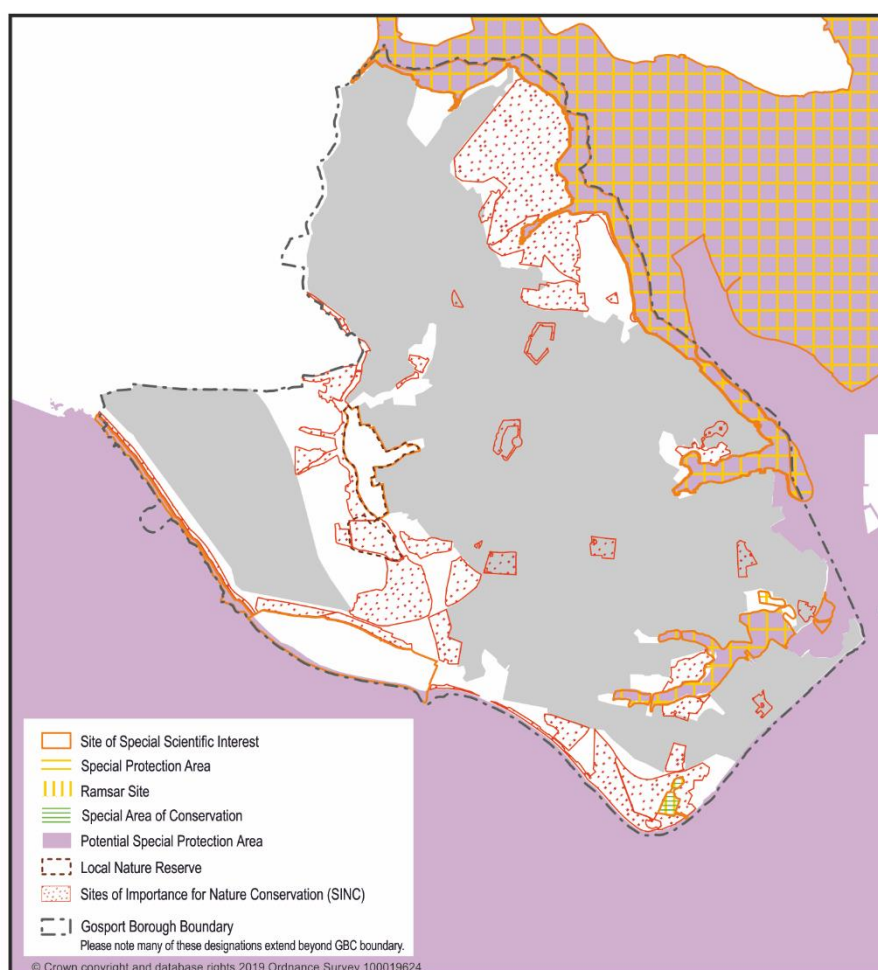


Figure 44: Changes in Nature Conservation Designations since October 2015 (as of 1st December 2019)

Designation	Name of Feature	Date of Notification	Reason
Special Protection Area (SPA)			
Potential Special Protection Area	Solent and Dorset Coast Potential SPA	18/10/2016	Proposal
Sites of Importance for Nature Conservation (SINCS)			
Sites of Importance for Nature Conservation (SINCS)	Bastion No.1 Moat	18/01/2018	Criteria and boundary change
Sites of Importance for Nature Conservation (SINCS)	Gosport Park	03/11/2016	Boundary change
Sites of Importance for Nature Conservation (SINCS)	Priddy's Hard	18/08/2016	Criteria change
Sites of Importance for Nature Conservation (SINCS)	Shingle Foreshore – No.2 Battery to Gilkicker	07/06/2016	Boundary change
Sites of Importance for Nature Conservation (SINCS)	Browdown Common	07/06/2016	Boundary change
Sites of Importance for Nature Conservation (SINCS)	West of the River Alver	07/06/2016	Criteria and boundary change
Sites of Importance for Nature Conservation (SINCS)	Lee-on-the-Solent Golf Course South	07/06/2016	Criteria and boundary change
Sites of Importance for Nature Conservation (SINCS)	DM Gosport	31/05/2016	Boundary change
Sites of Importance for Nature Conservation (SINCS)	Bayhouse School Playing Field North	22/04/2016	Boundary change
Sites of Importance for Nature Conservation (SINCS)	Alver Valley	07/12/2015	Criteria and boundary change
Sites of Importance for Nature Conservation (SINCS)	Rowner Copse (two sites)	16/11/2015	Criteria change
Sites of Importance for Nature Conservation (SINCS)	Junkett Hill Reedbeds	16/11/2015	Boundary change
Sites of Importance for Nature Conservation (SINCS)	Fort Brockhurst	14/09/2015	New site
Sites of Importance for Nature Conservation (SINCS)	Bayhouse Playing Field South	17/7/2019	Boundary change
Sites of Importance for Nature Conservation (SINCS)	Bedenham	17/7/2019	Boundary change

Sites of Importance for Nature Conservation (SINCs)	Fort Grange	17/7/2019	New site
Sites of Importance for Nature Conservation (SINCs)	Fort Rowner	17/7/2019	New site
Sites of Importance for Nature Conservation (SINCs)	Gilkicker Point	17/7/2019	Boundary change
Sites of Importance for Nature Conservation (SINCs)	Gosport Golf Course	17/7/2019	Boundary change
Sites of Importance for Nature Conservation (SINCs)	Haslar Hospital	17/7/2019	Boundary change
Sites of Importance for Nature Conservation (SINCs)	Haslar RN Cemetery	17/7/2019	Boundary change
Sites of Importance for Nature Conservation (SINCs)	HMS Sultan Sports Field	17/7/2019	Boundary change
Sites of Importance for Nature Conservation (SINCs)	Land off Aerodrome Road	17/7/2019	Boundary change
Sites of Importance for Nature Conservation (SINCs)	Lee-on-the-Solent Beach	17/7/2019	Criteria and Boundary change
Sites of Importance for Nature Conservation (SINCs)	Monkton Sports Field	17/7/2019	Boundary change
Sites of Importance for Nature Conservation (SINCs)	Shingle Foreshore – no.2 Battery to Gilkicker	17/7/2019	Boundary change
Sites of Importance for Nature Conservation (SINCs)	St. George's Barracks Playing Field	17/7/2019	Boundary change
Sites of Importance for Nature Conservation (SINCs)	Stokes Bay West	17/7/2019	Boundary change

9.21 The HBIC Monitoring Report shows there have been some significant areas of coastal habitat which were re-classified from 'unfavourable recovering' to 'favourable'. There has also been a significant change in the area classified 'unfavourable recovering', with many areas now being classified 'unfavourable no change'. The table below summarises the information held by HBIC relating to the condition of the SSSIs in Gosport.

Condition of Sites of Special Scientific Interest (SSSIs)		Condition of Sites of Special Scientific Interest (SSSIs) in Hampshire (as at 31st March 2018)	Change in area (ha) compared to 2017/18
Favourable	Area (ha)	56.59	+24.37
	Area (%)	21.3%	+9.1%
Unfavourable Recovering	Area (ha)	82.00	-89.12
	Area (%)	30.9%	-33.6%
Unfavourable No Change	Area (ha)	120.23	+64.79
	Area (%)	45.3%	+24.4%
Unfavourable Declining	Area (ha)	1.95	0
	Area (%)	0.7%	0
Part Destroyed	Area (ha)	0	0
	Area (%)	0	0
Destroyed	Area (ha)	4.46	0
	Area (%)	1.7%	0
Grand Total	Area (ha)	265.23	-

Source: Table 13E Condition of Sites of Special Scientific Interest (SSSIs) as at 31st March 2019) (HBIC December 2019)

Coastal Access

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

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

- 9.23 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.
- 9.24 Work is well underway by Natural England on the England Coast Path, a new national trail around England's coast. The route will pass through Gosport Borough and is currently being finalised. It is hoped the new route will encourage walking around the coast. The latest information regarding the process of the coastal path in the south of England can be found at: <https://www.gov.uk/government/publications/england-coast-path-in-the-south-of-england>

Renewable Energy

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

- 9.25 *Policy LP38: Energy Resources* requires new development to meet at least the relevant national standards for energy use and CO² reduction. Improving the energy efficiency of the Borough's housing stock is important. National information shows that the number of households experiencing fuel poverty in Gosport is an estimated 3,083 households or 8.2%. This is a reduction of 584 households compared to 2010 when 10.8% of households were considered in fuel poverty.⁴⁰
- 9.26 In the 2018/19 monitoring period, there were no planning applications submitted for renewable energy schemes. In 2017 solar panels were installed on a number of residential and commercial units in the Borough. The installation date and electricity generated from the Borough Council's Solar PV is shown in figure 45.

Figure 45: Energy Generated from Solar on Council's Buildings (since installation)

Site	Installation date	System size (kWp)	kWh generated (between installation and 31/03/19)
Fortune House	21.04.17	34.98	63,357
Gloucester House	13.12.17	49.77	54,487
Gosport Town Hall	14.07.17	36.00	32,380
Woodlands House	19.05.17	49.82	70,969
Total		170.57	221,193

Flood Risk and Coastal Defences

- 9.27 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. Figure 46 explains what Flood Zones are:

Figure 46: What are Flood Zones?

There are three Flood Zones (1, 2 and 3) which are defined by the Environment Agency.

Flood Zones refer to the probability of flooding from rivers and the sea and ignore the presence of existing defences because these can be breached, overtopped and may not be in existence for the lifetime of the development.

Flood Zone 1 is the lowest probability of flooding comprising of land that has less than 1 in 1000 annual probability of river or sea flooding (<0.1%).

Flood Zone 2 is land assessed as having between a 1 in 100 and a 1 in 1000 probability of river flooding (1%-0.1%) or between a 1 in 200 and a 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any one year.

Flood Zone 3 is the highest risk area and is land assessed as having 1 in 100 years or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability

⁴⁰ Fuel Poverty Sub Regional Tables 2017 date (released 2019). Available from: <https://www.gov.uk/government/statistics/sub-regional-fuel-poverty-data-2019> and Fuel Poverty 2010: sub-regional data (released 2013). Available from: <https://www.gov.uk/government/statistical-data-sets/fuel-poverty-2010-sub-regional-data>

of flooding from the sea in any year (>0.5%).

- 9.28 Figure 47 shows the area of the Borough that is within a Flood Zone and how this compares to last year.

Figure 47: Area of Gosport Borough in each Flood Zone

Flood risk category	February 2018 area (ha)	February 2019 area (ha)
Flood Zone 2	53.62	54.18
Flood Zone 3	380.68	381.48
Total	434.3	435.66

Source: Environment Agency flood maps (published February 2018 and February 2019)

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

- 9.29 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, 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 2018/19

Total Completions 2018/19 (gross)	Total Completions within Flood Zone 2/3
75	0

- 9.30 There were a total of 75 gross housing completions during the 2018/19 monitoring period. There were no completions within Flood Zone 2 and 3.
- 9.31 Figure 48 shows the number of dwellings built in Flood Zones 3 and 3 since the start of the plan period in 2011.

Figure 48: Net Dwelling Completions in Flood Zones (2011-2019)

	Net Completions	Total Completions within Flood Zone 2/3
2011/12	339	0
2012/13	75	0
2013/14	-33	0
2014/15	32	4
2015/16	180	2
2016/17	161	3
2017/18	219	68
2018/19	58	0
Total	1,031	77

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: Infrastructure* 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*.
- 10.3 The overarching approach and mechanisms in place for securing developer contributions are set out in detail in the GBLP Infrastructure chapter (pages 21-23). In summary, most developer contributions will be secured through the Community Infrastructure Levy (CIL). 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 in this Chapter:

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	
LP2: Infrastructure	
LP17: Skills	
LP21: Improving Transport Infrastructure	
LP34: Provision of New Open Space and Improvements to Existing Open space	
LP45: Flood Risk and Coastal Erosion	
Indicators	
Infrastructure	
<ul style="list-style-type: none"> Assessment of progress for each element of infrastructure identified in the latest Infrastructure Delivery Plan or equivalent. 	
Skills	
<ul style="list-style-type: none"> Skill related obligations secured as part of planning permissions 	
Transport	
<ul style="list-style-type: none"> New transport improvements provided through developer contributions 	
Open Space	
<ul style="list-style-type: none"> New green infrastructure and improvements to existing open space provided through developer contributions. 	
Flood risk Management Measures	
<ul style="list-style-type: none"> Permissions granted for coast protection/flood defence works. 	
Targets	
<ul style="list-style-type: none"> None 	

Infrastructure Delivery Plan

- 10.5 The Infrastructure Delivery Plan (IDP) sets out the latest identified infrastructure scheme details, lead providers, costings and timescales. The document is published on a regular basis as new information about the progress of schemes and new infrastructure proposals become available. Current levels of infrastructure provision and known requirements are set out in the Council's Infrastructure Assessment Report (2014) and the progress for delivery set out in the Council's Infrastructure Delivery Plan (IDP) (Updated 2018). A new IDP will be produced as part of the Infrastructure Funding Statement in 2020.
- 10.6 The IDP covers a number of key infrastructure items including: transport, education, community facilities and open space. The Council's IDP is available online at: www.gosport.gov.uk/infrastructure
- 10.7 From December 2020, the Council will publish an Infrastructure Funding Statement (IFS). The requirement to publish an IFS was introduced by the Government as part of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. The statement will identify infrastructure needs, the total cost of infrastructure, the anticipated funding sources, and the choices the Council has made about how developer contributions will be used.

Monitoring Information

Section 106 Agreements

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

- 10.8 The need to improve the skills base for local residents is a key objective of the GBLP. The Borough has significant pockets of deprivation. These areas experience higher rates of economic inactivity, lower skill levels and qualification attainment than the Borough as a whole, and when compared to national and regional averages. Policy LP17 seeks to help address this challenge.
- 10.9 It has been recognised both locally and within the PfSH 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. Policy LP17 seeks to secure employment and training measures as part of development proposals on appropriate sites using Employment and Skills Plans (ESPs). The policy applies to major employment developments including retail, leisure and office development greater than 1,000m², industrial developments greater than 2,000m², warehouse developments greater than 4,000m² and other developments likely to generate 50 full time equivalent jobs or more. In addition the policy also applies to construction jobs related to residential schemes of 40 or more dwellings.
- 10.10 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. These include work experience placements, careers promotion to pupils and students, pre-employment training, apprenticeships and workforce training.
- 10.11 To assist developers, contractors and occupiers, the Council has produced its own practice guide outlining the process for securing employment and training measures. In addition it chairs the Gosport Employment and Skills Partnership (GE&SP) whose members –

employment support agencies, training organisations and education establishments operating locally – can help with implementing ESPs.

- 10.12 During the monitoring period an ESP was secured by planning condition for one application at Morrison’s, Walpole Road, Gosport (planning application 18/00371/FULL) for an extension to the store of 1,106 sq.m. The ESP covering the construction of the development is to be submitted and approved by the Council prior to development taking place.
- 10.13 The following ESPs are ongoing: Royal Clarence Yard, (Block NM7), Weevil Lane, Gosport (planning application 15/00620/FULL) for 55 dwellings, Land at Former HMS Daedalus, Lee-on-the-Solent (planning application 17/00592/DETS) for an employment-led mixed use scheme including 200 dwellings and Royal Hospital Haslar, Gosport (planning application 15/00683/DETS) for a mixed use regeneration scheme.

GBLP Indicator: New transport improvements provided through developer contributions

- 10.14 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.
- 10.15 The GBLP aims to ensure residential areas have good access to employment, health, education, recreation and retail opportunities. Development should be located on sites where they are, or will be, well connected by public transport, walking and cycling in order to provide travel choices and reduce the reliance on the motorised private transport. The provision of more employment in the Borough is essential to reducing out-commuting and congestion. In order to provide the transport infrastructure to support new development the Borough Council has been collecting developer contributions. Figures 49 and 50 below show the amount of monies received and monies spent during the monitoring period.

Figure 49: Transport Contributions Received by GBC (01.04.2018 – 31.03.2019)⁴¹

Site	Amount Received by GBC
71 Shaftesbury Road	£1,980
Former Royal Engineers Depot, Weevil Lane	£5,600
Total	£7,580

Figure 50: Transport Contributions Received by HCC (01.04.2018 – 31.03.2019)

Site	Amount Received by HCC
Brockhurst Retail Park	£21,399.32

- 10.16 In addition to the above a Traffic Regulation Order (TRO) payment of £6,000 for Rowner, Land South of Howe Road (Planning application 18/00177/FULL) has been received by the Borough Council.

⁴¹ This table refers to money collected and retained by GBC during the 2018/19 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.

Cycleway Schemes

10.17 Cycling is popular for trips on the peninsula and to Portsmouth via the ferry, particularly for journeys to work and school. Gosport has the 6th highest proportion of residents using a bicycle to travel to work out of all districts in England and Wales (Census, 2011). Peak hour congestion and the favourable topography and climate of the Borough provide an incentive for more cycling trips. The Borough Council recognises the importance of providing continuity in cycle facilities and there is a need to fill the gaps in the existing network.

10.18 There were no cycleway improvements completed in this monitoring period.

Figure 51: Completed Cycleway Schemes between 01.04.2018 and 31.03.2019

Site	Amount received
None	N/A

Figure 52: Transport Schemes Completed in 2018/19 that received funding from developer contributions⁴²

Scheme	Total Cost	Developer Contribution Element
Marine Parade Cycleway Signage Scheme	£2,389.68	£2,389.68

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

10.19 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.

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

Figure 53: Open Space Contributions Received by GBC (01.04.2018 - 31.03.2019)

Scheme	Amount Received by GBC
71 Shaftesbury Road, Gosport	£1,410

⁴² Other Transport Schemes may have been completed during the monitoring period. Only those schemes which included Developer Contributions are detailed here. All completed schemes/schemes in progress within Gosport and those with a Strategic impact outside Gosport are detailed in the Council's updated Infrastructure Delivery Plan. The Council's latest IDP is available online.

- 10.21 The open space schemes that were completed in 2018/19 and received funding from developer contributions are set out in figure 54:

Figure 54: Open Space schemes completed and ongoing in 2018/19 that received funding from developer contributions

Site	Project	Funding from developer contributions
Completed		
Pathway Lighting (on-going improvements)	Lighting schemes (Forton Road, Grove Road Recreation Ground, Lee-on-the-Solent Recreation Grounds, Privett Park, Bridgemary Park & Cunningham Drive)	£4,989
St Lukes Road Gosport	Land improvement scheme	£8,672
Sub total		£13,661
Under Construction as at 31st March 2019		
Lee-on-the-Solent Splash Park	New splash park project	£122,000
Alver Valley Country Park	Western Gateway Play Area and ancillary works	£91,284
Sub total		£213,284
Total		£104,945

- 10.22 A new Splash Park project at Lee-on-the-Solent was under construction as at 31st March 2019 and £122,000 in S106 developer contributions have been put towards funding this project during the monitoring period. In addition, a S106 developer contribution funding of £78,918 was used towards new facilities in the Alver Valley Country Park with enhancements to the Western Gateway Play Area, Toilet Block and associated facilities with proposals under construction during the monitoring period.

Bird Aware Solent

- 10.23 In addition to the developer contributions received for open space. The Council also receives developer contributions towards the Solent Disturbance and Mitigation Project (SDMP), also referred to as Bird Aware Solent. This work is a collaborative project by a number of local authorities and other partner organisations including Natural England, the Environment Agency and RSPB. The work of the SDMP provides the best available evidence to underpin mitigating the effects of residential development around The Solent.
- 10.24 It is therefore a requirement that new residential development contributes towards appropriate mitigation measures. During the monitoring period the Council received £58,422. The work of the Partnership is on-going and can further information can be found on the following website: <http://www.birdaware.org/>

Community Infrastructure Levy

- 10.25 The Gosport Community Infrastructure Levy came into force on 1st February 2016. The CIL levy is a charge on development which is set by the Borough Council to help fund important infrastructure needed to support new development in the Borough.
- 10.26 The Council publishes an annual financial statement covering the period 1st April to 31st March, which sets out information relating to income received and expenditure (including monies collected but not yet spent). Further information about Gosport CIL and this year's CIL financial statement can be found at: www.gosport.gov.uk/cil
- 10.27 An overview of the CIL financial statements published since the levy introduction in 2016 can be seen in figure 55:

Figure 55: CIL Financial Statement Summary

CIL Reporting Years	Total Receipts	Total Expenditure
01.02.2016 – 31.03.2016	0	0
01.04.2016 – 31.03.2017	£ 21,070.00	0
01.04.2017 – 31.03.2018	£ 85,054.03	0
01.04.2018 – 31.03.2019	£ 454,256.34	0
Total	£ 560,380.37	0

- 10.28 As at 1st September 2019 the Council has collected £867,762 in CIL funds. At this date, in accordance with the CIL regulations the total CIL funds is split as follows:
- 80% (£694,202) available for the Strategic CIL fund
 - 15% (£130,163) available for the CIL Neighbourhood Fund
 - 5% (£43,488) for CIL administration.
- 10.29 The distribution of the CIL Neighbourhood Fund is being managed by the Gosport Voluntary Association. Details of the scheme are available to view in the Economic Development Board report from 3rd July 2019 which is available at: <https://democracy.gosport.gov.uk/documents/s783/CIL%20Spending%20Protocol.pdf>

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

Capital Flood and Coastal Erosion Risk Management Schemes

- 10.30 The Eastern Solent Coastal Partnership (ESCP) has prepared the River Hamble to Portchester Flood & Coastal Erosion Risk Management (FCERM) Strategy. The Strategy covers 58km of coastline which stretches from Portchester Castle to Burridge (on the east bank of the River Hamble). It includes the Gosport and Lee-on-the-Solent coastline. The strategy was adopted by Gosport and Fareham councils in April 2015 and was approved by the Environment Agency (EA) 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.
- 10.31 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 and erosion defence infrastructure required is set out in the Council's Infrastructure Delivery Plan (IDP).

- 10.32 The Environment Agency approved funding in late 2016 for the Borough Council (through the ESCP) to develop outline designs for three separate flood defence schemes called Forton FCERM Scheme, Alverstoke FCERM Scheme and Seafield FCERM Scheme. These proposals were the subject of public consultation at a number of locations in the Borough during July 2017. The outline stages of the projects have now concluded.
- 10.33 There are 114 properties in Alverstoke that are currently at risk from a 1 in 100 year flood event, expected to increase to 142 properties by year 2060. The scheme will cover approximately 120m of coastal frontage at the western end of Stoke Lake. Grant in aid funding for the detailed design and construction stages of the Alverstoke FCERM was approved by the EA (2018). The detailed design stage commenced in early 2019.
- 10.34 There are 80 properties in Seafield that are currently at risk from a 1 in 100 year flood event, expected to increase to 193 properties by year 2060. The scheme will cover approximately 770m of coastal frontage between Old Road and Mariners Way where Haslar Lake and Workhouse Lake meet. Grant in aid funding for an enhanced outline design of the Seafield FCERM scheme was approved by the EA (2018). This is to allow more detailed cost certainty and to understand significant environmental impacts before bidding for funding for the final detailed design and construction stages of the project. Significant additional funding contributions will be required to deliver the construction stage of the project. The enhanced outline design stage commenced in early 2019.
- 10.35 There are 72 properties in Forton that are currently at risk from a 1 in 100 year flood event, expected to increase to 232 properties by year 2060. The scheme will cover approximately 175m of coastal frontage at the western end of Forton Lake. Funding for the detailed design and construction stages of the project was secured from Regional Flood and Coastal Committee Levy and FCRM grant in aid in early 2019. The detailed design stage commenced in early 2019.
- 10.36 Further information about these three scheme proposals can be found on the ESCP website at: <http://www.escp.org.uk/Gosport-Schemes>

Beach Management

- 10.37 An EA funded Beach Management Plan is being prepared for the shoreline between Portsmouth Harbour entrance (Gosport) and Hill Head (Fareham). The planned beach management operations will maintain a healthy beach to deliver significant recreational benefits to the Borough along with providing improved protection from flooding to a small number of homes and improving accessibility to Alver Valley Country Park.
- 10.38 The technical elements of the study have been completed and have identified a need for beach material to be recycled across the frontage from areas of build up to areas of loss.
- 10.39 However, these works are not eligible for Grant in Aid, leaving a shortfall of around £0.5M. A funding case is being developed to enable bids to alternative funding sources. A delivery plan will be prepared once scheme funding is confirmed.

Asset Maintenance

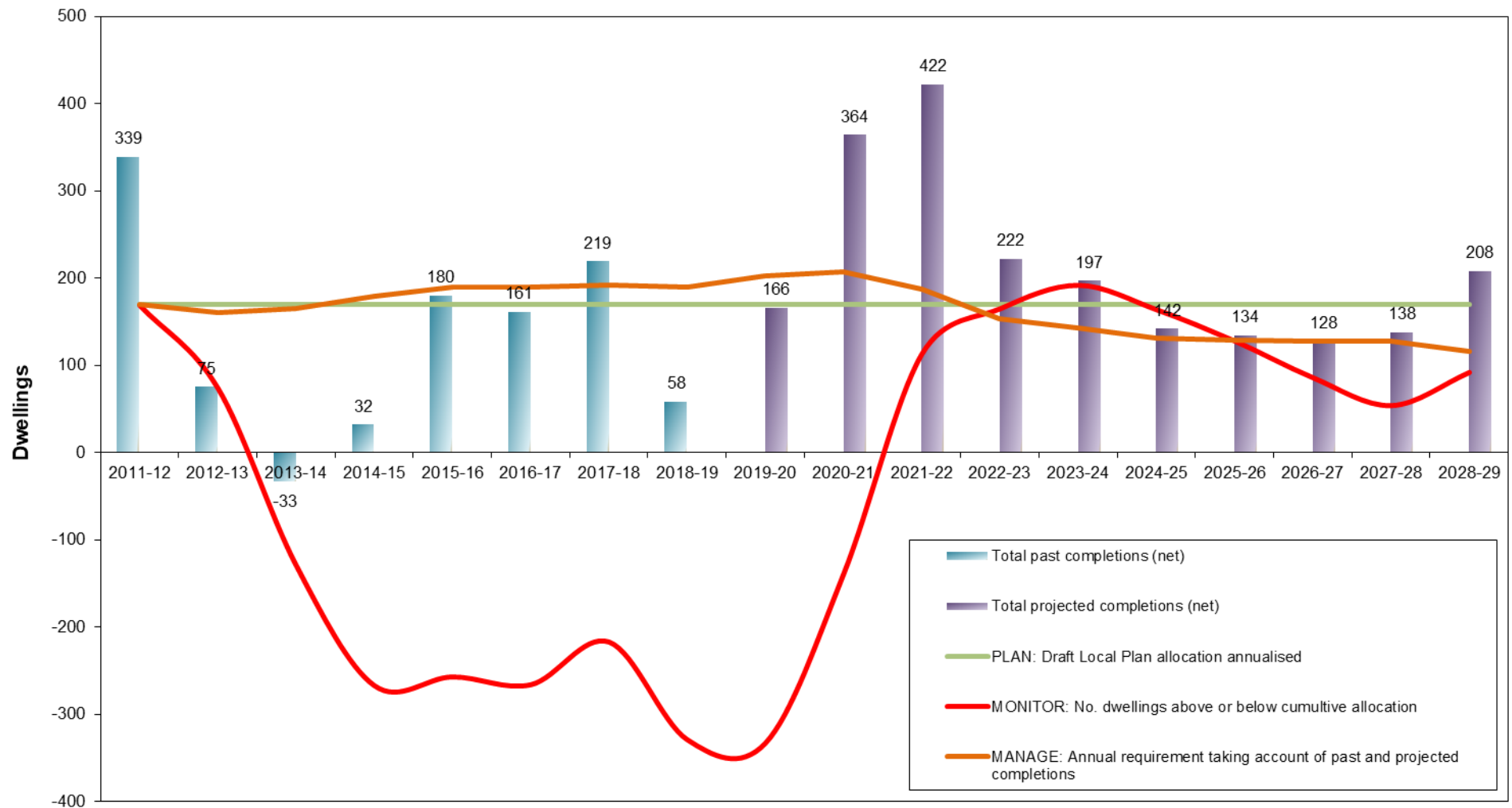
- 10.40 The Annual Maintenance Asset Investment Programme for the 2018/19 financial year was within budget and to programme. Works were undertaken in Stokes Bay, Seafield, Lee-on-the-Solent and Hardway to remove the health and safety concerns present at the time. In total circa. £30,000 of coastal maintenance works were complete.
- 10.41 Phase 1 maintenance works to stabilise the poor conditioned central section of Stokes Bay seawall are planned for 2019. These works will provide the necessary protection to maintain the current amenity and highway infrastructure while longer term coastal management options are developed.
- 10.42 As schemes and works are completed they will be reported in both the Council's IDP and AMR.
- 10.43 No planning permissions were granted for coast protection/flood defence works in 2018/19.

APPENDIX 1: GOSPORT HOUSING TRAJECTORY (2019 UPDATE)

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Totals
Past completions (net)	339	75	-33	32	180	161	219	58											1,031
Projected Allocations	0	0	0	0	0	0	0	0	0	167	184	114	60	94	80	90	100	100	989
Projections Large sites with planning permission	0	0	0	0	0	0	0	0	133	163	165	70	99	10	16	0	0	70	726
Projections: Small sites with planning permission	0	0	0	0	0	0	0	0	33	34	35	0	0	0	0	0	0	0	102
Projections: windfalls	0	0	0	0	0	0	0	0	0	0	38	38	38	38	38	38	38	38	304
Total past completions (net)	339	75	-33	32	180	161	219	58											1,031
Total projected completions (net)									166	364	422	222	197	142	134	128	138	208	2,121
Cumulative completions	339	414	381	413	593	754	973	1,031	1,197	1,561	1,983	2,205	2,402	2,544	2,678	2,806	2,944	3,152	3,152
PLAN: Draft Local Plan allocation annualised	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	3,060
MONITOR: No. dwellings above or below cumulative allocation	169	74	-129	-267	-257	-266	-217	-329	-333	-139	113	165	192	164	128	86	54	92	
MANAGE: Annual requirement taking account of past and projected completions	170	160	165	179	189	190	192	190	203	207	187	154	143	132	129	127	127	116	

APPENDIX 2: GOSPORT HOUSING PHASING (2019 UPDATE)

2011 - 2029 phasing including SHLAA sites



Gosport Borough Council is committed to equal opportunities for all.

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