

10 Towns and Neighbourhood Centres

Indicator	Latest Data	Previous Data	Trend
The proportion of vacant frontage (%)			
Gosport Town Centre	12.5% (2020)	5.4% (2015)	↑
Lee-on-the-Solent District Centre	8.1% (2020)	7.7% (2015)	↑
Stoke Road District Centre (Primary frontage)	4.2% (2020)	17.5% (2015)	↓
Stoke Road District Centre (Secondary frontage)	8.1% (2020)	12% (2015)	↓
The proportion of non-A1/A2 frontage			
Gosport Town Centre	32% (2020)	33.5% (2015)	↓
Lee-on-the-Solent District Centre	25.9% (2020)	23% (2015)	↑
Stoke Road District Centre (Primary frontage)	34.6% (2020)	12.3% (2015)	↑
Stoke Road District Centre (Secondary frontage)	50.9% (2020)	40.1% (2015)	↑

Location of Retail Centres in Gosport Borough

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 around the Borough (see Figure 10.1).

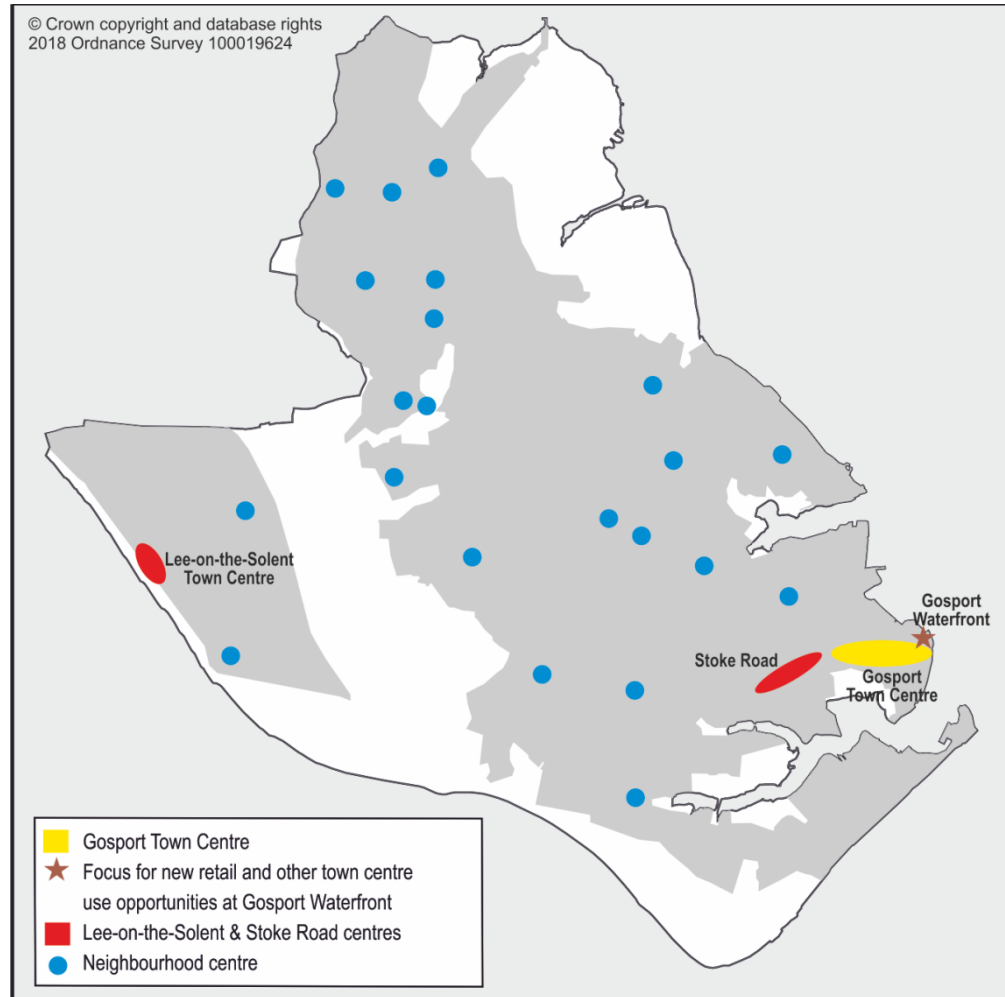


Figure 10.1: Location of retail centres in Gosport Borough

Accessibility to Centres

Figure 10.2 shows the 400m walking distance around the shopping centres and the average number of buses per hour to a major centre. 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 neighbourhood centres shown as the lightest brown.

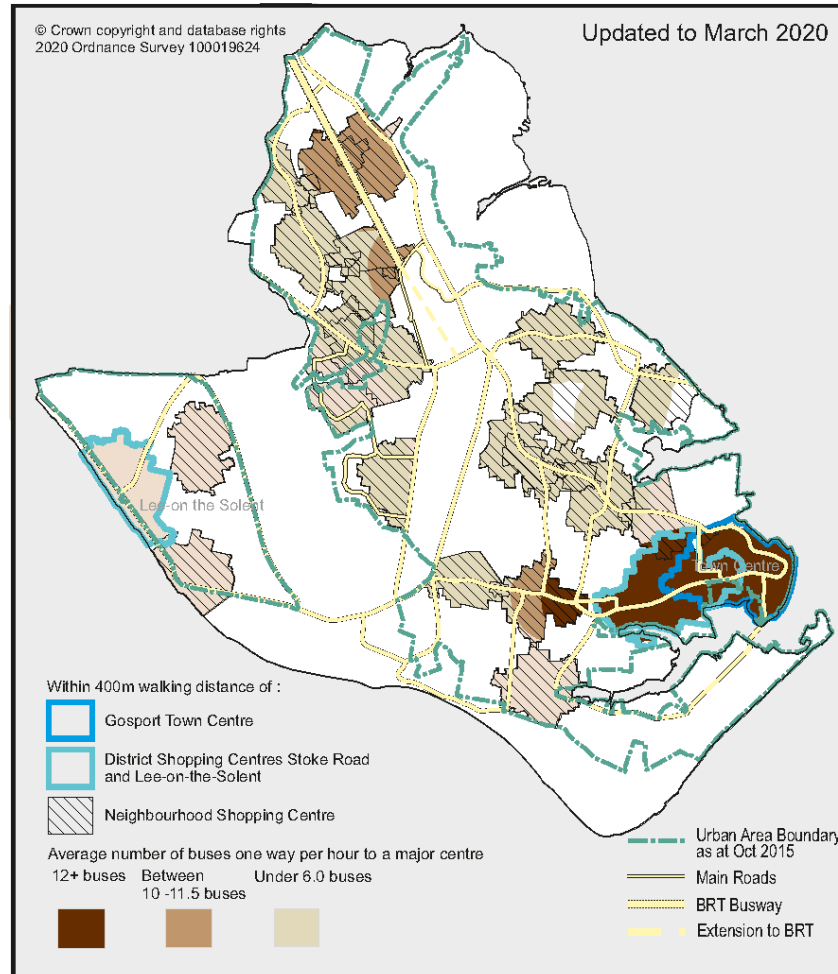


Figure 10.2: Accessibility to centres, walking and by bus (GBC, 2020)

Floorspace in the Principal and District Centres

Within Gosport there are three main centres; in the hierarchy of centres Gosport Town Centre is classified as the principal centre and Stoke Road and Lee-on-the-Solent as district centres. Figure 10.3 presents the total floor space for the principal and district centres in March 2020, the data is collected annually by the Council in monitoring surveys. The centre frontages are set out in Appendix 4: Centres and Commercial Frontages of the Gosport Borough Local Plan 2011-2029. The following pages present the total floor space for the principal and district centres between 2005 and 2020.

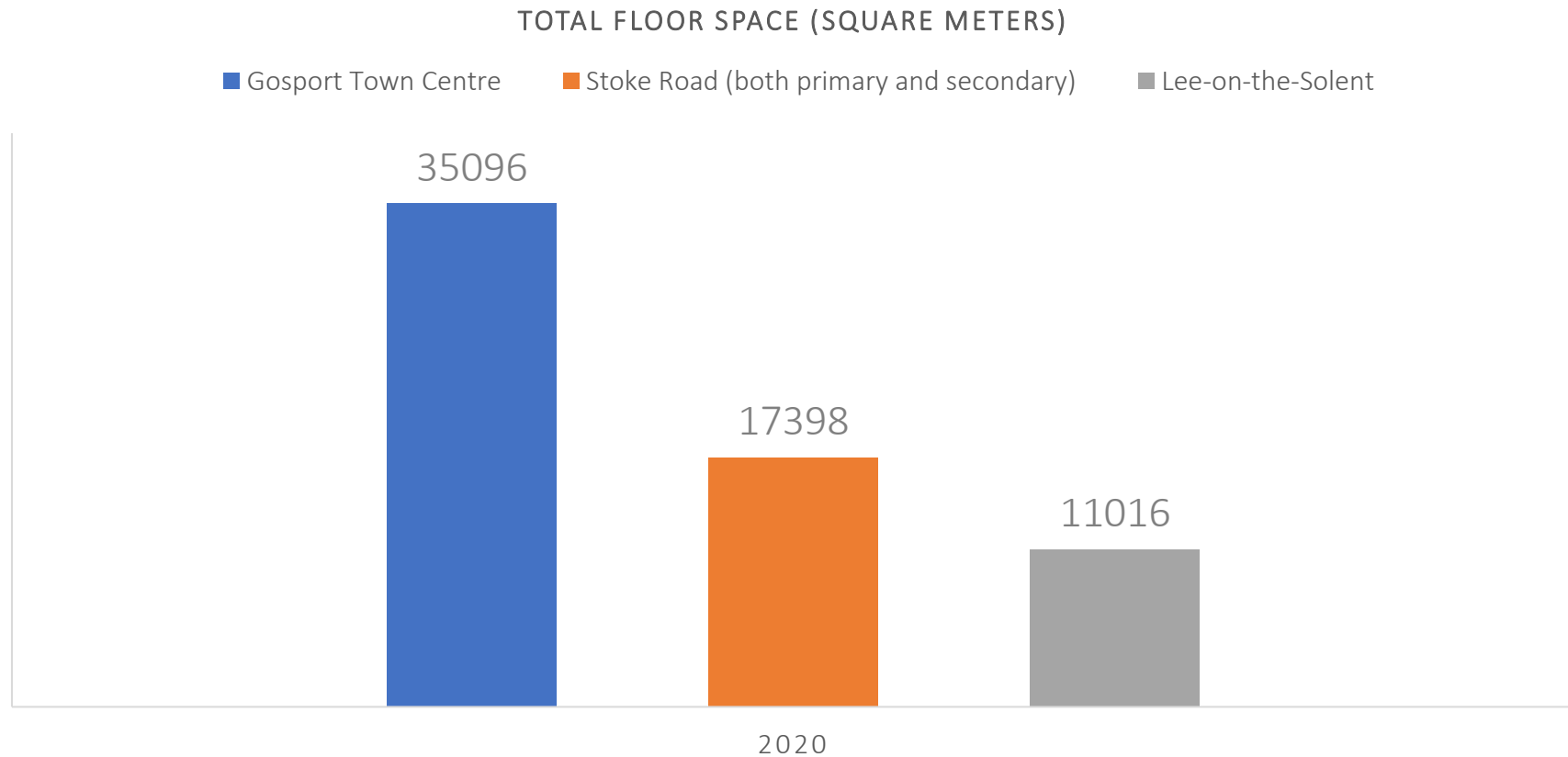


Figure 10.3: Total floor space (square meters) at Gosport Town Centre, Stoke Road and Lee-on-the-Solent District Centres in March 2020 (GBC Monitoring)

Principal Centre – Gosport Town Centre

Figure 10.4 shows the total floor space in each survey over the period 2005 to 2020. As of 2020, there is a total of 35,096 square meters of ground floor floorspace. This compares to 39,131 square meters in 2005.

Gosport Town Centre: Total amount of floor space (square meters)

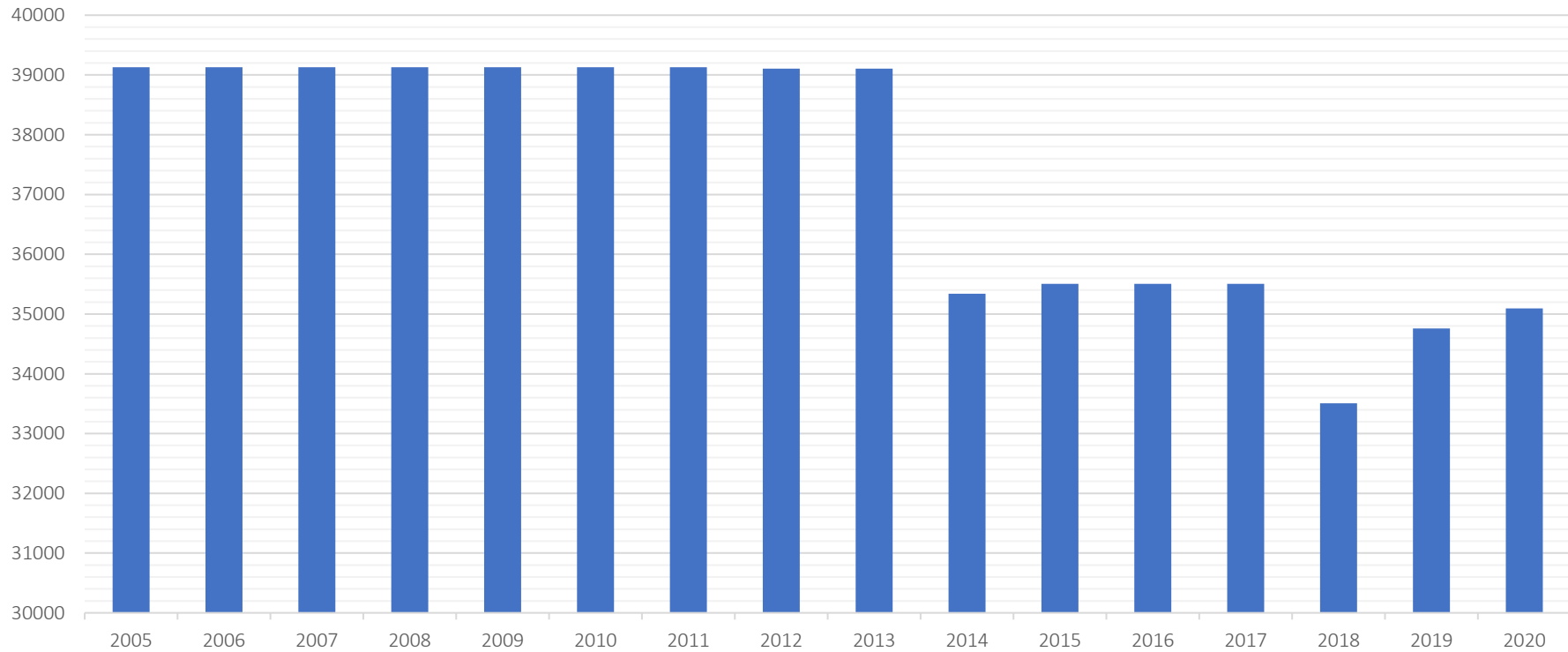


Figure 10.4: Gosport Town Centre total amount of floor space (square meters) between 2005 and 2020 (GBC Monitoring)

District Centre – Stoke Road

Figure 10.5 shows the total floor space in each survey over the period 2005 to 2020. As of 2020, there is a total of 17,398 square meters of ground floor space (primary and secondary frontage).

Stoke Road: Total amount of floor space (square meters)

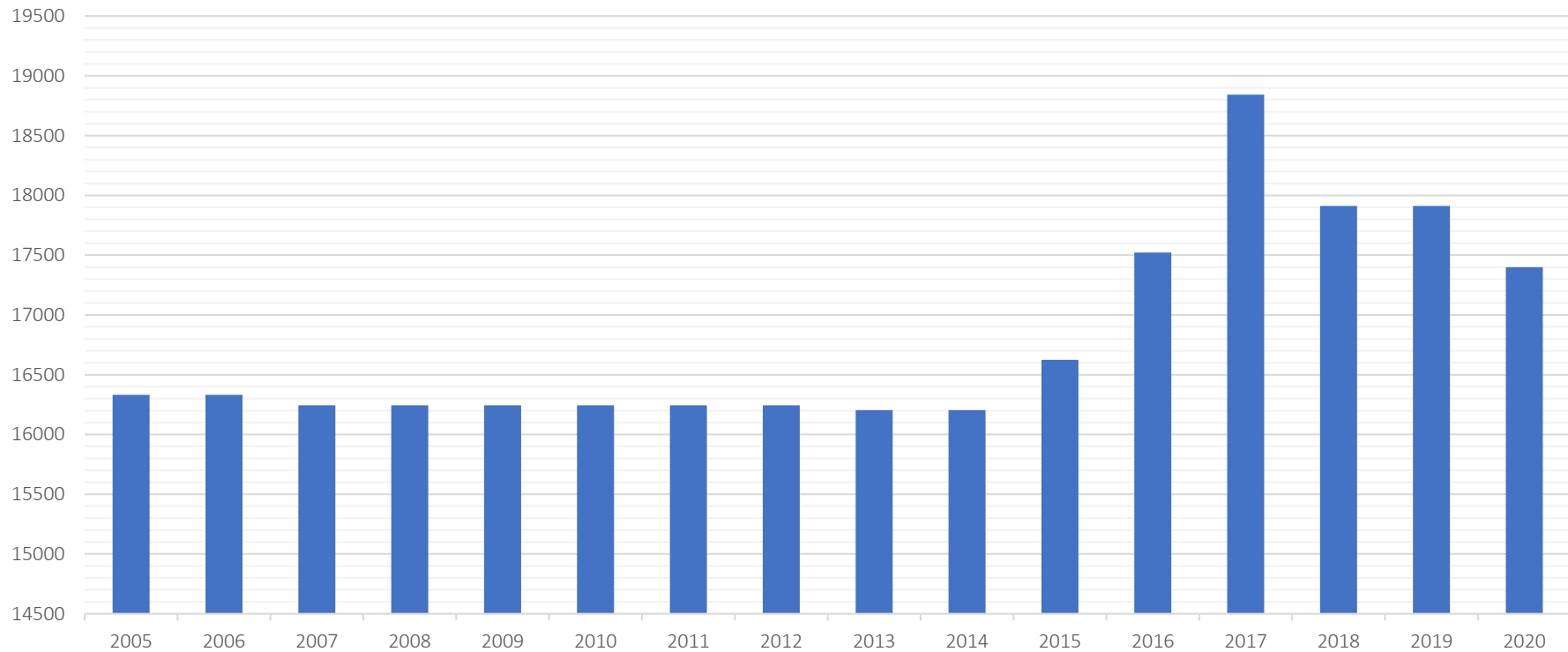


Figure 10.5: Stoke Road total amount of floor space (square meters) between 2005 and 2020 (GBC Monitoring)

District Centre – Lee-on-the-Solent

Figure 10.6 shows the total floorspace in each survey over the period 2005 to 2020. As of 2020, there is a total of 11,016 square meters of ground floor space.

Lee-on-the-Solent: Total amount of floor space (square meters)

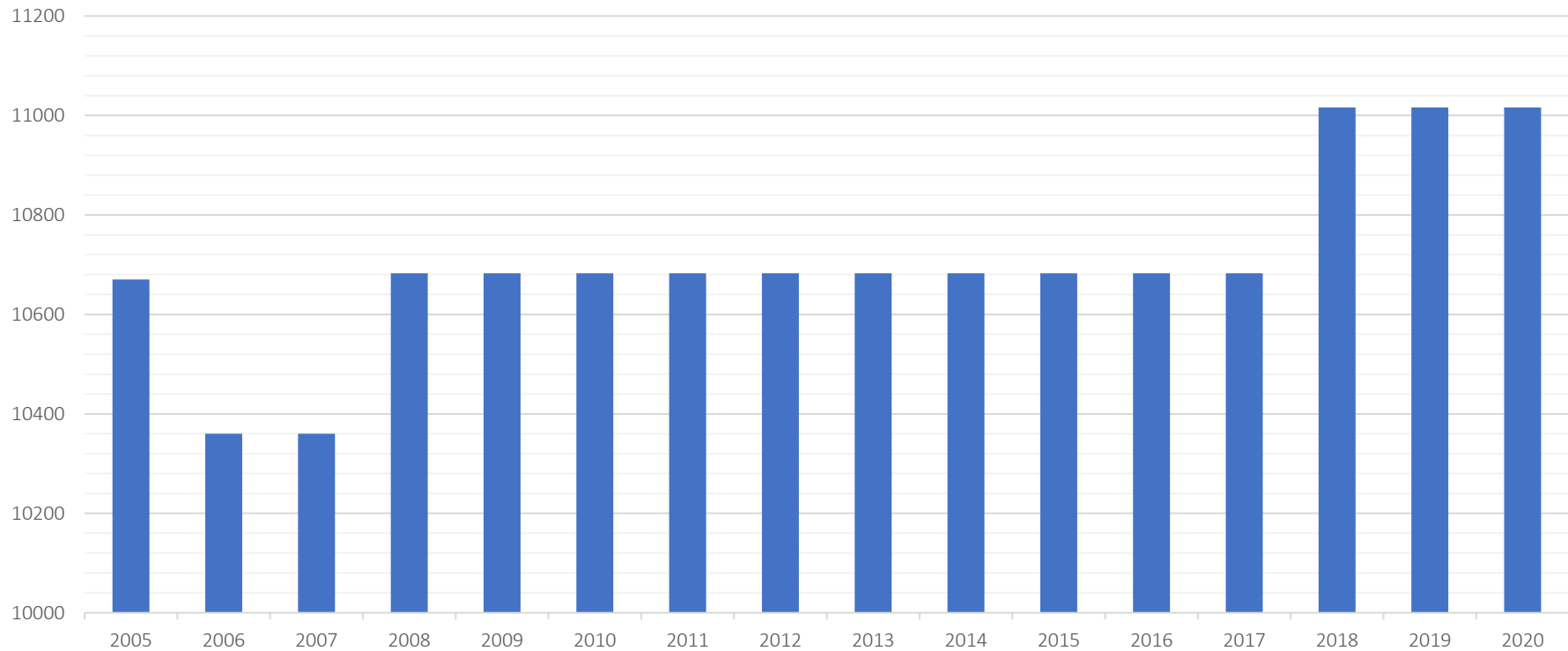


Figure 10.6: Lee-on-the-Solent total amount of floor space (square meters) between 2005 and 2020 (GBC Monitoring)

Floor space in the Neighbourhood Centres

Within Gosport there are 22 neighbourhood centres. Figure 10.7 presents the amount of floor space between 2015 and 2019, the data is collected annually by the Council in monitoring surveys. The neighbourhood centre frontages are set out in Appendix 4: Centres and Commercial Frontages of the Gosport Borough Local Plan 2011-2029.

Name of Centre	Total floor space (square meters)				
	2015	2016	2017	2018	2019
Alverstoke Village	1269	1269	1269	1269	1269
Alver Village	2754	2754	2754	2754	2754
Antice Court, Twyford Drive	885	885	885	885	885
Beauchamp Avenue	409	409	409	409	409
Brewers Lane	409	409	409	409	409
Brockhurst Road	1805	1805	1805	1805	1805
Bury Cross	1198	1198	1207	1207	1207
Carisbrooke Road	968	968	968	968	968
Dartmouth Court	573	573	573	573	573
Elson Road	976	897	802	802	802
Forton Road/ Bedford Street	1255	1255	1255	1255	1255
Forton Road / Parham Road	2747	2747	2601	2601	2601
Forton Road/ The Crossways	2971	2971	2971	2971	2971
Gregson Avenue	1768	1768	1768	1768	1768
Nobes Avenue	906	906	906	906	906
Palmyra Road	1190	1190	1190	1190	1190
Portsmouth Road	565	565	565	565	565
Queens Parade	1061	1061	1061	1061	1061
Rowner Lane	607	607	607	607	607
Rowner Road	1508	1508	1508	1508	1508
St. Nicholas Avenue	347	347	347	347	347
Tukes Avenue	440	440	440	440	440

Figure 10.7: Neighbourhood Centres total amount of floor space (square meters) between 2015 and 2019 (GBC Monitoring)

Vacancy rates in the Principal and District Centres

Within Gosport there are three main centres; in the hierarchy of centres Gosport Town Centre is classified as the principal centre and Stoke Road and Lee-on-the-Solent as district centres. The following sections present the vacancy rates between 2005 and 2020, the data is collected annually by the Council in monitoring surveys. The centre frontages are set out in Appendix 4: Centres and Commercial Frontages of the Gosport Borough Local Plan 2011-2029. The latest vacancy rates by frontage in March 2020 are shown in Figure 10.8.

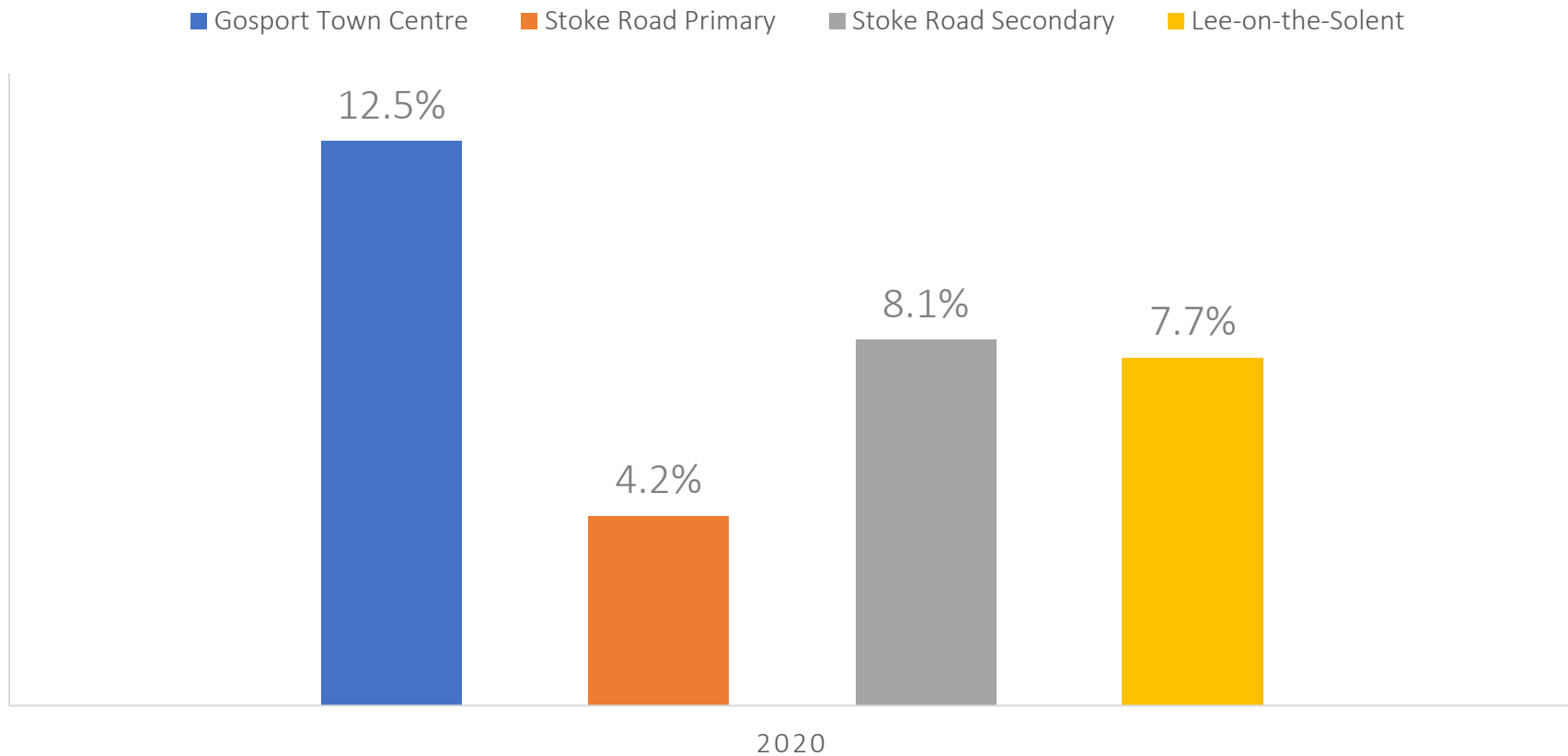


Figure 10.8: Vacancy rates by frontage at Gosport Town Centre, Stoke Road and Lee-on-the-Solent District Centres in March 2020 (GBC Monitoring)

Principal Centre – Gosport Town Centre

Figure 10.9 shows the proportion of frontage that has been vacant in each survey over the period 2005 to 2020.

Gosport Town Centre: Proportion of Vacant Frontage (%)

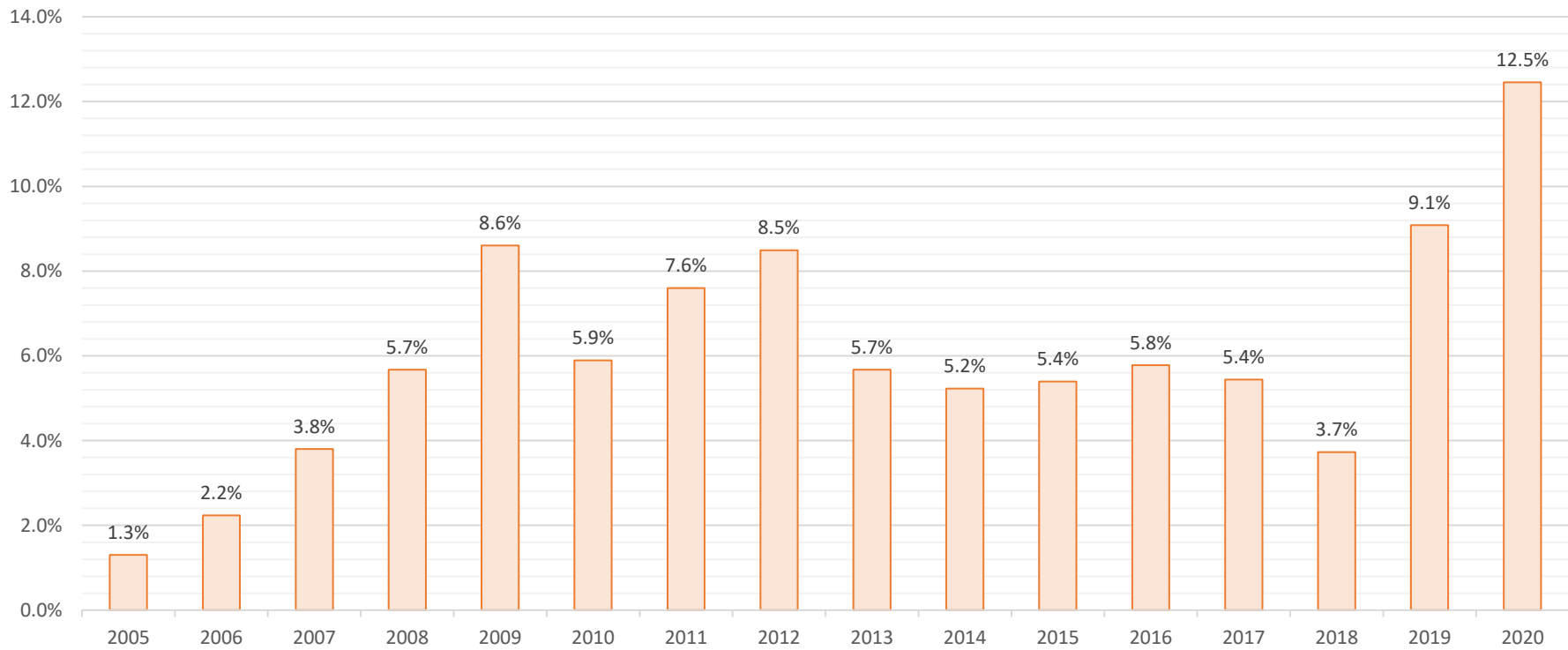


Figure 10.9: Gosport Town Centre: Proportion of Vacant Frontage (%) between 2005 and 2020 (GBC Monitoring)

Figure 10.10 shows the proportion of units that have been vacant in each survey over the period 2005 to 2020.

Gosport Town Centre: Proportion of Vacant Units (%)

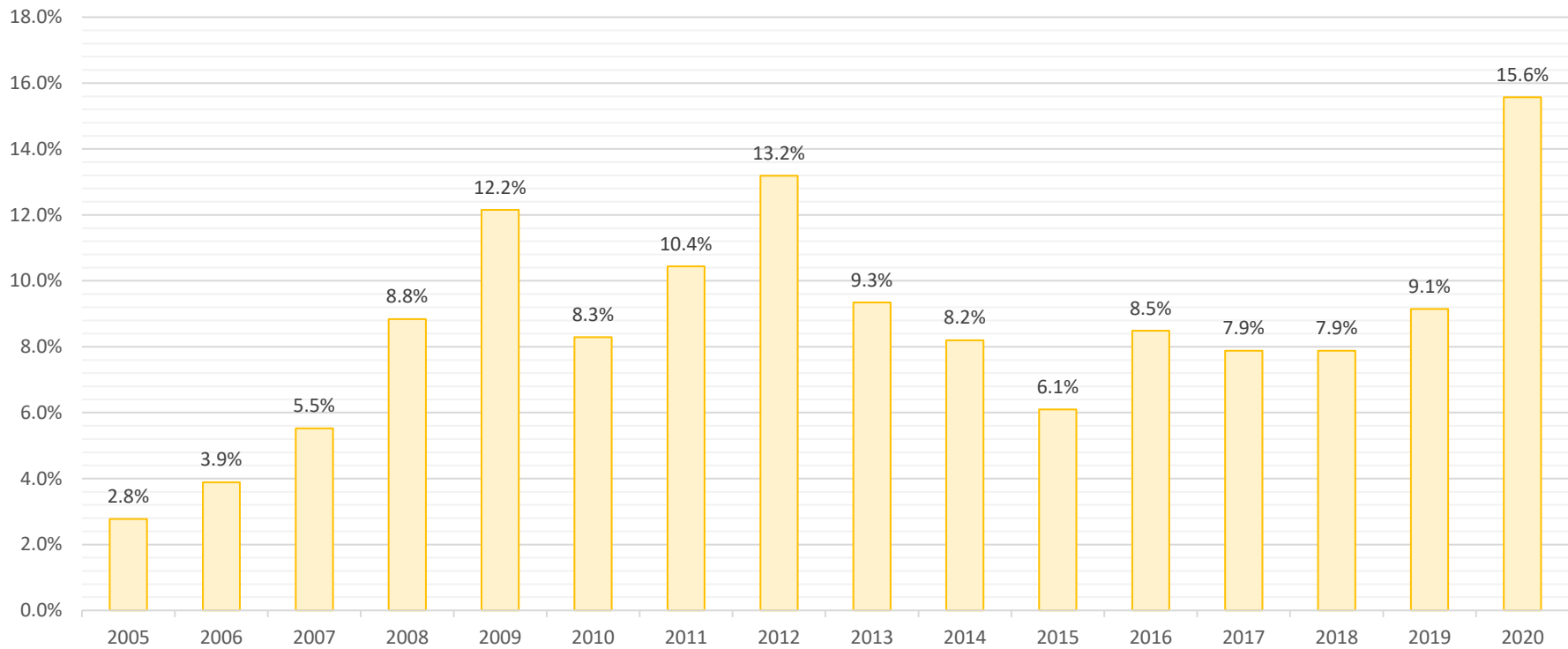


Figure 10.10: Gosport Town Centre: Proportion of Vacant Units (%) between 2005 and 2020 (GBC Monitoring)

Figure 10.11 shows the proportion of floor space that has been vacant in each survey over the period 2005 to 2020.

Gosport Town Centre: Proportion of Vacant Floor space (%)

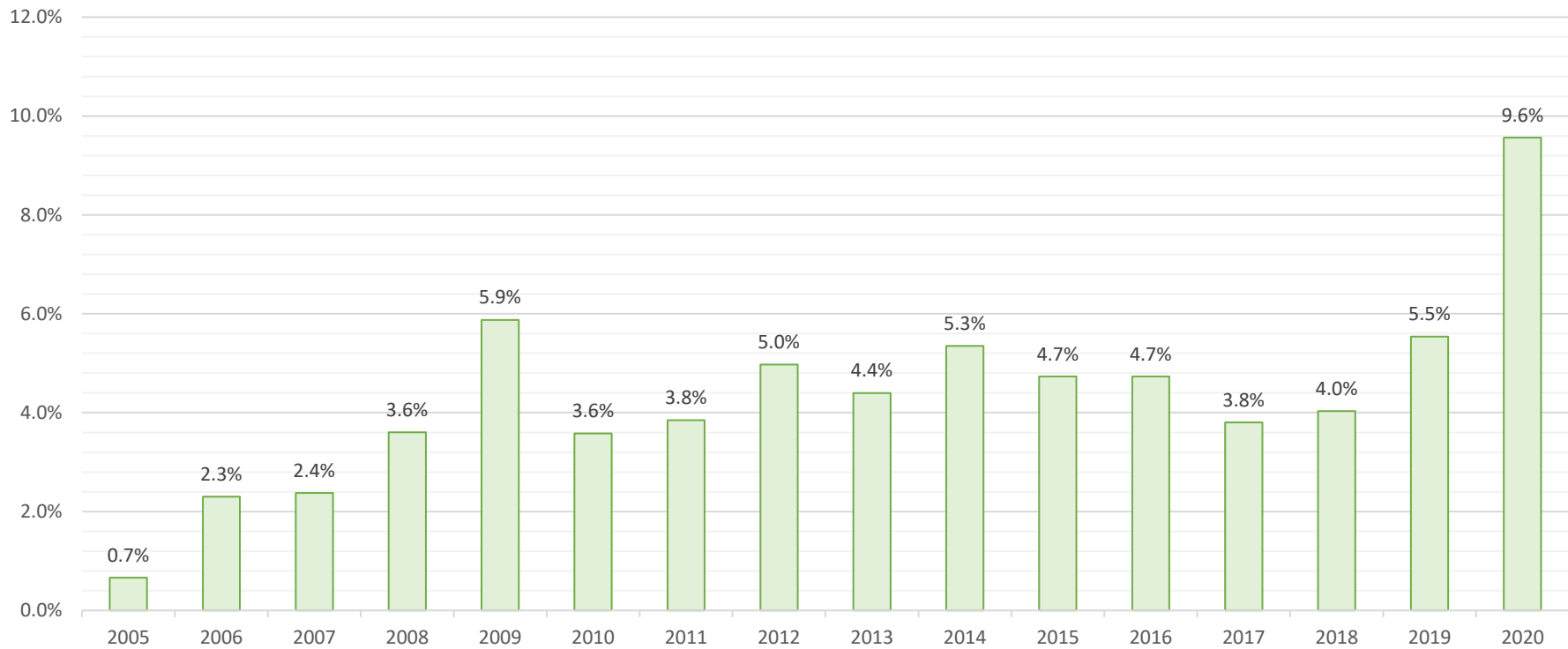


Figure 10.11: Gosport Town Centre: Proportion of Vacant Floor space (%) between 2005 and 2020 (GBC Monitoring)

District Centre – Stoke Road

Figure 10.12 shows the proportion of frontage in the primary frontage that has been vacant in each survey over the period 2005 to 2014.

2005 to 2014

Stoke Road Primary Frontage: Proportion of Vacant Frontage (%)

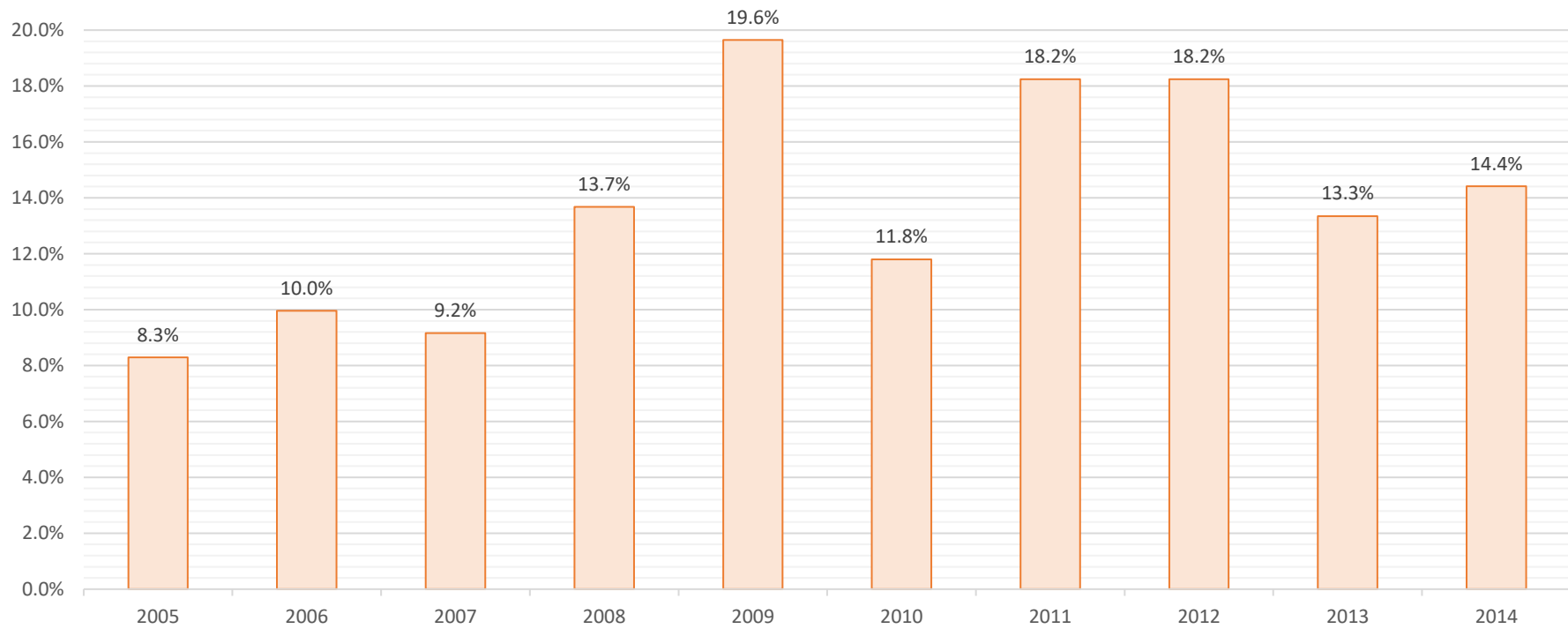


Figure 10.12: Stoke Road District Centre Primary Frontage: Proportion of Vacant Floorspace (%) between 2005 and 2014 (GBC Monitoring)

Figure 10.13 shows the proportion of frontage in the primary frontage that has been vacant in each survey over the period 2015 to 2020.

2015 onwards

Stoke Road Primary Frontage: Proportion of Vacant Frontage (%)

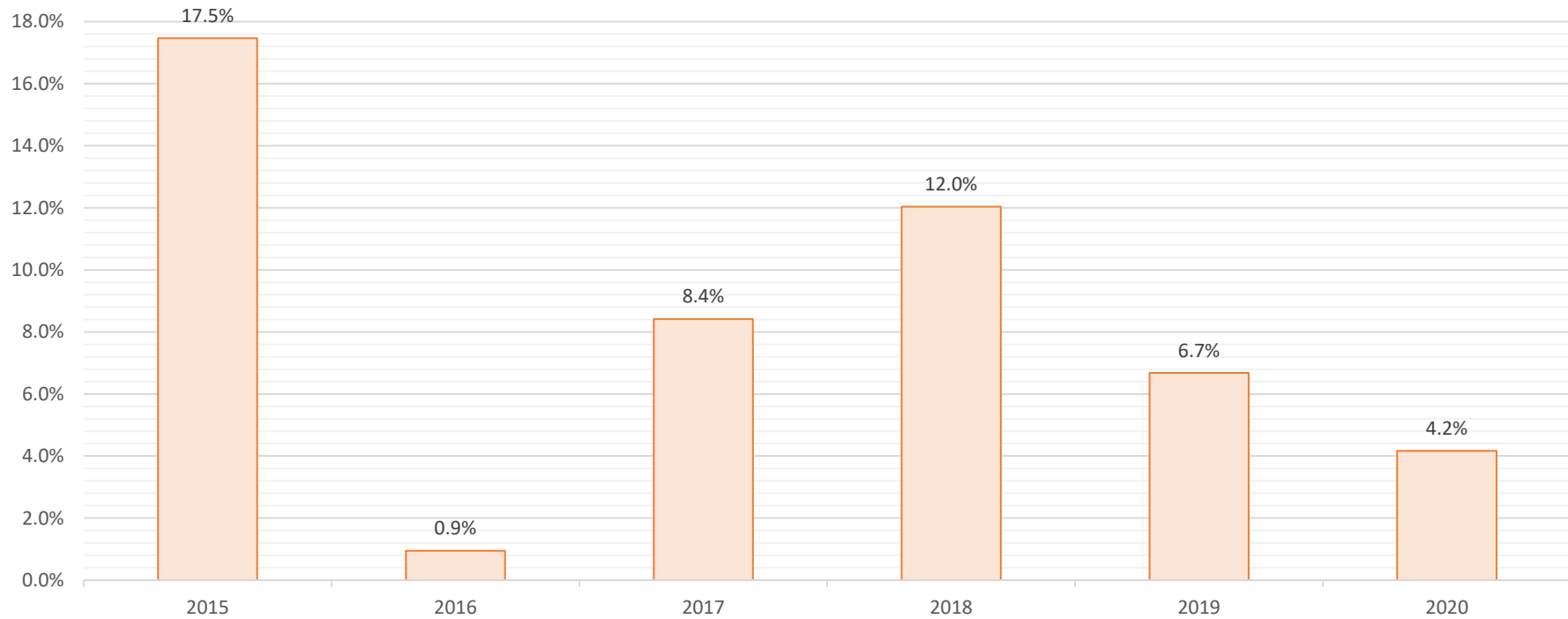


Figure 10.13: Stoke Road District Centre Primary Frontage: Proportion of Vacant Floorspace (%) between 2015 and 2020 (GBC Monitoring)

Figure 10.14 shows the proportion of frontage in the secondary frontage that has been vacant in each survey over the period 2015 to 2020.

2015 onwards

Stoke Road Secondary Frontage: Proportion of Vacant Frontage (%)

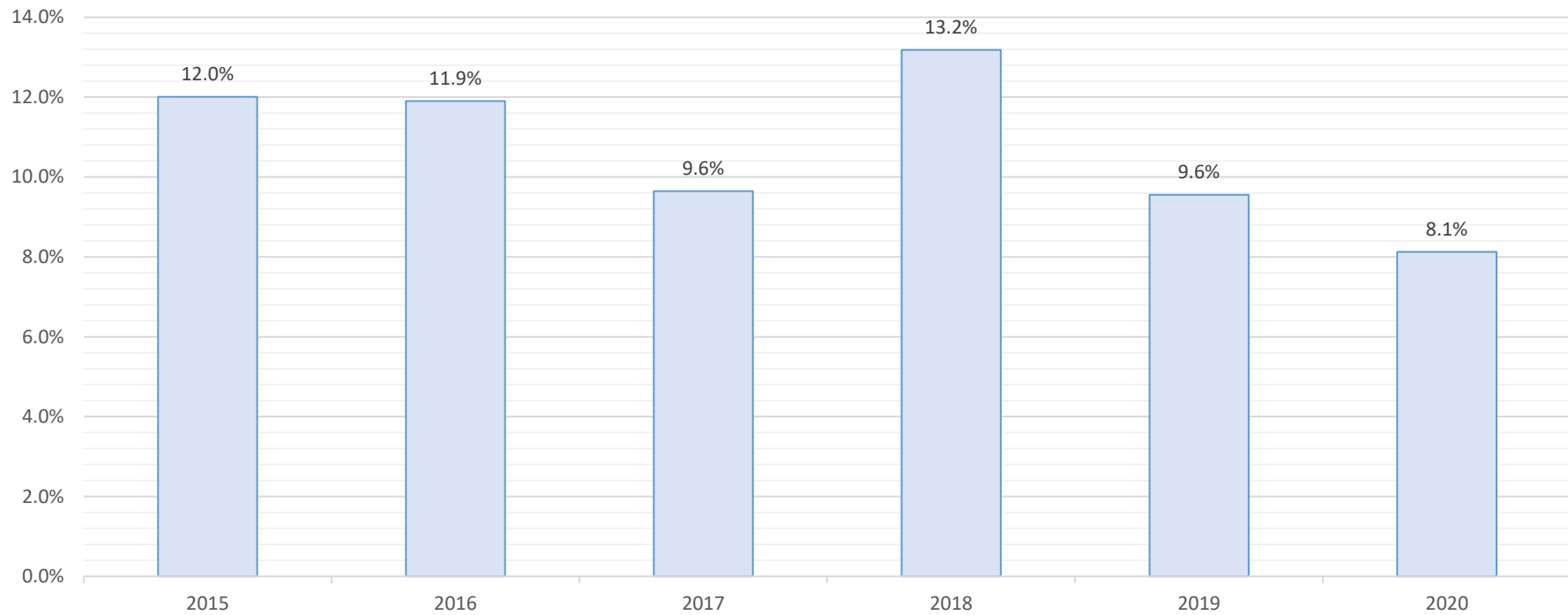


Figure 10.14: Stoke Road District Centre Secondary Frontage: Proportion of Vacant Floorspace (%) between 2015 and 2020 (GBC Monitoring)

Figure 10.15 shows the proportion of units that have been vacant in each survey over the period 2005 to 2020.

Stoke Road District Centre: Proportion of Vacant Units (%)

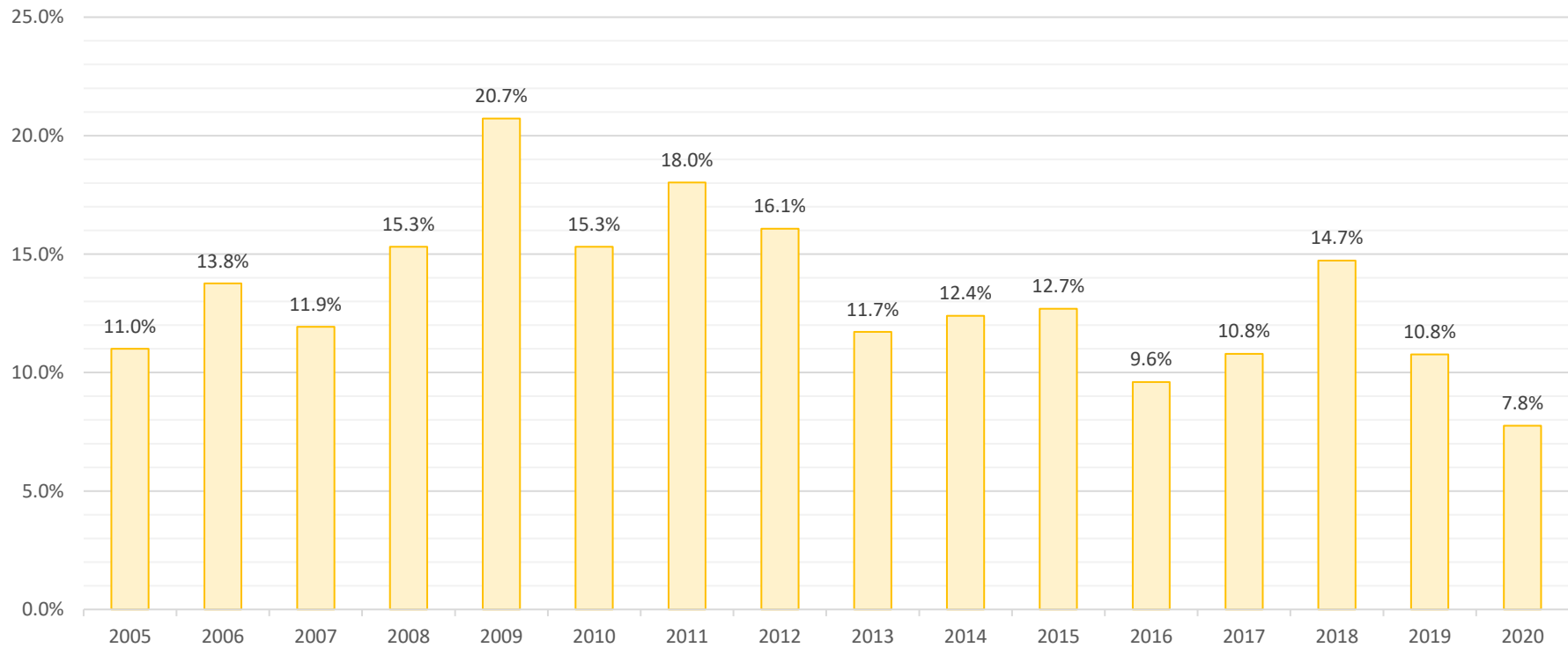


Figure 10.15: Stoke Road District Centre: Proportion of Vacant Units (%) between 2005 and 2020 (GBC Monitoring)

Figure 10.16 shows the proportion of floor space that has been vacant in each survey over the period 2005 to 2020.

Stoke Road District Centre: Proportion of Vacant Floor space (%)

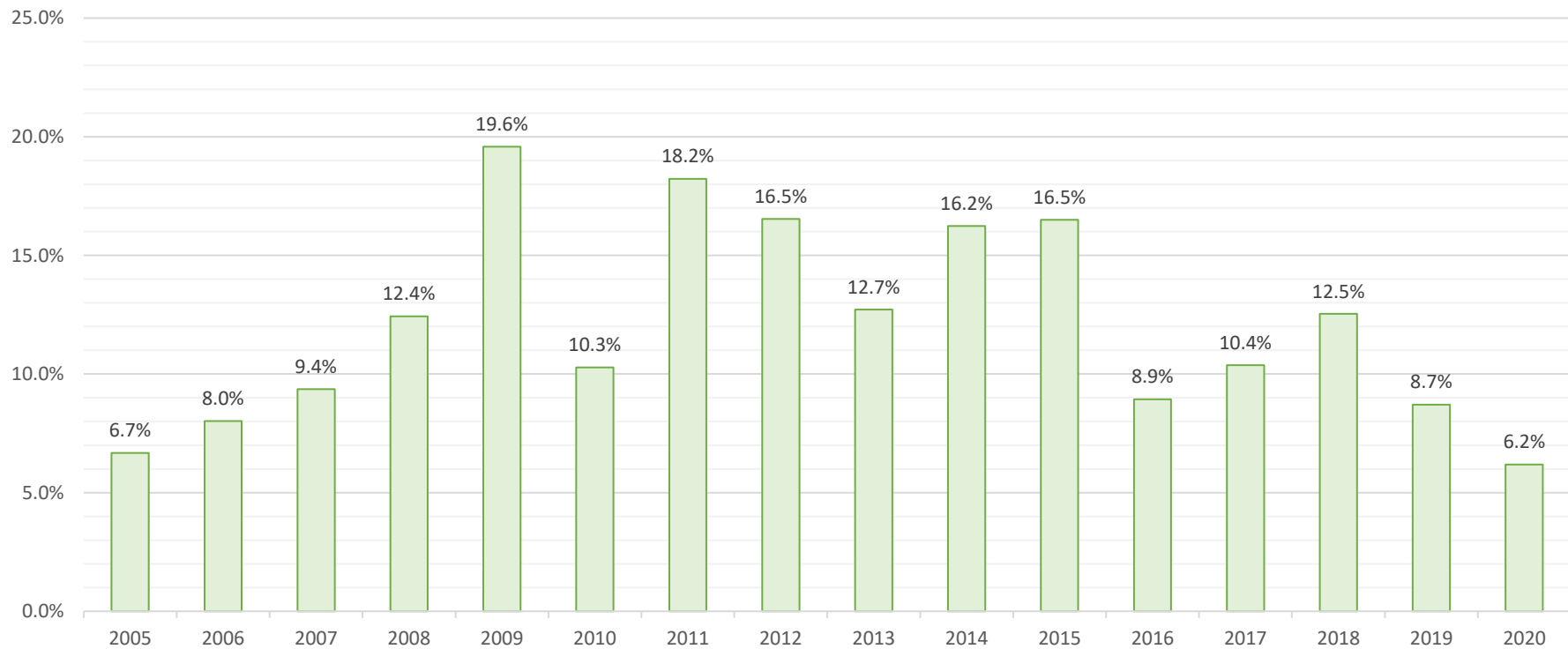


Figure 10.16: Stoke Road District Centre: Proportion of Vacant Floor space (%) between 2005 and 2020 (GBC Monitoring)

District Centre- Lee-on-the-Solent

Figure 10.17 shows the proportion of frontage that has been vacant in each survey over the period 2005 to 2020.

Lee-on-the-Solent: Proportion of Vacant Frontage (%)

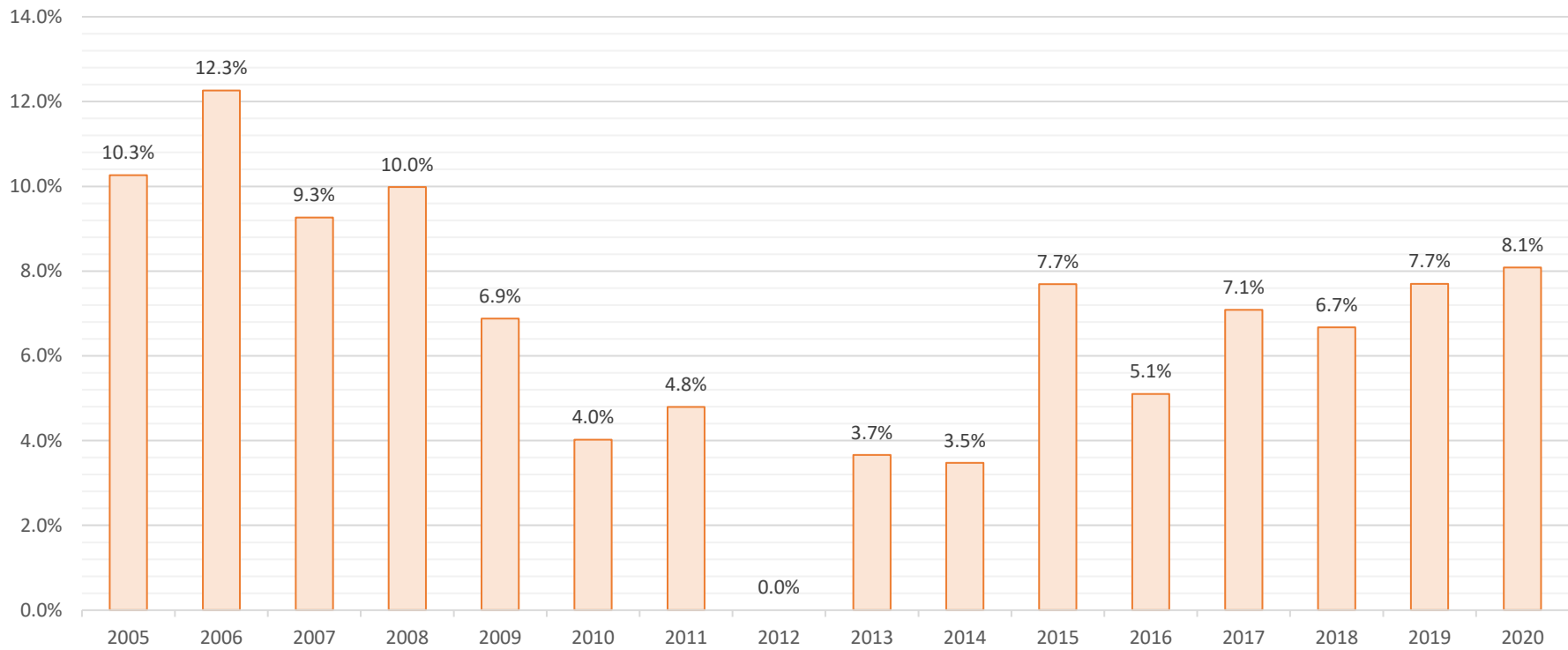


Figure 10.17: Lee-on-the-Solent District Centre: Proportion of Vacant Floorspace (%) between 2005 and 2020 (GBC Monitoring)

Figure 10.18 shows the proportion of units that have been vacant in each survey over the period 2005 to 2020.

Lee-on-the-Solent: Proportion of Vacant Units (%)

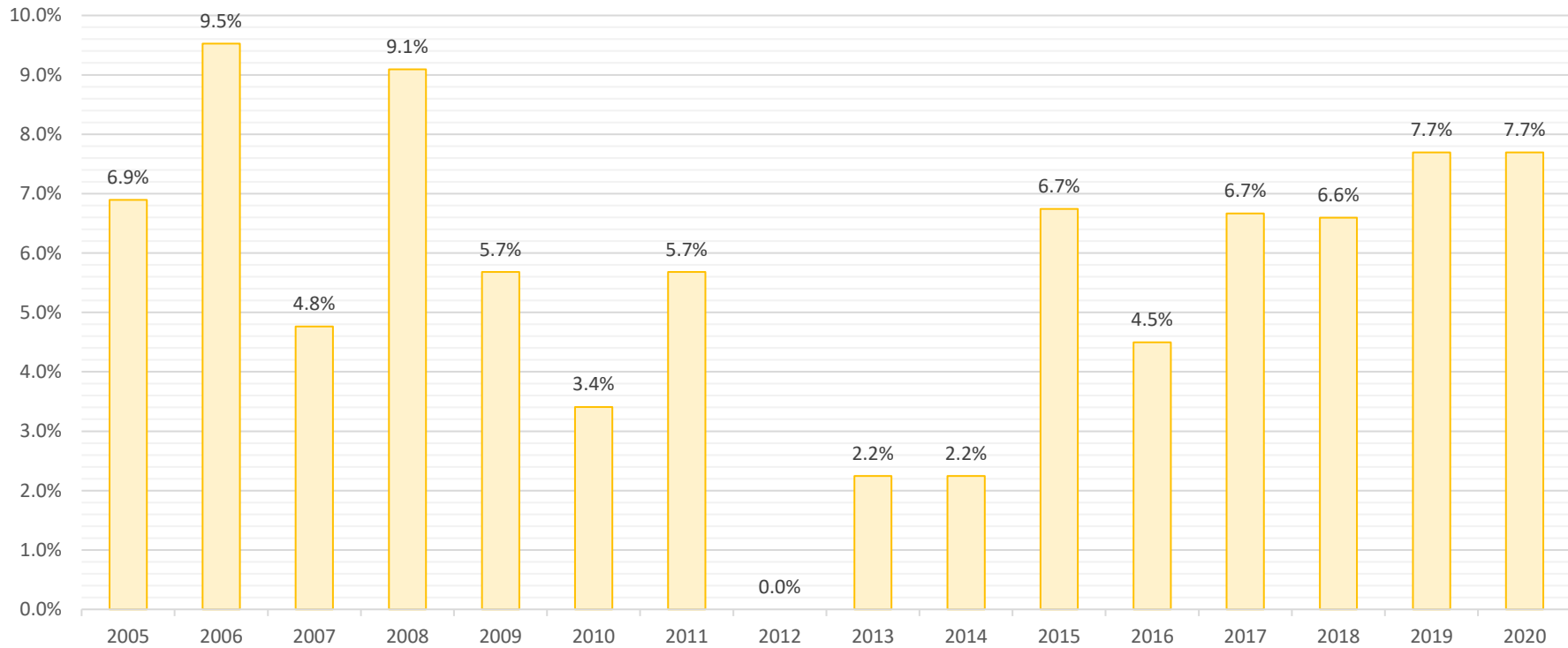


Figure 10.18: Lee-on-the-Solent District Centre: Proportion of Vacant Units (%) between 2005 and 2020 (GBC Monitoring)

Figure 10.19 shows the proportion of floor space that has been vacant in each survey over the period 2005 to 2020.

Lee-on-the-Solent: Proportion of Vacant Floor space (%)

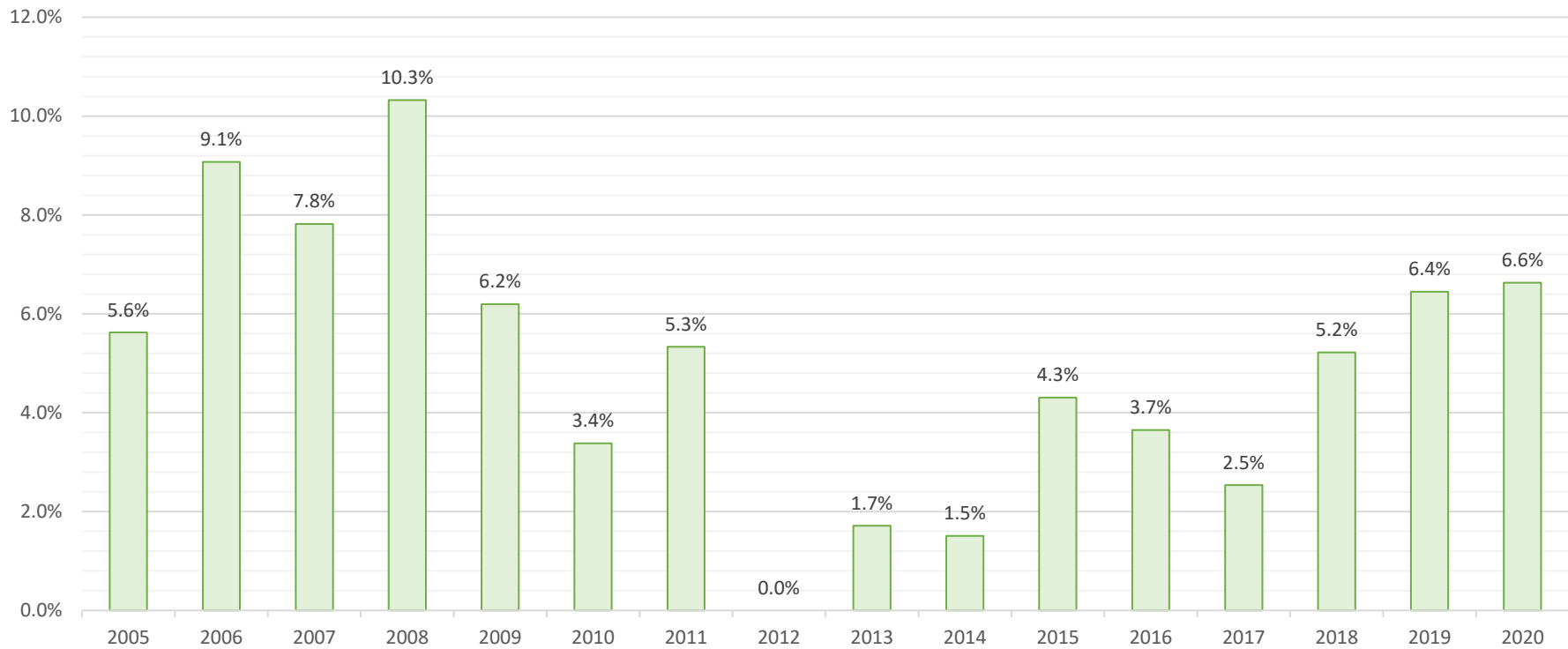


Figure 10.19: Lee-on-the-Solent District Centre: Proportion of Vacant Floor space (%) between 2005 and 2020 (GBC Monitoring)

Use Classes in the Principal and District Centres

Within Gosport there are three main centres; in the hierarchy of centres Gosport Town Centre is classified as the principal centre and Stoke Road and Lee-on-the-Solent as district centres. The following sections present the proportion of frontage within each use class between 2005 and 2020, the data is collected annually by the Council in monitoring surveys. The centre frontages are set out in Appendix 4: Centres and Commercial Frontages of the Gosport Borough Local Plan 2011-2029.

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 amend the Town and Country Planning (Use Classes) Order 1987 and introduce significant changes to the system of use classes. These changes will be reflected in future monitoring of use classes in the Borough's centres.

Principal Centre – Gosport Town Centre

Policy LP28 establishes thresholds for non-A1/A2 uses. In Gosport Town 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.

Figure 10.20 shows the total non-A1/A2 frontage between 2005 and 2020 and highlights when this policy threshold has been exceeded. Figure 10.21 shows the proportion of frontage in each use class for each year between 2005 and 2020.

Gosport Town Centre: Total non-A1/A2 (percent)

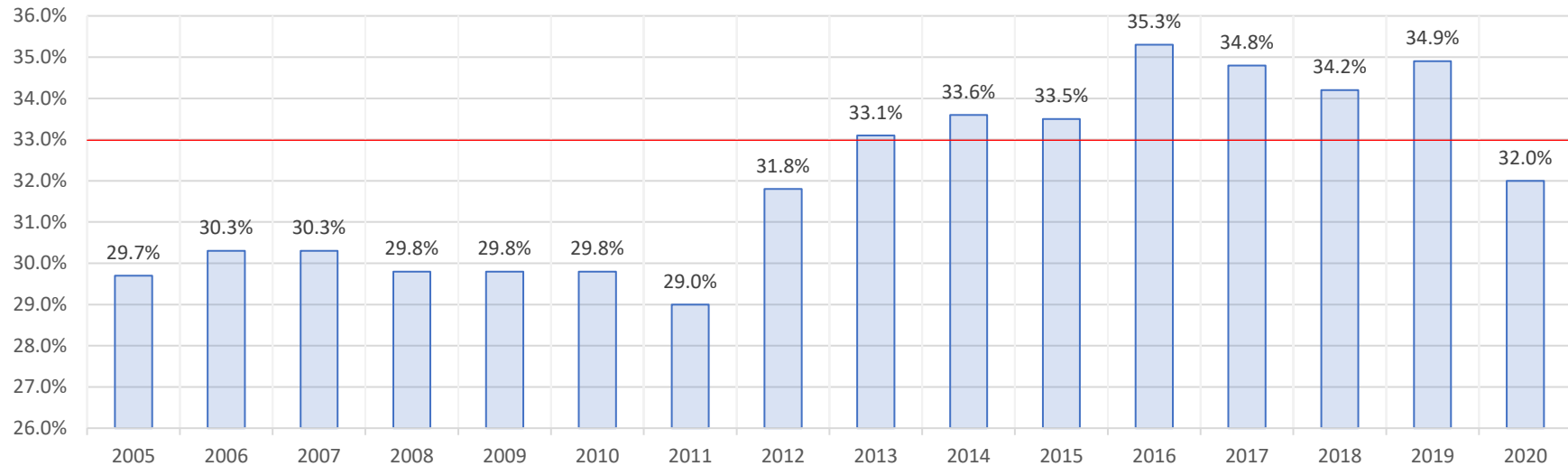


Figure 10.20: Gosport Town Centre: Total non-A1/A2 (per cent) between 2005 and 2020 (GBC Monitoring)

Year	Shopping		(Total A1 and A2)	Non-Shopping							Non-Commercial					Total non- A1/A2
	A1	A2		A3	A4	A5	B1	Laun drett e	Car Hire	Taxi	SG com m	C3	D1	D2	SG non- com m	
2005	54.8%	15.6%	70.4%	6.6%	4.3%	1.3%	5.1%	0.3%	0.0%	0.0%	1.3%	0.0%	9.1%	1.7%	0.0%	29.7%
2006	53.8%	16.0%	69.8%	7.4%	4.2%	1.3%	5.1%	0.3%	0.0%	0.0%	1.3%	0.0%	9.1%	1.6%	0.0%	30.3%
2007	53.2%	16.5%	69.7%	8.0%	4.2%	1.3%	4.8%	0.0%	0.0%	0.0%	1.3%	0.0%	9.1%	1.6%	0.0%	30.3%
2008	53.6%	16.5%	70.1%	8.0%	4.2%	1.1%	4.7%	0.0%	0.0%	0.0%	1.2%	0.0%	9.0%	1.6%	0.0%	29.8%
2009	53.6%	16.5%	70.1%	8.0%	4.2%	1.1%	4.7%	0.0%	0.0%	0.0%	1.2%	0.0%	9.0%	1.6%	0.0%	29.8%
2010	53.8%	16.3%	70.1%	8.0%	4.2%	1.1%	4.7%	0.0%	0.0%	0.0%	1.2%	0.0%	9.0%	1.6%	0.0%	29.8%
2011	54.2%	16.8%	71.0%	6.9%	3.9%	1.4%	4.8%	0.0%	0.0%	0.0%	1.3%	0.0%	9.1%	1.6%	0.0%	29.0%
2012	53.4%	14.6%	68.0%	7.7%	2.6%	1.4%	4.7%	0.0%	0.0%	0.0%	3.7%	0.0%	10.1%	1.6%	0.0%	31.8%
2013	52.3%	14.6%	66.9%	8.5%	2.6%	1.4%	4.7%	0.0%	0.0%	0.0%	4.2%	0.0%	10.1%	1.6%	0.0%	33.1%
2014	52.4%	14.0%	66.4%	8.8%	2.6%	1.4%	4.7%	0.0%	0.0%	0.0%	4.4%	0.0%	10.1%	1.6%	0.0%	33.6%
2015	53.0%	13.5%	66.5%	10.1%	2.1%	1.6%	6.9%	0.0%	0.0%	0.0%	3.8%	0.0%	6.8%	2.2%	0.0%	33.5%
2016	51.0%	13.7%	64.7%	10.4%	2.1%	1.6%	6.9%	0.0%	0.0%	0.0%	5.3%	0.0%	6.8%	2.2%	0.0%	35.3%
2017	50.5%	14.7%	65.2%	10.1%	2.1%	1.6%	6.7%	0.0%	0.0%	0.0%	5.3%	0.0%	6.8%	2.2%	0.0%	34.8%
2018	51.9%	13.9%	65.8%	9.8%	2.1%	1.6%	6.7%	0.0%	0.0%	0.0%	5.3%	0.0%	6.5%	2.2%	0.0%	34.2%
2019	51.5%	13.8%	65.3%	10.0%	2.2%	1.6%	6.8%	0.0%	0.0%	0.0%	5.4%	0.0%	6.6%	2.3%	0.0%	34.9%
2020	51.6%	15.1%	66.7%	8.7%	2.1%	1.5%	6.8%	0.0%	0.0%	0.0%	4.3%	0.0%	6.4%	2.2%	0.0%	32.0%

Figure 10.21: Gosport Town Centre: Proportion of frontage by use class between 2005 and 2020 (GBC Monitoring)

District Centre – Stoke Road

Policy LP28 establishes thresholds for non-A1/A2 uses. 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 10.22 shows the total non-A1/A2 frontage between 2005 and 2020 in the primary frontage and highlights when this policy threshold has been exceeded. Figure 10.23 shows the total non-A1/A2 frontage between 2015 and 2020 in the secondary frontage and highlights when this policy threshold has been exceeded. Figure 10.24 shows the proportion of frontage in each use class for each year between 2005 and 2020 in the primary frontage. Figure 10.25 shows the proportion of frontage in each use class for each year between 2015 and 2020 in the secondary frontage.

Stoke Road Primary Frontage 2005 to 2020
Total non-A1/A2

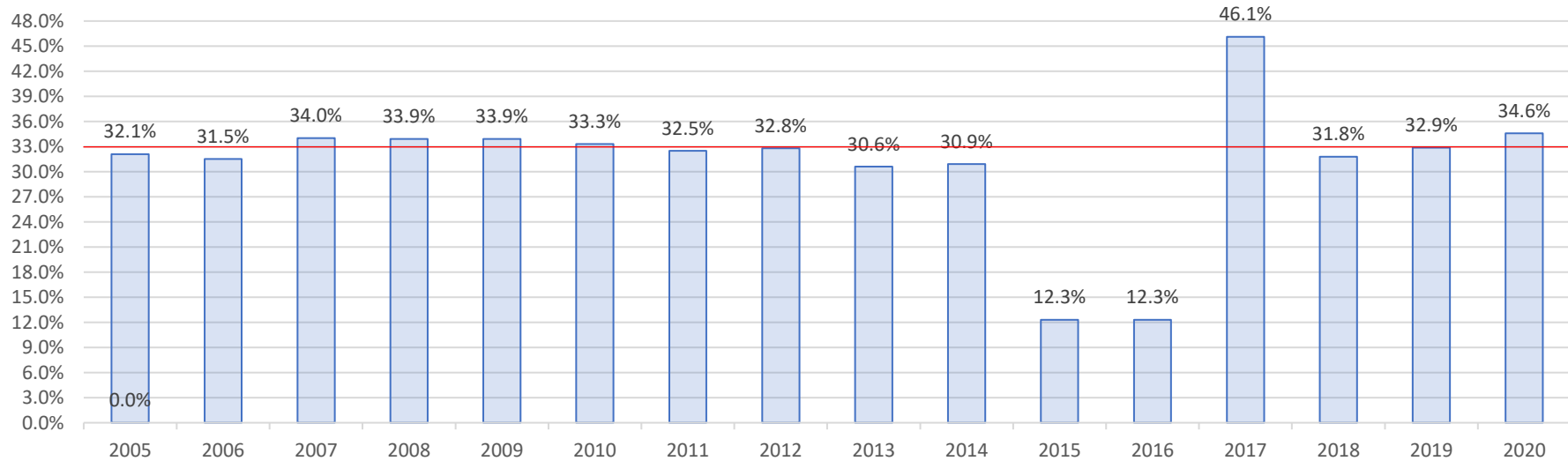


Figure 10.22: Stoke Road District Centre Primary Frontage: Total non-A1/A2 (per cent) between 2005 and 2020 (GBC Monitoring)

Stoke Road Secondary Frontage 2015 onwards
Total non-A1/A2

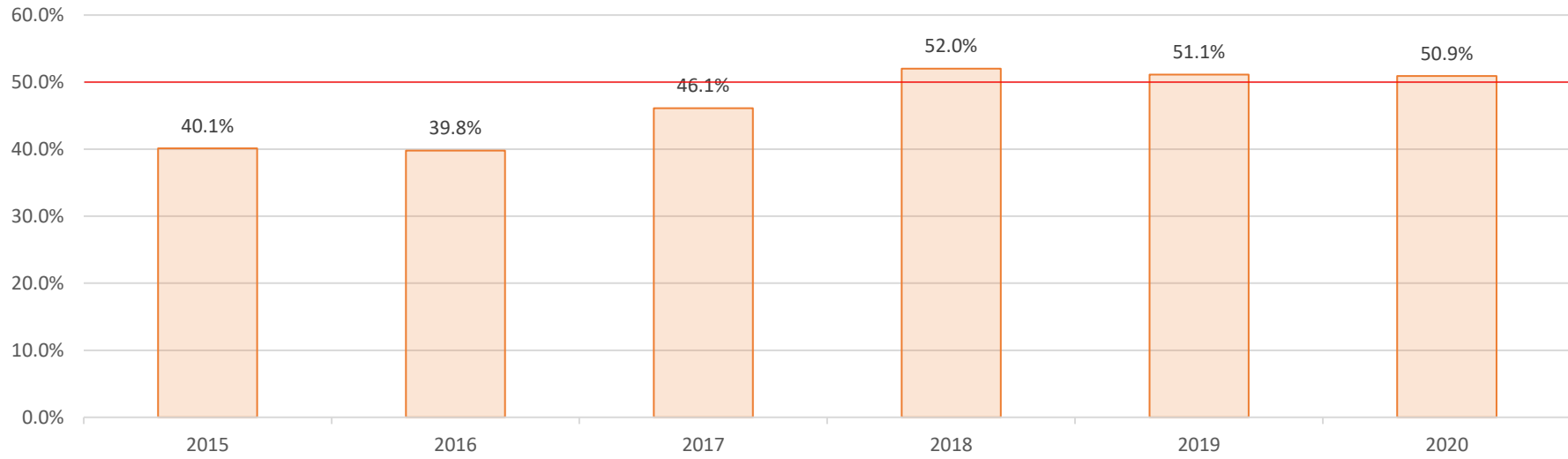


Figure 10.23: Stoke Road District Centre Secondary Frontage: Total non-A1/A2 (per cent) between 2015 and 2020 (GBC Monitoring)

Stoke Road Primary Frontage: From 2015 onwards a secondary frontage was introduced to Stoke Road (shown in second table below)																
Year	Shopping		(Total A1 and A2)	Non-Shopping							Non-Commercial					Total non-A1/A2
	A1	A2		A3	A4	A5	B1	Laundrette	Car Hire	Taxi	SG com	C3	D1	D2	SG non-com	
2005	54.2%	13.7%	67.9%	1.8%	3.9%	4.4%	4.9%	0.0%	0.0%	0.0%	1.1%	0.0%	13.7%	2.3%	0.0%	32.1%
2006	55.4%	13.2%	68.6%	1.8%	3.9%	4.4%	4.9%	0.0%	0.0%	0.0%	0.5%	0.0%	13.7%	2.3%	0.0%	31.5%
2007	53.4%	12.7%	66.1%	1.8%	3.9%	4.4%	4.9%	0.0%	0.0%	0.0%	1.1%	1.1%	13.7%	3.1%	0.0%	34.0%
2008	53.5%	12.7%	66.2%	1.8%	3.9%	4.4%	4.2%	0.0%	0.0%	0.0%	1.1%	1.1%	13.7%	3.7%	0.0%	33.9%
2009	53.5%	12.7%	66.2%	1.8%	3.9%	4.4%	4.2%	0.0%	0.0%	0.0%	1.1%	1.1%	13.7%	3.7%	0.0%	33.9%
2010	52.7%	14.1%	66.8%	1.8%	3.9%	3.8%	4.2%	0.0%	0.0%	0.0%	1.1%	1.1%	13.7%	3.7%	0.0%	33.3%
2011	52.8%	14.8%	67.6%	1.8%	3.9%	3.8%	3.4%	0.0%	0.0%	0.0%	1.1%	1.1%	13.0%	4.4%	0.0%	32.5%
2012	51.4%	15.8%	67.2%	1.8%	3.9%	3.8%	3.4%	0.0%	0.0%	0.0%	3.2%	1.1%	12.2%	3.4%	0.0%	32.8%
2013	51.2%	18.3%	69.5%	3.6%	2.7%	3.8%	0.0%	0.0%	0.0%	0.0%	3.2%	1.1%	12.8%	3.4%	0.0%	30.6%
2014	52.2%	18.0%	70.2%	3.6%	2.7%	3.8%	0.0%	0.0%	0.0%	0.0%	3.3%	1.1%	13.0%	3.4%	0.0%	30.9%
2015	75.5%	12.3%	87.8%	2.2%	0.0%	3.8%	0.0%	0.0%	0.0%	0.0%	2.3%	0.0%	1.3%	2.7%	0.0%	12.3%
2016	75.5%	12.3%	87.8%	2.2%	0.0%	3.8%	0.0%	0.0%	0.0%	0.0%	2.3%	0.0%	1.3%	2.7%	0.0%	12.3%
2017	39.7%	14.2%	53.9%	5.5%	6.5%	4.9%	0.0%	0.0%	0.0%	0.0%	2.5%	3.1%	18.4%	5.2%	0.0%	46.1%
2018	51.7%	16.5%	68.2%	1.8%	5.3%	4.8%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	7.5%	10.9%	0.0%	31.8%
2019	50.4%	16.7%	67.1%	2.5%	5.4%	4.9%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	7.6%	11%	0.0%	32.9%
2020	47.7%	17.7%	65.4%	2.5%	5.4%	5.5%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	8.7%	11%	0.0%	34.6%

Figure 10.24: Stoke Road District Centre Primary Frontage: Proportion of frontage by use class between 2005 and 2020 (GBC Monitoring)

From 2015 onwards a secondary frontage was introduced: Stoke Road Secondary Frontage																
Year	Shopping		(Total A1 and A2)	Non-Shopping						Non-Commercial						Total non- A1/A2
	A1	A2		A3	A4	A5	B1	Laun drett e	Car Hire	Taxi	SG com m	C3	D1	D2	SG non- com m	
2015	42.3%	17.6%	59.9%	3.3%	5.8%	6.4%	0.0%	0.0%	0.0%	0.0%	3.6%	0.0%	17.1%	3.9%	0.0%	40.1%
2016	42.1%	18.0%	60.1%	3.2%	5.8%	6.4%	0.0%	0.0%	0.0%	0.0%	3.5%	0.0%	17.0%	3.9%	0.0%	39.8%
2017	39.7%	14.2%	53.9%	5.5%	6.5%	4.9%	0.0%	0.0%	0.0%	0.0%	2.5%	3.1%	18.4%	5.2%	0.0%	46.1%
2018	38.3%	9.7%	48.0%	5.1%	8.4%	3.2%	3.6%	0.0%	0.0%	0.0%	2.8%	4.3%	18.3%	5.2%	1.1%	52.0%
2019	39.2%	9.7%	48.9%	5.1%	8.4%	3.2%	0.0%	0.0%	0.0%	0.0%	2.8%	4.3%	21.9%	4.3%	1.1%	51.1%
2020	38.8%	10.4%	49.2%	5.1%	8.3%	3.2%	0.0%	0.0%	0.0%	0.0%	2.8%	4.3%	21.8%	4.3%	1.1%	50.9%

Figure 10.25: Stoke Road District Centre Secondary Frontage: Proportion of frontage by use class between 2015 and 2020 (GBC Monitoring)

District Centre – Lee-on-the-Solent

Policy LP28 establishes thresholds for non-A1/A2 uses. In 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.

Figure 10.26 shows the total non-A1/A2 frontage between 2005 and 2020. Figure 10.27 shows the proportion of frontage in each use class for each year between 2005 and 2020.

Lee-on-the-Solent District Centre: Total non-A1/A2 (percent)

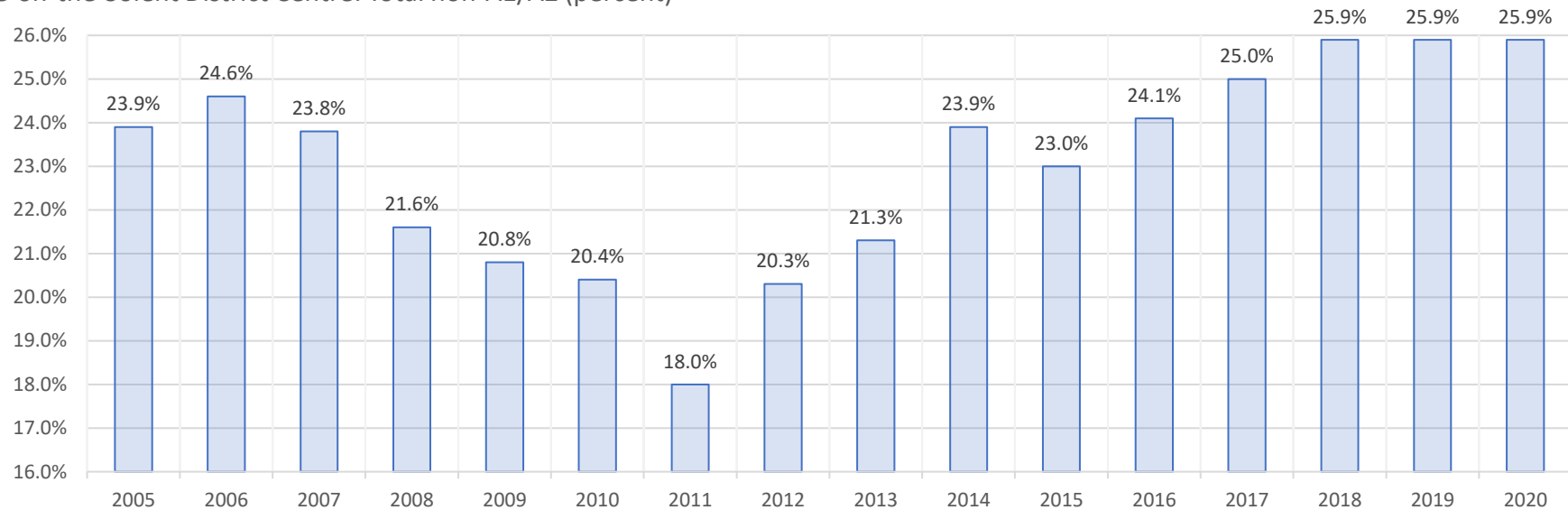


Figure 10.26: Lee-on-the-Solent District Centre: Total non-A1/A2 (per cent) between 2005 and 2020 (GBC Monitoring)

Lee-on-the-Solent District Centre																	
Year	Shopping		(Total A1 and A2)	Non-Shopping								Non-Commercial				Total non-A1/A2	
	A1	A2		A3	A4	A5	B1	Laundrette	Car Hire	Taxi	SG com	C3	D1	D2	SG non-com		
2005	66.1%	10.0%	76.1%	13.2%	0.0%	2.5%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.1%	0.0%	0.0%	23.9%
2006	65.3%	10.2%	75.5%	13.6%	0.0%	2.5%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.3%	0.0%	0.0%	24.6%
2007	64.1%	12.1%	76.2%	12.8%	0.0%	2.5%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.3%	0.0%	0.0%	23.8%
2008	66.6%	11.8%	78.4%	13.1%	0.0%	2.6%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.7%	0.0%	0.0%	21.6%
2009	68.9%	10.2%	79.1%	12.7%	0.0%	2.5%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.5%	0.0%	0.0%	20.8%
2010	69.3%	10.2%	79.5%	12.7%	0.0%	2.1%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.5%	0.0%	0.0%	20.4%
2011	71.8%	10.2%	82.0%	10.3%	0.0%	2.1%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.5%	0.0%	0.0%	18.0%
2012	70.0%	9.7%	79.7%	10.3%	0.0%	2.1%	1.1%	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	4.5%	0.0%	0.0%	20.3%
2013	69.0%	9.6%	78.6%	11.4%	0.0%	2.0%	1.1%	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	4.5%	0.0%	0.0%	21.3%
2014	66.4%	9.7%	76.1%	13.9%	0.0%	2.1%	1.1%	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	4.5%	0.0%	0.0%	23.9%
2015	67.8%	9.2%	77.0%	13.0%	0.0%	2.1%	1.1%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	6.0%	0.0%	0.0%	23.0%
2016	66.6%	9.2%	75.8%	12.9%	0.0%	2.0%	1.1%	0.0%	0.0%	0.0%	2.1%	0.0%	0.0%	6.0%	0.0%	0.0%	24.1%
2017	66.6%	8.3%	74.9%	12.9%	0.0%	2.9%	1.1%	0.0%	0.0%	0.0%	2.1%	0.0%	0.0%	6.0%	0.0%	0.0%	25.0%
2018	68.2%	5.9%	74.1%	12.9%	0.0%	2.9%	1.1%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%	6.0%	0.0%	0.0%	25.9%
2019	68.2%	5.9%	74.1%	12.9%	0.0%	2.9%	1.1%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%	6.0%	0.0%	0.0%	25.9%
2020	66.9%	7.2%	74.1%	12.9%	0.0%	2.9%	1.1%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%	6.0%	0.0%	0.0%	25.9%

Figure 10.27: Lee-on-the-Solent District Centre: Proportion of frontage by use class between 2005 and 2020 (GBC Monitoring)

Vacancy Rates in the Neighbourhood Centres

Within Gosport there are 22 neighbourhood centres. Figure 10.28 presents the vacancy rates by frontage between 2015 and 2020, the data is collected annually by the Council in monitoring surveys. The neighbourhood centre frontages are set out in Appendix 4: Centres and Commercial Frontages of the Gosport Borough Local Plan 2011-2029.

Name of Centre	The proportion of Vacant Frontage %						Five-year trend (2016-2020)
	2015	2016	2017	2018	2019	2020	
Alverstoke Village	0	0	0	0	0	0	↔
Alver Village	0	0	0	0	0	0	↔
Antice Court, Twyford Drive	0	0	0	0	0	0	↔
Beauchamp Avenue	0	0	0	0	0	0	↔
Brewers Lane	17	17	0	0	0	0	↓
Brockhurst Road	7	7.1	21.3	25	8.6	0	↓
Bury Cross	0	0	47	27.7	18.8	18.8	↑
Carisbrooke Road	0	0	0	0	0	0	↔
Dartmouth Court	18.9	0	0	18.9	0	0	↔
Elson Road	63.1	26.6	34.6	26.6	26.6	26.6	↔
Forton Road/ Bedford Street	5.7	0	12	12.7	12.7	12.7	↑
Forton Road / Parham Road	11.8	11.8	31.1	21.5	21.3	21.3	↑
Forton Road/ The Crossways	9.2	9.2	8.6	0	0	3.1	↓
Gregson Avenue	10.2	10.2	0	5.4	10.7	4.9	↓
Nobes Avenue	10	10	9.9	20.2	30.2	20.3	↑
Palmyra Road	6.7	6.7	5.9	5.9	5.9	5.9	↓
Portsmouth Road	14.8	0	0	0	0	0	↓
Queens Parade	0	0	0	0	0	0	↔
Rowner Lane	0	0	5	2	2	2	↑
Rowner Road	10.8	10.8	0	0	0	0	↓
St. Nicholas Avenue	0	3.2	3.2	2	3.2	3.2	↑
Tukes Avenue	0	0	0	46.2	46.2	46.2	↑

Figure 10.28: Vacancy rates by frontage in Neighbourhood Centres 2015-2020 (GBC Monitoring)

Use Classes in the Neighbourhood Centres

Within Gosport there are 22 neighbourhood centres. Figure 10.29 (below) presents the proportion of frontage within A1/A2 and non-A1/A2 use classes between 2015 and 2020, the data is collected annually by the Council in monitoring surveys. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 amend the Town and Country Planning (Use Classes) Order 1987 and introduce significant changes to the system of use classes. These changes will be reflected in future monitoring of use classes in the Borough's centres.

Name of centre	Use class	The proportion of frontage occupied (%)					
		2015	2016	2017	2018	2019	2020
Alver Village	A1	81.6	81.6	81.6	81.6	81.6	81.6
	A2	0	0	0	0	0	0
	Non A1/A2	18.4	18.4	18.4	18.4	18.4	18.4
Alverstoke Village	A1	59.6	59.6	59.6	59.6	59.6	59.6
	A2	5.4	5.4	5.4	5.4	5.4	5.4
	Non A1/A2	35	35	35	35	35	35
Antice Court, Twyford Drive	A1	59.8	65.1	65.1	65.1	65.1	65.1
	A2	0	0	0	0	0	0
	Non A1/A2	40.2	34.9	34.9	34.9	34.9	34.9
Beauchamp Avenue	A1	74.3	74.3	74.3	74.3	74.3	74.3
	A2	0	0	0	0	0	0
	Non A1/A2	25.7	25.7	25.7	25.7	25.7	25.7
Brewers Lane	A1	57.1	57.1	57.1	57.1	40.6	40.6
	A2	0	0	0	0	0	0
	NonA1/A2	42.9	42.9	42.9	42.9	59.4	59.4
Brockhurst Road	A1	84.8	75.6	78	78	78	73.3
	A2	0	0	4	4	4	4

Name of centre	Use class	The proportion of frontage occupied (%)					
		2015	2016	2017	2018	2019	2020
	Non A1/A2	27.4	24.4	18	18	18	23
Bury Cross	A1	42	33.1	33.3	23.2	23.2	32.1
	A2	0	0	0	0	0	0
	Non A1/A2	58	66.9	66.7	76.8	76.8	67.9
Carisbrooke Road	A1	44.6	44.6	44.6	44.6	44.6	44.6
	A2	0	0	0	0	0	0
	Non A1/A2	55.4	55.4	55.4	55.4	55.4	55.4
Dartmouth Court	A1	83	83	83	83	83	83
	A2	0	0	0	0	0	0
	Non A1/A2	17	17	17	17	17	17
Elson Road	A1	43	38	38	38	38	38
	A2	0	0	0	0	0	0
	Non A1/A2	57	62	62	62	62	62
Forton Road/Bedford Street	A1	85.8	85.8	85.8	85	85	85
	A2	14.2	14.2	14.2	15	15	15
	Non A1/A2	0	0	0	0	0	0
Forton Road/Parham Road	A1	48.9	41.3	45.2	49.2	49.2	49.2
	A2	0	4	4	0	0	0
	Non A1/A2	51.1	54.7	50.8	50.8	50.8	50.8
	A1	60.1	60.1	50.4	47.9	47.9	47.9
	A2	3	3.1	3.1	3.1	3.1	3.1

Name of centre	Use class	The proportion of frontage occupied (%)					
		2015	2016	2017	2018	2019	2020
Forton Road/The Crossways	Non A1/A2	37	36.8	46.4	49	49	49
Gregson Avenue	A1	69.3	64.3	59.5	59.5	59.5	59.5
	A2	0	0	0	0	0	0
	Non A1/A2	38.5	35.7	40.5	40.5	40.5	40.5
Nobes Avenue	A1	69.7	69.7	79.7	79.7	79.7	79.7
	A2	0	0	0	0	0	0
	Non A1/A2	30.3	30.3	20.3	20.3	20.3	20.3
Palmyra Road	A1	65.6	65.6	65.6	65.6	65.6	65.6
	A2	0	0	0	0	0	0
	Non A1/A2	34.4	34.4	34.4	34.4	34.4	34.4
Portsmouth Road	A1	70.1	55.2	55.2	55.2	55.2	55.2
	A2	0	0	0	0	0	0
	Non A1/A2	29.9	44.8	44.8	44.8	44.8	44.8
Queens Parade	A1	24.8	24.8	24.8	24.8	24.8	24.8
	A2	0	0	0	0	0	0
	Non A1/A2	75.2	75.2	75.2	75.2	75.2	75.2
Rowner Lane	A1	74.7	74.7	74.7	74.7	74.7	74.7
	A2	0	0	0	0	0	0
	Non A1/A2	25.3	25.3	25.3	25.3	25.3	25.3

Name of centre	Use class	The proportion of frontage occupied (%)					
		2015	2016	2017	2018	2019	2020
Rowner Road	A1	50.4	50.4	51.5	51.5	51.5	51.5
	A2	0	0	0	0	0	0
	Non A1/A2	49.6	49.6	48.5	48.5	48.5	48.5
St. Nicholas Avenue	A1	49.4	49.4	49.4	49.4	49.4	49.4
	A2	0	0	0	0	0	0
	Non A1/A2	50.6	50.6	50.6	50.6	50.6	50.6
Tukes Avenue	A1	100	100	100	100	100	100
	A2	0	0	0	0	0	0
	Non A1/A2	0	0	0	0	0	0

Figure 10.29: Proportion of A1/A2 and non-A1/A2 uses within Neighbourhood Centres (2015-2020) (GBC Monitoring)

Pedestrian Footfall in the Principal Centre – Gosport Town Centre

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. Footfall trends since 2004 are shown in Figure 10.30.

Pedestrian Footfall 2004 - 2019

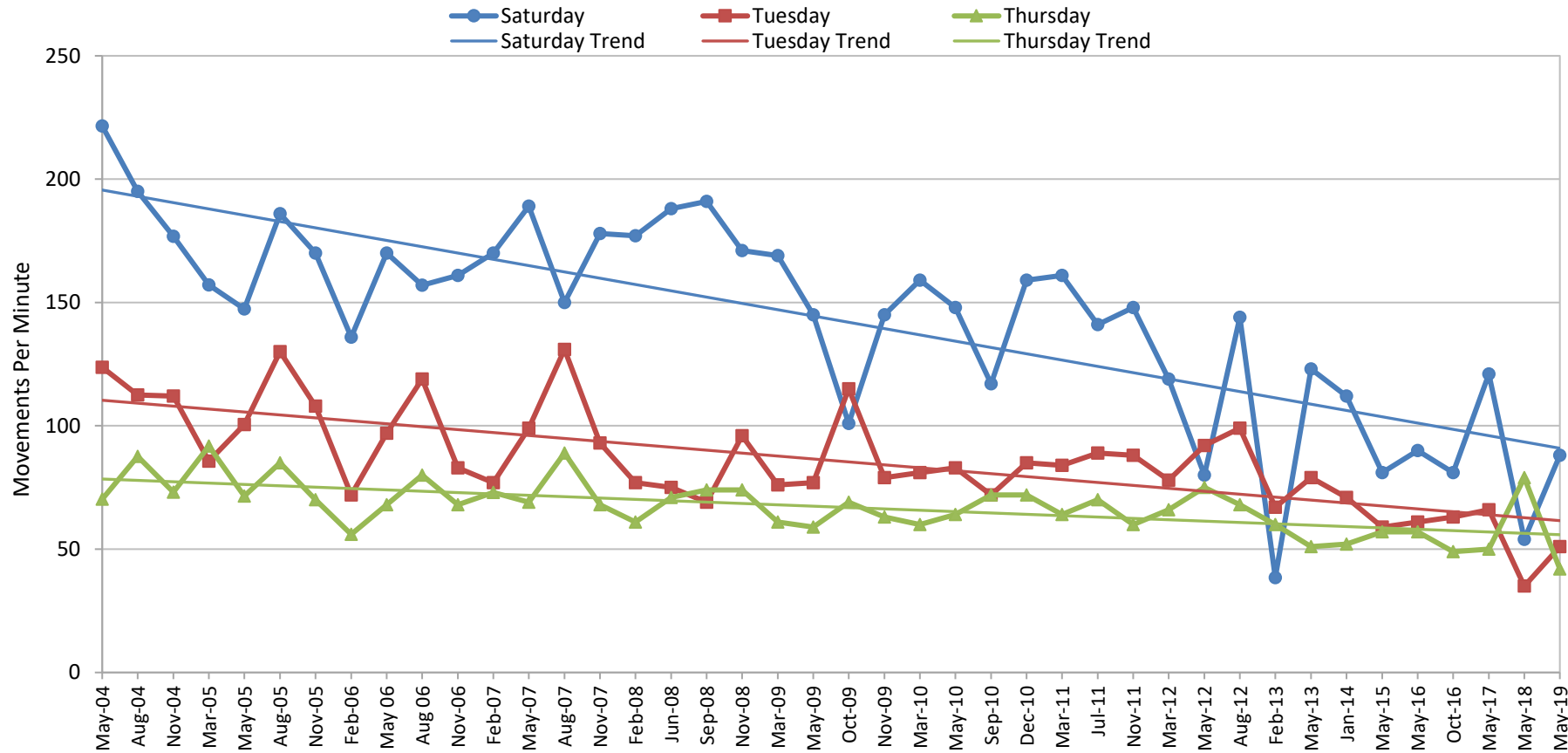


Figure 10.30: Gosport Town Centre Pedestrian Footfall (2004-2019) (GBC Monitoring)