

Sustainability Appraisal of the Draft Gosport Borough Local Plan 2038

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Borough Council

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Abbreviations

AMR	Authority Monitoring Report
EA	Environment Agency
EU	European Union
GBC	Gosport Borough Council
GBLP 2011-2029	Gosport Borough Local Plan 2011-2029 (adopted October 2015)
GBLP 2038	The draft Gosport Borough Local Plan 2038
HE	Historic England
HRA	Habitat Regulations Assessment
LDS	Local Development Scheme
LNR	Local Nature Reserve
MoD	Ministry of Defence
NE	Natural England
NPPF	National Planning Policy Framework
PCPA	Planning and Compulsory Purchase Act 2004
PfSH	Partnership for South Hampshire (formerly PUSH)
PPG	Planning Practice Guidance
PPPs	Policies, Plans and Programmes
SA	Sustainability Appraisal
SAC	Special Areas of Conservation
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHLAA	Strategic Housing Land Availability Assessment
SINCs	Sites of Importance for Nature Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TCP	Town and Country Planning (Local Planning) (England) Regulations 2012

A ***glossary*** of terms used in the Local Plan and other planning documents produced by the Borough Council is available online: www.gosport.gov.uk/GBLP2038

1 Introduction

Purpose of this report

- 1.1 This Sustainability Appraisal (SA) Report has been prepared by Gosport Borough Council alongside the draft Gosport Borough Local Plan 2038 (GBLP 2038) in line with the requirements of the Planning and Compulsory Purchase Act 2004 (PCPA)¹. This report relates to the draft GBLP 2038 which is subject to public consultation (referred to as Regulation 18 stage) and should be read alongside that document. The GBLP 2038 will ultimately replace the adopted Gosport Borough Local Plan 2011-2029 (GBLP 2011-2029).
- 1.2 A glossary of terms used in the Local Plan and other planning documents produced by the Borough Council is available online: www.gosport.gov.uk/GBLP2038

The draft Local Plan and associated evidence can be seen on the Council's website: www.gosport.gov.uk/GBLP2038

For further information please contact the Planning Policy Team:

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Address: Gosport Borough Council, Planning Policy, Town Hall, High Street, Gosport, PO12 1EB

- 1.3 The Environmental Assessment of Plans and Programmes Regulations 2004² (from now on referred to as the SEA Regulations) require certain plans and programmes to undergo a formal Strategic Environmental Assessment (SEA). In addition, Section 19 of the PCPA requires local planning authorities to carry out an SA of each of the proposals in a plan during its preparation. SEA is a systematic process for evaluating environmental consequences to ensure environmental issues are fully integrated and addressed at the earliest appropriate stage of decision making. The process of SA is broader and seeks to promote sustainable development through the integration of environmental, social and economic considerations into a Local Plan's preparation. In accordance with the NPPF, this Report integrates the requirements of both SA and SEA by undertaking the two processes simultaneously.
- 1.4 The requirement to undertake SA is contained in paragraph 32 of the National Planning Policy Framework (NPPF)³ which sets out that local plans should be informed throughout their preparation by an SA that meets the relevant legal requirements.

¹ PCPA 2004: www.legislation.gov.uk/ukpga/2004/5/contents

² SEA 2004: www.legislation.gov.uk/uksi/2004/1633/contents/made

³ NPPF 2021: www.gov.uk/government/publications/national-planning-policy-framework--2

- 1.5 The SA is an iterative process that identifies and reports on the likely significant economic, social and environmental effects of a plan. Its role is to promote sustainable development by assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives which together define sustainable development. This process can identify issues to be addressed as well as enhancement opportunities. It is a systematic and transparent process for informing decision-making and for improving the performance and sustainability of plans.

The National Planning Policy Framework, Sustainable Development and Sustainability Appraisal

What is Sustainable Development?

- 1.6 The NPPF identifies three overarching objectives to sustainable development: economic, social and environmental. These objectives give rise to the need for the planning system to perform a number of roles:
- **an economic objective** - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - **a social objective** - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - **an environmental objective** - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

National Planning Policy and Sustainability Appraisal

- 1.7 The NPPF outlines the policy on SA as follows; 'Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).' (Paragraph 32, NPPF, 2021).

The draft Gosport Borough Local Plan 2038

- 1.8 The draft Gosport Borough Local Plan 2038 sets out Gosport Borough Council's planning strategy for the Borough covering the period to 2038. It identifies key proposals, allocates land for development and sets out detailed policies which the Borough Council will use to determine planning applications. It is therefore subject to the requirement of SA.
- 1.9 Currently the adopted Development Plan for Gosport Borough is the Gosport Borough Local Plan 2011-2029 which was adopted by the Borough Council on 14 October 2015 following public consultation and an examination by an Inspector. The adopted Local Plan covers the period to 2029, it has however been necessary to review the adopted Local Plan for the reasons set out below.

Reviewing the Local Plan

- 1.10 It is a statutory requirement for each local planning authority to have an up-to-date local plan. Paragraph 33 of the NPPF requires plans to be reviewed at least once every five years. In advance of the five year date and for the reasons set out below the Borough Council embarked on a review of the adopted Local Plan in November 2018. The review process concluded it necessary to prepare a revised local plan to cover the period to at least 2036 and identified the policies which required updating.
- 1.11 It was acknowledged at this time that the end date for the plan period would roll forward as the plan making process progressed, consequently the draft Local Plan will now extend an additional two years from 2036 to 2038.
- 1.12 There are a number of reasons which prompt the need to revise the adopted Local Plan. The GBLP 2038 addresses a number of changes that have occurred since the adoption of the GBLP 2011-2029, these are explained below.
 - Since the adoption of the GBLP 2011-2029 the Partnership for Urban South Hampshire (PUSH) (since renamed the Partnership for South Hampshire (PfSH)) has produced the Spatial Position Statement (June 2016) which sets out the quantum of employment floorspace and housing required for the sub-region including figures for each district over the period to 2034. PfSH is now preparing a new strategy to cover the period to 2038 and beyond. This strategy will also inform a multi-lateral statement of Common Ground. The draft Local Plan has been developed in combination with this emerging work.
 - Since the publication of the Spatial Position Statement the Government published a revised NPPF in July 2018 which introduced the standard method for assessing local housing need for each district, a requirement to meet the Housing Delivery Test, and other significant changes which are considered as part of the draft Local Plan and collectively by PfSH authorities.
 - The Government have published revisions to the NPPF and associated Planning Practice Guidance (PPG) which has had implications for numerous planning issues such as housing,

employment and the environment. Other Government initiatives have also been introduced which have resulted in new approaches to dealing with issues such as health and wellbeing and climate change through the planning system.

- The Government's announced in November 2016 the release of Ministry of Defence sites in the Borough, with the Blockhouse site due to be released by 2020 (now 2022) and HMS Sultan by 2026 (now at least 2029). This will have major implications for the Borough and required a proactive strategy, in cooperation with other stakeholders, to be established and put forward through the Local Plan.
- In June 2019 the Government introduced the legal requirement, through the Climate Change Act 2008 (2050 Target Amendment) Order 2019, for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. It was considered that this commitment should be reflected in the Borough Council's planning policies.

Next Stages of the Local Plan Process

- 1.13 The version of the Local Plan that this SA Report accompanies for public consultation is produced in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012⁴ (TCP Regulations) (often referred to as Regulation 18 consultation).
- 1.14 The local planning authority is required to invite the public and other stakeholders to make representations about the Local Plan and take these into account. Once comments are considered the Borough Council will amend the Local Plan where necessary and undertake further consultation in accordance with Regulation 19 of the TCP Regulations.
- 1.15 Once the Borough Council has finished preparing and consulting on the Local Plan it will be submitted to the Secretary of State who will appoint an Inspector to carry out an examination. This will assess whether the plan has been prepared in accordance with legal and procedural requirements and if it is sound (as set out in the NPPF). This process will be dealt with by the Planning Inspectorate. An indicative timetable of this process is set out in the Borough Council's Local Development Scheme (LDS) which will be kept up-to-date:
www.gosport.gov.uk/LDS
- 1.16 Once adopted by the Borough Council the GBLP 2038 will supersede the current GBLP 2011-2029 and form the Development Plan for Gosport Borough.

⁴ www.legislation.gov.uk/uksi/2012/767/contents/made

What could be the situation without the Local Plan?

- 1.17 To better understand the sustainability issues and challenges facing the Borough and how they may evolve, it is important to try and understand how future development may evolve without implementing a local plan. A local plan is the key document that can be used by local authorities to guide development in their area. Without the plan, there is a risk of reactive and market-led decisions being made at the expense of pro-active decisions and interventions that could be of benefit to the wider public interest.
- 1.18 Without a local plan, the Borough may experience inappropriate development, both in terms of its location and its design, for example housing may be located in unsustainable locations or designed to a poor standard. Although the amount of inappropriate development would be likely to be modest compared to other parts of the Hampshire, such development pressures could be at the expense of land uses such as employment, open space and community facilities. Employment uses are required to help strengthen the Borough's economy and increase job density levels to promote the prosperity of residents. High quality open spaces are required to maintain and improve people's quality of life, promote health and wellbeing and provide an attractive environment. Community facilities are also required to help support the well-being of the population. Long established employment sites, open spaces and important community facilities could be at risk of being lost to inappropriate housing development if such sites are not adequately protected. This protection can be provided by a robust and up-to-date local plan.
- 1.19 Separate Transport Strategies and the Local Transport Plan could help to encourage a modal shift towards more sustainable travel patterns over the longer term. However, in some cases new housing built without any consideration of its proximity to the services occupants may need would still be likely to contribute towards further increases in out-commuting and congestion which could have negative consequences for the Borough's economy, resident's quality of life and the attractiveness of the Borough as a place to live.
- 1.20 It is also possible that without a local plan, the Borough's brownfield sites may not be developed and may be left to further decline, reducing the environmental and visual quality of the Borough. Furthermore, some of these sites include important maritime and historic assets which could also be at risk of decline if no plan-led intervention was to take place. There is also a risk that new development could be provided without the right infrastructure provision to support it, resulting in a lack of local support for any change or growth.
- 1.21 There could also be harmful impacts upon the Borough's open spaces, biodiversity and natural assets if new development is not located in the right location. There could also be poor management of green infrastructure provision which could result in missed opportunities for improving the natural environment and reduced facilities for people to enjoy the outdoors.
- 1.22 There could also be potential impacts upon the Borough's centres if no policies were in place for their continued protection and regeneration. For example if no pro-active approach to

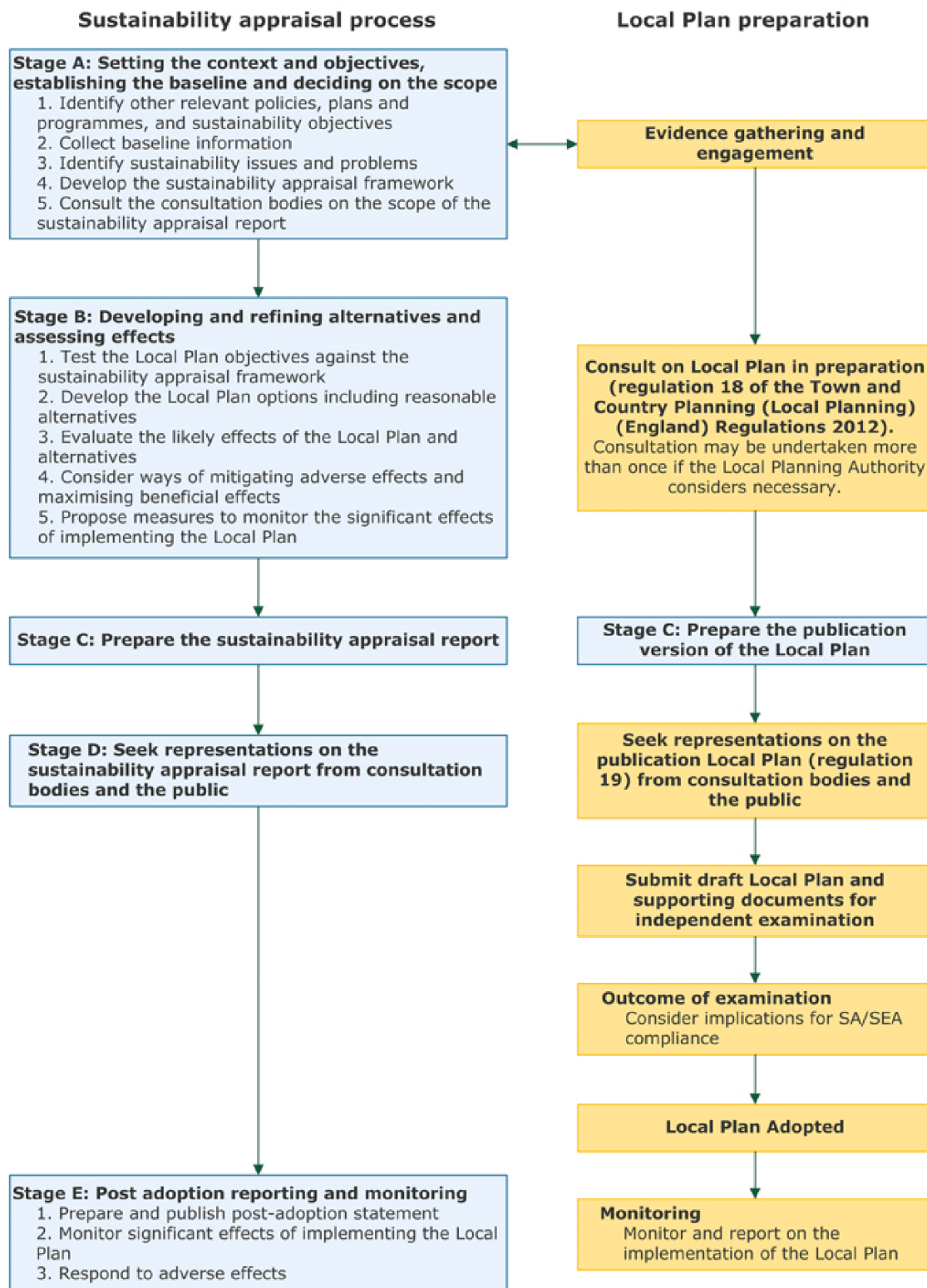
their future development was taken then they could struggle to attract visitors, leading to further decline.

- 1.23 Taking into account the above, the statutory requirement of preparing a Local Plan is considered to be fundamental for ensuring that the future use and development of land within the Borough is sustainable.

What is the relationship between the Sustainability Appraisal and the Local Plan process?

- 1.24 The key stages of local plan preparation and their relationship with the SA process are shown in Figure 1.1.

Figure 1.1: Sustainability appraisal process (PPG, MHCLG, 2014)



What does this Sustainability Appraisal Report include?

1. Introduction (this section)

Section 1 outlines the purpose of the SA and why the Borough Council has undertaken the process and produced this Report. It provides an overview of how sustainable development is defined in National Planning Policy and introduces the Gosport Borough Local Plan 2038. The section also provides an overview of the Local Plan and SA process and how they relate to each other. The section also explains how the SA integrates the requirements of SEA and how the legal requirements of the relevant Regulations are met.

2. Scoping Stage (Stages A1-A5)

Section 2 provides an overview of Stage A of the SA process which has already been undertaken and involved the publication of the Sustainability Appraisal Scoping Report. The section explains how the five stages of the scoping stage, which include setting the context and objectives, establishing the baseline and deciding on the scope of the SA have been undertaken.

3. Methodology of the Sustainability Appraisal (Stages B1-6, C and D)

Section 3 details the methodology used by the Borough Council throughout the SA process. This has followed the stages outlined in the Planning Practice Guidance. The section includes an explanation of how the Borough Council has developed and refined alternatives and assessed effects, prepared the SA report and how it is now seeking representations from both consultation bodies and the public.

4. Stage B1 – Testing the Local Plan Objectives

Section 4 is the first section detailing the findings of the SA and starts with an assessment of the Local Plan objectives against the SA Framework, an assessment of the Local Plan objectives against each other and an assessment of the Local Plan objectives against all Local Plan Policies.

5. Stage B2 – Considering the Options

Section 5 details the options which have been considered throughout the SA process during the development of the policies and site development proposals which are contained in the GBLP 2038. This section explains how the options for the GBLP 2038 have evolved from the adopted GBLP 2011-2029. Section 5 also covers the spatial and thematic options which have been considered and how the preferred options have been taken forward by the Borough Council to inform the policies and site development proposals of the GBLP 2038.

6. Sustainability Appraisal of the Local Plan Policies (Stages B3-B5)

Section 6 provides a condensed overview of each SA Proforma for the Local Plan policies and site development proposals, as well as those sites promoted through the Local Plan process but not included in the draft Local Plan. For each policy and proposal subject to SA the key findings of the appraisal and a summary of the predicted effects which could arise are presented, along with a consideration of how negative effects can be mitigated against and beneficial effects maximised. This section also provides an overall conclusion for each policy and proposal, along with the Borough Council's justification for its inclusion or

omission from the GBLP 2038.

The SA Proforma are published in full in Annex A and B.

7. Cumulative Effects of the draft Local Plan (Stages B3-B5)

Section 7 brings together the likely effects for individual policies and site development proposals, as contained in section 6 and Annex A and B, to review the likely cumulative effects of the Local Plan when taken as a whole.

8. Monitoring (Stage B6)

Section 8 sets out the arrangements for monitoring the implementation of the Local Plan.

9. Summary and Consultation

Section 9 summarises this Report and explains the next steps which will be taken by the Borough Council after the conclusion of the consultation.

10. Appendices

Section 10 contains supplementary information which will assist in understanding and reading this Report. This includes the SA Framework used throughout the SA process and a list of the relevant Policies, Plans and Programmes.

11. Annexes

Section 11 refers to three Annexes. Annex A and B provide all SA Proforma's in full. Annex C contains the Gosport Profile (baseline information) which is also kept up-to-date online: www.gosport.gov.uk/gosportprofile

Sustainability Appraisal and Strategic Environmental Assessment

- 1.25 SEA is a systematic process for evaluating the environmental consequences of proposed plans or programmes to ensure environmental issues are fully integrated and addressed at the earliest stage of decision making. SEA was introduced to the UK through the EU Directive 2001/42/EC. In England the Directive was transposed by the Environmental Assessment of Plans and Programmes Regulations 2004, which continue to apply following the UK's exit from the European Union.
- 1.26 The process of SA is broader and seeks to promote sustainable development through the integration of environmental, social and economic considerations into a Local Plan's preparation. SA is a requirement of the PCPA and applies to local development documents.
- 1.27 For the avoidance of duplication and following National Planning Policy and Guidance, this Report integrates the requirements of both SA and SEA by undertaking the two processes simultaneously. This Report meets the requirements of the Regulations as shown in Table 1.1 below.

Compliance with the SEA Regulations

- 1.28 Table 1.1 shows how this SA is compliant with the requirements of the SEA Regulations, specifically Schedule 2 of the SEA Regulations (referred to in Regulation 12(3)) which details the information required for Environmental Reports. The requirements of the SEA Regulations and how they have been addressed are also detailed throughout this Report.

Table 1.1: Requirements of the SEA Regulations (Schedule 2, Regulation 12(3))

Information required in an Environmental Report according to the SEA Regulations (Schedule 2)	Where is this located in this Report?
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	Section 1: Introduction Section 4: Testing the Local Plan Objectives Appendix 2: Policies, Plans and Programmes
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Section 1: Introduction Annex A and B: Detailed Sustainability Appraisal Proforma
3. The environmental characteristics of areas likely to be significantly affected.	Annex C: Gosport Profile (2021) Also available and updated online: www.gosport.gov.uk/gosportprofile
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds(1) and the Habitats Directive.	Sustainability Appraisal Scoping Report (March 2021): Available online: www.gosport.gov.uk/GBLP2038 Annex C: Gosport Profile (2021) Also available and updated online: www.gosport.gov.uk/gosportprofile
5. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 4 of this Report. Section 6 of this Report. Appendix 2: Policies, Plans and Programmes Annex A and B: Detailed Sustainability Appraisal Proforma Annex C: Gosport Profile (2021) Also available and updated online: www.gosport.gov.uk/gosportprofile
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative	Section 4 of this Report. Section 6 of this Report.

Information required in an Environmental Report according to the SEA Regulations (Schedule 2)	Where is this located in this Report?
effects, and secondary, cumulative and synergistic effects, on issues such as— (a)biodiversity; (b)population; (c)human health; (d)fauna; (e)flora; (f)soil; (g)water; (h)air; (i)climatic factors; (j)material assets; (k)cultural heritage, including architectural and archaeological heritage; (l)landscape; and (m)the inter-relationship between the issues referred to in sub-paragraphs (a) to (l).	Section 7 of this Report. Annex A and B: Detailed Sustainability Appraisal Proforma
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Section 6 of this Report. Annex A and B: Detailed Sustainability Appraisal Proforma
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 3 of this Report. Section 5 of this Report. Section 6 of this Report. Annex A and B: Detailed Sustainability Appraisal Proforma
9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Section 8 of this Report Section 6.0: Implementation and Monitoring of the draft GBLP 2038. Published online: www.gosport.gov.uk/GBLP2038 Future Authority Monitoring Reports (AMR) published online: www.gosport.gov.uk/amr Annex C: Gosport Profile (2021) Also available and updated online: www.gosport.gov.uk/gosportprofile
10. A non-technical summary of the information provided under paragraphs 1 to 9.	Non-Technical Summary of the Sustainability Appraisal of the draft Gosport Borough Local Plan 2038 (2021). Published online: www.gosport.gov.uk/GBLP2038

How does this Sustainability Appraisal link with the requirements of the Habitat Regulations?

- 1.29 SEA, SA and Habitats Regulation Assessment (HRA) are all methods of impact assessment. SEA and HRA provide a specific focus on the environmental impacts. HRA is related to internationally important habitat sites.
- 1.30 Under the Conservation of Habitats and Species Regulations 2017 (as amended) the Borough Council is required to carry out a screening exercise to ascertain the potential impacts on the designated Special Protection Areas (SPA) and Special Areas of Conservation (SAC) that are within and in proximity to the Borough in combination with development in the wider sub-region and beyond.
- 1.31 The original HRA Report (www.gosport.gov.uk/localplan2029) which accompanied the current adopted Local Plan has helped to inform the approach taken within this draft Local Plan together with the Borough Council's ongoing work concerning recreational disturbance (with Bird Aware Solent) and nutrient neutrality (with PFSH).
- 1.32 An HRA Screening Assessment accompanies this draft Local Plan and the Borough Council has commissioned a full assessment which will inform the next version of the Local Plan. The HRA Screening Assessment is available online www.gosport.gov.uk/GBLP2038

2 The Scoping Stage (Stages A1-A5)

Setting the context and objectives, establishing the baseline and deciding on the scope (Stages A1-A5)

The Sustainability Appraisal Scoping Report (Consultation Version - January 2021)

- 2.1 In accordance with the SEA Regulations the Borough Council published the Sustainability Appraisal Scoping Report for comment from the consultation bodies in January 2021. The Report was sent to Historic England, Natural England and the Environment Agency and responses were received from all.
- 2.2 The Scoping Report set out the approach the Borough Council would use to conduct the SA. It also comprised the Gosport Profile which is published as an online web resource and forms the baseline information for the SA. The Gosport Profile can be seen online: www.gosport.gov.uk/gosportprofile
- 2.3 This section of the SA Report deals with Stage A of the SA process and how the Borough Council fulfilled this stage. Stage A involves the five stages summarised in Figure 2.1. An explanation of how these stages have been undertaken are provided below under the appropriate heading. Stage A and its five stages come from the Planning Practice Guidance titled 'Strategic environmental assessment and sustainability appraisal'⁵ as shown in Figure 1.1 of this Report (Section 1).

Figure 2.1: Stage A of the sustainability appraisal process

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

1. Identify other relevant policies, plans and programmes, and sustainability objectives
2. Collect baseline information
3. Identify sustainability issues and problems
4. Develop the sustainability appraisal framework
5. Consult the consultation bodies on the scope of the sustainability appraisal report

⁵ Planning Practice Guidance 'Strategic environmental assessment and sustainability appraisal' available online: www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

Stage A1: Identify other relevant policies, plans and programmes, and sustainability objectives

- 2.4 Stage A1 involved taking account of relationships between the Local Plan (and associated documents) and other relevant policies, plans, programmes, and sustainability objectives (PPPs). The SEA Regulations specifically require environmental protection objectives established at international or national levels to be considered. Information on these relationships enables potential synergies to be exploited and any inconsistencies and constraints to be addressed.
- 2.5 A review was undertaken of a range of PPPs and their sustainability objectives which may inform and influence the GBLP 2038. Only pertinent PPPs appropriate to the content and level of detail in the GBLP 2038 were included in the review. While many international and national policies have an indirect influence on the Local Plan, it is considered that these are translated into more immediate national and local documents. For this reason, high-level international PPPs are not individually considered.
- 2.6 The detailed consideration of the PPPs is continually reviewed and set out in the Background Papers accompanying the GBLP 2038 in the evidence library. A list of the range considered is set out in Appendix 2: Policies, Plans and Programmes.

Stage A2: Collect baseline information (provided in Annex C of this report)

- 2.7 Stage A2 involves collecting baseline information to provide the basis for predicting and monitoring effects and identifying sustainability problems and alternative ways of dealing with them. The baseline information refers to the existing environmental, economic, and social characteristics of the area which may be affected by the Local Plan and considers the likely evolution of the area without its implementation. Where available, data is included showing historic and potential future trends. The information helps to measure the potential effects which could arise from the implementation of the Local Plan.
- 2.8 The Gosport Profile as of July 2021 is provided in Annex C. The Profile is updated regularly online (www.gosport.gov.uk/gosportprofile) and provides an accessible location to find information.

Stage A3: Identify sustainability issues and problems

- 2.9 The identification of sustainability issues, including environmental problems as required by the SEA Regulations is an opportunity to define key issues for the Local Plan and consider ways of addressing them.
- 2.10 An analysis of the review of relevant policies, plans and programmes and sustainability objectives and the baseline data in the Gosport Profile highlighted the economic, environmental, and social issues that need to be considered by the Local Plan and the SA.

- 2.11 The key sustainability issues identified at the scoping stage are set out in the Sustainability Appraisal Scoping Report and taken forward to inform the key issues section of the Local Plan. The key issues are drawn together and summarised thematically. The issues identified are taken forward and developed into similar themes in the SA Framework with individual sustainability objectives seeking to address the identified issues. The methodology used to identify key sustainability issues is set out in the Scoping Report.
- 2.12 It is recognised that the sustainability issues facing the Borough may change over time and need to be continually reviewed using the most up to date information. The Borough Council is aware that the political response to the Covid-19 pandemic will continue to impact economic, social, and environmental objectives over the short, medium and long-term future. Often these impacts will not yet be fully understood. Consequently, it is recognised that the key sustainability issues identified in the Local Plan may need further review. However, it is considered that the existing key issues facing the Borough will in many cases, but not all, have been exacerbated by the pandemic.

Stage A4: Develop the sustainability appraisal framework

- 2.13 The development of a SA framework is a recognised method used to describe, analyse and compare the likely environmental and sustainability effects of a local plan. The SA framework is made up of SA objectives and decision making criteria. The GBLP 2038 will be assessed by testing the plans objectives, policies and site development proposals against the SA Framework. The appraisal helps to determine whether the objectives, policies and site development proposals in the Local Plan are appropriate in helping to achieve relevant environmental, economic and social objectives. It also tests the social, environmental and economic effects of the plan and compares the effects of alternatives while measuring success or failure in meeting the SA objectives.
- 2.14 The SA Framework can be seen in Appendix 1: Sustainability Appraisal Framework and can be seen in use in each SA Proforma in Annex A and B: Detailed Sustainability Appraisal Proforma.
- 2.15 The SA framework covers a broad range of sustainability issues including economic, social and environmental factors. Using the findings of the review of relevant existing policies, plans and programmes and the most recent baseline information in the Gosport Profile, the objectives and framework have been revised, building upon those used in the appraisal of the last Local Plan (Gosport Borough Local Plan 2011-2029).

Stage A5: Consult the consultation bodies on the scope of the sustainability appraisal report

- 2.16 The Sustainability Appraisal Scoping Report was published for consultation and considered by the 'consultation bodies' (Historic England, the Environment Agency and Natural England). The consultation period ran for five weeks from Monday 25th January 2021 to Monday 1st March 2021.

- 2.17 The responses received from the consultation bodies were considered and where appropriate changes were made. Both the Consultation version and final Sustainability Appraisal Scoping Report can be seen in the evidence library online: www.gosport.gov.uk/GBLP2038

3 Methodology of the Sustainability Appraisal (Stages B1-6, C and D)

- 3.1 This section details the methodology used by the Borough Council throughout this Sustainability Appraisal which has followed the Stages outlined in the Planning Practice Guidance titled ‘Strategic environmental assessment and sustainability appraisal’⁶. This section deals with Stages B, C and D of the SA process. These are summarised in Figure 3.1 and subsequently addressed in turn under the relevant heading.

Figure 3.1: Stages B, C and D of the SA process

Stage B: Developing and refining alternatives and assessing effects

6. Test the Local Plan objectives against the sustainability appraisal framework
7. Develop the Local Plan options including reasonable alternatives
8. Evaluate the likely effects of the Local Plan and alternatives
9. Consider ways of mitigating adverse effects and maximising beneficial effects
10. Propose measures to monitor the significant effects of implementing the Local Plan

Stage C: Preparing the sustainability appraisal report

Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public

Stage B: Developing and refining alternatives and assessing effects

Stage B1: Test the Local Plan objectives against the sustainability appraisal framework

- 3.2 The Local Plan objectives are tested against the SA Framework and against each other as part of the iterative SA process. This helps to identify both potential synergies and inconsistencies and provides a platform for the Local Plan Objectives to be updated and revised as the Local Plan progresses towards publication and adoption stages as necessary. The Local Plan Objectives reflect the elements outlined in the Local Plan Vision and aim to address the sustainability issues identified in the Scoping Stage (Stage A), published in the SA Scoping Report, and set out in the Local Plan’s Key Issues.
- 3.3 The Local Plan Vision and Objectives aim to achieve sustainable and environmentally sensitive development within the Borough and provide the basis for the policies and site development proposals in the draft Local Plan. The Local Plan Vision and Objectives, as published in the Local Plan, are also set out in Section 4 of this Report.

⁶ Planning Practice Guidance ‘Strategic environmental assessment and sustainability appraisal’ available online: www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

Assessing the Local Plan Objectives: Methodology

- 3.4 To fulfil Stage B1, each Local Plan objective has been critically assessed with the results of these assessments included in Section 4 of this Report. All Local Plan objectives have been assessed against:
- the SA Framework,
 - against each other Local Plan objective; and
 - against the other Local Plan policies.
- 3.5 Table 3.1 shows the key used in this assessment to quantify the potential effects. The assessments have been undertaken by Gosport Borough Council Planning Policy Officers (known as SA assessors). Any potential conflicts that arose from the assessment were discussed within the Planning Policy Team. It is important to note that the assessed effects have an element of subjectivity to them. However, discussions between the SA assessors have allowed for the identified effects to be carefully considered.

Table 3.1: Identified Effects used in assessing Local Plan Objectives

Identified Effect	Description of Effects
++	Very positive effects
+	Positive effects for the assessment of the Local Plan policies against the Local Plan objectives. Compatible but need to be careful to ensure detrimental effects do not arise for the assessment of the Local Plan objectives against the SA Framework and against each other.
o	No anticipated effects*
?	Uncertain effects*
-	Negative effects for the assessment of the Local Plan policies against the Local Plan objectives. Not compatible for the assessment of the Local Plan objectives against the SA Framework and against each other.
--	Very negative effects

Stage B2: Develop the Local Plan options including reasonable alternatives

- 3.6 To fulfil Stage B2, the Borough Council has considered a series of options and weighed up the reasonable alternatives. This has helped to inform the contents of the draft Local Plan and meet the requirements of the SEA Regulations.
- 3.7 The Borough Council have considered a series of spatial options for the Development Strategy and Urban Regeneration Areas/ Strategic Development Sites. Options are also considered for the Other Allocation Sites outside of the Regeneration Areas. In addition, where necessary options have been considered for all other Local Plan policies.
- 3.8 The result of this process and the Borough Council's justification for the options considered are set out in Section 5 of this Report. The individual options testing can also be seen in full in the relevant SA Proforma in Annex A and B: Detailed Sustainability Appraisal Proforma.

Stage B3: Evaluate the likely effects of the Local Plan and alternatives and Stage B4: Consider ways of mitigating adverse effects and maximising beneficial effects

- 3.9 The iterative plan-making process has resulted in a continuous revision of the Local Plan up to this stage with policies and site development proposals being continuously updated and amended where appropriate. The methodology used in appraising the Local Plan is set out below.

Methodology

- 3.10 The effects of all Local Plan policies and site development proposals, as well as those submitted by stakeholders in the Call for Sites but not taken forward in the Local Plan, have been considered against the sustainability objectives and SA Framework. A summary of the appraisal for each Local Plan Policy is contained in Section 6 of this Report. The full SA Proforma is included in Annex A and B: Detailed Sustainability Appraisal Proforma.
- 3.11 To meet the requirements of the SEA Regulations, the identified effects should include an assessment of short, medium and long-term, permanent and temporary, secondary, cumulative and synergistic as well as positive and negative effects. A consideration of the effects of each Local Plan policy and proposal is outlined in Section 6 of this Report. An overall summary of the cumulative effects arising in combination from each of the Local Plan policies and site development proposals is also included in Section 7 of this Report.
- 3.12 Every Local Plan policy and proposal has been assigned an SA Proforma which is used to undertake the SA appraisal. By assessing the relevant policy and/or proposal against the SA framework the Borough Council has been able to establish and determine the broad environmental, economic and social effects that each of the policies and site development proposals may have. As stated above, the full SA Proforma for each policy and proposal is summarised in Section 6 of this Report and included in full in Annex A and B.

- 3.13 The SA findings for each policy and proposal were then presented to the authors involved with developing the Local Plan. Where necessary, further SA assessment has been undertaken where significant changes have been required to policies as a result of adjustments throughout the plan-making process.

Stage B5: Propose measures to monitor the significant effects of implementing the Local Plan

- 3.14 The SA Report must include measures to prevent, reduce or offset significant adverse effects of implementing the Local Plan. These mitigation measures can include suggested actions to be taken after effects are noticed or proactive measures that can be taken to help avoid potential adverse effects. Furthermore, recommendations can include measures for improving beneficial effects.
- 3.15 A number of mitigating adverse effects and maximising beneficial effects measures are provided for each of the policies. These have been recommended by the SA assessors for each of the Local Plan policies and site development proposals and are included in Section 5 of this Report. In many cases, it is shown that the majority of the identified effects arising from policies can be mitigated or enhanced through maximising beneficial effects with the implementation of other policies that have been published in the Local Plan.

Methodology

- 3.16 The SA assessors considered the potential conflicts and uncertainties between a Local Plan policy and sustainability objective of the SA Framework where these were identified. As part of the iterative process, it was possible to eliminate a number of these by revising the content of the policies where required. It was also recognised that a number of outstanding uncertainties or conflicts could be dealt with and eliminated through the implementation of other policies in the Local Plan and the implementation of development control powers (such as the use of conditions). Further to this, maximising beneficial effects measures were recommended by the policy authors where neutral or positive effects that were already identified had the potential to be further enhanced.
- 3.17 The SA Framework included within Appendix 1 of this Report and utilised in each appraisal in Annex A and B: Detailed Sustainability Appraisal Proforma has a number of detailed indicators that can be used to monitor the effects of the Local Plan. Section 8 of this Report sets out in detail the predicted effects of the Local Plan that are considered necessary to monitor. The Authority Monitoring Report (AMR) will also report on the results of significant effects identified (available online: www.gosport.gov.uk/amr).

Stage C: Prepare the Sustainability Appraisal Report

- 3.18 The publication of this Report represents Stage C of the SA process. This SA Report has been prepared alongside the draft GBLP 2038.

Stage D: Seek representations on the Sustainability Appraisal Report from consultation bodies and the public

- 3.19 This Report which accompanies the draft GBLP 2038 for consultation (often referred to as Regulation 18) will be revised in response to the consultation and published at the next stage alongside the publication GBLP 2038 (at Regulation 19 stage).

4 Stage B1 - Testing the Local Plan Objectives

Local Plan Vision and Objectives

- 4.1 This section provides an assessment of the Local Plan objectives against the objectives of the SA Framework, an assessment of the Local Plan objectives against each other and an assessment of the Local Plan Policies against the Local Plan Objectives. The Local Plan vision and objectives are shown below in Figure 4.1 and Figure 4.2. The SA Objectives are shown below in Figure 4.3.
- 4.2 The GBLP 2038 has overarching objectives which cover a range of planning issues and set out what the Local Plan seeks to achieve. Each overarching objective has several sub-objectives which provide the steps the Local Plan will take to reach the overarching objectives. There are five overarching objectives and twenty sub-objectives. The SA Framework for the GBLP 2038 has twenty seven SA Objectives, organised by nineteen themes.

Testing the Local Plan Objectives against the SA Objectives

- 4.3 Figure 4.4 presents a compatibility appraisal of the Local Plan Objectives against the SA Objectives. The assessment shows that the overarching Local Plan objectives and sub-objectives broadly support the SA Objectives and that there is a good degree of compatibility between them.
- 4.4 Some potential for conflict exists between plan objectives which promote growth (for example objective brownfield regeneration and new housing) and SA Objectives which provide for environmental protection, protection of the historic environment and efforts to tackle climate change. However, any of these potential conflicts depend on how the Local Plan objective is implemented and how other policies in the Plan are implemented in decision making.

Testing the Local Plan Objectives against each other

- 4.6 The Local Plan objectives have also been tested against each other to identify potential incompatibilities. It is important for these to relate well to each other otherwise if there is an identified incompatibility it would be necessary to determine which objectives take priority.
- 4.7 An assessment of the objectives shows that some could give rise to some incompatibility. However, for each of the potential incompatibilities that have been identified, it has been considered that these can be avoided or mitigated against through balancing priorities when making planning decisions. For example, the provision of additional housing could adversely impact upon open spaces within the Borough. However, it is possible to mitigate against this possible loss by maximising the use of brownfield land, providing open spaces in new developments, and where there is a loss of open space, improving other open spaces within the vicinity.
- 4.8 A compatibility matrix for the two sets of objectives helps to provide an overview of the identified effects and is shown below in Figure 4.5.

Testing the Local Plan Policies against the Local Plan Objectives

- 4.10 The policies of the Local Plan have also been tested against the Local Plan objectives. The purpose of this exercise is to ensure the Local Plan's Policies help to achieve and are compatible with the Local Plan Objectives. The assessment can be seen in Figure 4.5.
- 4.11 The assessment shows that there is a mixture of identified effects with many of these positive or very positive. Some uncertainties have also been identified. However, many of these uncertainties can be dealt with by other policies in the Local Plan.

Figure 4.1: Gosport Borough Local Plan 2038 Vision

A Vision of Gosport in 2038

A sustainable and healthy environment, adapting well and mitigating the impacts of climate change

- Gosport will be a Borough that continues to thrive in responding to significant social, environmental and economic challenges. The Borough will continue to be a great place to live and its people will remain its greatest asset, they will be healthier and live in a cleaner and greener environment. The overall aim of the Local Plan is to improve the quality of life for all residents.
- Growth will not be at the expense of our environment. Development will enhance the environment and achieve a net gain in biodiversity. The planting of trees will boost biodiversity and internationally and nationally designated sites will be suitably protected and enhanced.
- Proposals involving both new and existing buildings shall demonstrate how they have been designed to adapt to and mitigate the impacts of climate change and flood risk. The Borough will be more energy and water efficient and use resources in a sustainable way. By 2050, we will reduce greenhouse gas emissions to 'net-zero', ending our contribution to global warming.

An enhanced sense of place and high quality regenerated sites

- Gosport will be regenerated by capitalising on its coastal location and unique heritage assets. Land historically used by the military will be reintegrated into the wider form and fabric of the Borough with new uses, routes and facilities. Historic naval and maritime heritage assets will find new roles and be protected from inappropriate development.
- Gosport Waterfront and the Haslar Peninsula will aim to be a world-class locale for marine industries and sailing, and be redeveloped to provide new mixed-use neighbourhoods and marine employment.
- The Town Centre will adapt to the changing needs of both residents and visitors and will have a wider range of commercial and community uses and become more accessible to support its future prosperity. Daedalus, the Haslar Peninsula and Rowner will continue their long-term regeneration to provide new employment, homes and facilities. The Alver Valley Country Park will continue to offer a countryside haven for local residents and visitors and be enhanced with improved facilities and routes.

A successful place where people choose to live and work

- Gosport's profile and reputation as a successful and attractive place to live and work will be enhanced. Waterfront living, superb beaches and easy access to high quality open spaces will continue to afford people the benefits of a healthier life on their doorstep.

- Improvements in our built environment will improve our quality of life. The priorities are to provide new employment opportunities, with mixed-use neighbourhoods that provide new sustainable market and affordable homes and to improve accessibility.
- Growth in the right kind of housing is a priority. The provision of new market and affordable homes will be focused on making the best possible use of previously developed land. New homes will be well-designed, come in a variety of sizes and forms, and be built to nationally recognised standards.

An economy making the most of its coastal location

- The Borough's economy will be strengthened and diversified in key sectors including marine engineering and tourism. Gosport will be an attractive location to set up, relocate and grow a business. The Borough will become a hub for marine and maritime activity, exploiting our unique natural geography and proximity to the Solent and Portsmouth Harbour.
- We will have a larger employment base and broader range of job opportunities for local residents and there will be a more balanced mix between working residents and jobs with less people having to out-commute. People will also have the skills that allow them to take advantage of the range of opportunities available.

Reduced out-commuting and sustainable ways of getting around

- Improvements to strategic infrastructure will open up access to the peninsula from public transport and the major road network.
- Local connectivity will be improved and it will be easier to move around the Borough, particularly by walking, cycling and public transport. More of our coastline and waterfront spaces will be accessible.
- The move away from petrol and diesel cars towards more efficient electric and other ultra-low emission vehicles will be made easier by more charging points. The Bus Rapid Transit will be extended and will serve more of the Gosport Peninsula, reducing the need to travel by car.

Figure 4.2: Gosport Borough Local Plan 2038 Objectives

Local Plan Objectives

Please note: For the purposes of this SA Report the sub-objectives in Figure 4.2 have been relabelled using letters rather than bullet points to allow easier identification in the assessment tables of this section of the SA.

	Overarching objective	This will be achieved by...
1	Create a sustainable and healthy environment, adapting well and mitigating the impacts of climate change	<ul style="list-style-type: none"> A. Ensuring resources are used in a sustainable way and the energy requirements of development are minimised to support the transition to net zero carbon by 2050. B. Adapting and mitigating to the consequences of climate change and ensuring people remain safe from flood risk and coastal change. C. Protecting and enhancing internationally, nationally and locally designated nature conservation sites and ensuring growth is not at the expense of the environment. D. Enhancing the Green Infrastructure Network and boosting biodiversity through the planting of trees and continued improvements to the Alver Valley Country Park and the Borough's other open spaces. E. Creating a healthy place which supports and promotes healthy behaviours and leads to reductions in health inequalities for people of all ages.
2	Regenerate Gosport through the delivery of high quality sites and enhance a sense of place	<ul style="list-style-type: none"> A. Making the most effective possible use of land and prioritising brownfield sites in accessible locations. B. Promoting local distinctiveness through the conservation and enhancement of the Borough's rich historic built environment and ensuring all new development is of the highest quality. C. Creating high quality environments in the Borough's Regeneration Areas, working collaboratively for positive outcomes, which celebrate heritage assets and maximise economic regeneration.
3	Create successful places where people choose to live and work	<ul style="list-style-type: none"> A. Delivering sustainable new homes which range in size, type and tenure to provide the opportunity for people to live in a decent and affordable home. B. Delivering high quality environments which enable and support healthy choices over the course of a life-time. C. Creating places for people that offer a diverse mix of activities and spaces within an accessible, safe, resilient and attractive environment, supported by high quality public spaces. D. Improving the Borough's centres so that they meet the needs of local communities. E. Ensuring existing communities and all new development is supported by sufficient infrastructure.
4	Deliver an economy that capitalises on the	<ul style="list-style-type: none"> A. Regenerating the local economy and supporting its businesses and people to create a strong and sustainable economy with local jobs.

	Borough's coastal location	<ul style="list-style-type: none"> B. Capitalise on the Borough's coastal location and ensure employment land is available to diversify the economy and meet the needs of modern businesses. C. Improving local skills and developing the tourism and leisure sectors.
5	Improve transport and accessibility	<ul style="list-style-type: none"> D. Reducing the need to travel and out-commuting and encouraging sustainable forms of travel. E. Supporting the charging of plug-in and ultra-low emission vehicles. F. Enhancing connections by improving options for cycling and walking, ensuring all development improves public accessibility. G. Improving the Borough's transport infrastructure, particularly public transport, as well as improving the highway network.

*Figure 4.3: SA Objectives from the SA Framework***Sustainability Themes and Sustainability Appraisal Objectives****Climate Change**

SA1 – To address climate change issues through reducing greenhouse gas emissions.

Transport and Accessibility

SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.

SA3 - To facilitate modal transfer away from use of the private car to other forms of travel including walking, cycling and public transport.

SA4 - To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment and leisure opportunities.

Community Activity and Neighbourhoods

SA5 - To provide opportunities for community interaction and improve the quality of where people live.

Crime and Disorder

SA6 - To reduce crime and disorder

Poverty and Deprivation

SA7 - To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.

Health and Well-being

SA8 - To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities.

Housing

SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.

Education and Skills

SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.

Employment

SA11 - To provide opportunities for residents to work locally rather than out-commute and thereby provide greater potential for people to use public transport, cycle or walk to work.

SA12 - To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.

Economy

SA13 - To increase investment in Gosport's economy to facilitate the sustainable regeneration of the Borough.

SA14 - To encourage the development of a buoyant, sustainable tourism sector.

Towns and Neighbourhood Centres

SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres.

Leisure

SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.

SA17 - To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.

Biodiversity and Geodiversity

SA18 - To conserve and enhance the Borough's biodiversity and geological assets.

Heritage and Design

SA19 - To protect and enhance the historic environment.

SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.

Air Quality

SA21 - To reduce air pollution and ensure air quality continues to improve.

Use of Energy Resources

SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.

Use of Land Resources

SA23 - To improve efficiency in land use through the re-use of previously developed land and existing buildings.

Water Management

SA24 - To maintain and improve the water quality of the Borough.

SA25 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.

SA26 - To provide for sustainable sources of water supply.

Natural Resources and Waste Management

SA27 - To reduce waste generation and disposal, and achieve the sustainable consumption of natural resources and management of waste.

Figure 4.4: Testing the Local Plan Objectives against the Sustainability Appraisal Objectives

Key:		✓	Compatible								✓	Broadly compatible								✗	Not compatible							
Overarching Objectives and Sub-Objectives		Sustainability Appraisal Objectives																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
1. Create a sustainable and healthy environment, adapting well and mitigating the impacts of climate change	A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. Regenerate Gosport through the delivery of high quality sites and enhance a sense of place	A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3. Create successful places where people choose to live and work	A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4. Deliver an economy that capitalises on the Borough’s coastal location	A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5. Improve transport and accessibility	A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Figure 4.5: Testing the Local Plan Objectives against each other

Key:		✓	Compatible			✓	Compatible but need to ensure detrimental effects do not arise															✗	Not compatible			
Overarching Objectives and Sub-Objectives		Overarching Objectives and Sub-Objectives																								
		1.					2.			3.					4.			5.								
		A	B	C	D	E	A	B	C	A	B	C	D	E	A	B	C	A	B	C	D					
1. Create a sustainable and healthy environment, adapting well and mitigating the impacts of climate change	A																									
	B	✓																								
	C	✓	✓																							
	D	✓	✓	✓																						
	E	✓	✓	✓	✓																					
2. Regenerate Gosport through the delivery of high quality sites and enhance a sense of place	A	✓	✓	✓	✓	✓																				
	B	✓	✓	✓	✓	✓	✓																			
	C	✓	✓	✓	✓	✓	✓	✓																		
3. Create successful places where people choose to live and work	A	✓	✓	✓	✓	✓	✓	✓	✓																	
	B	✓	✓	✓	✓	✓	✓	✓	✓	✓																
	C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓															
	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓														
	E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓													
4. Deliver an economy that capitalises on the Borough’s coastal location	A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓												
	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓											
	C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓										
5. Improve transport and accessibility	A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓									
	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓								
	C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓							
	D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					

Figure 4.6: Testing the Local Plan Policies against the Local Plan Objectives

Key:		✓✓	Very positive	✓	Positive	?	Uncertain	✗	Negative	o	Neutral		Not applicable								
Local Plan Policies ↓		Overarching Objectives and Sub-Objectives																			
		1. Create a sustainable and healthy environment, adapting well and mitigating the impacts of climate change					2. Regenerate Gosport through the delivery of high quality sites and enhance a sense of place			3. Create successful places where people choose to live and work					4. Deliver an economy that capitalises on the Borough’s coastal location			5. Improve transport and accessibility			
		A	B	C	D	E	A	B	C	A	B	C	D	E	A	B	C	A	B	C	D
Development Strategy and Strategic Policies	D1	✓✓	✓✓	✓✓	✓	✓		✓	✓	✓✓	✓✓	✓✓			✓✓	✓	?	✓✓		✓	?
	D2		✓✓	✓✓	✓	✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓✓	✓✓	✓	✓✓		✓	✓
	D3		✓	✓		✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓✓	✓✓	✓			✓	✓
	D4		✓✓	✓✓	✓✓	✓					✓✓	✓✓					✓	✓		✓	
	D5		✓	✓✓	✓✓	✓					✓✓	✓✓									
	D6		✓	✓	✓✓	✓	✓✓				✓✓	✓✓					✓	✓✓		✓✓	
	D7		✓✓	?		✓			✓		✓✓	✓✓		✓✓		✓✓					
	D8		✓	✓		✓✓			✓		✓✓	✓✓								✓	✓
	D9	✓✓	✓✓	✓✓		✓		✓✓	✓	✓✓	✓✓	✓✓					✓	✓		✓	✓
	D10	✓✓	✓	✓				✓✓	✓✓		✓✓	✓✓			✓✓	✓	✓✓				
	D11		✓	?					✓		✓✓	✓✓		✓✓	✓✓	✓	✓	✓✓	✓	✓✓	✓✓
	D12	✓	✓	✓		✓		✓✓	✓	✓✓	✓✓	✓✓		✓✓				✓✓	✓✓	✓✓	✓✓
Strategic Development Sites	SS1		✓	✓		✓	✓✓	✓	✓✓		✓✓	✓✓			✓✓	✓✓	✓	✓		✓	✓
	SS2		✓	✓		✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓			✓✓	✓✓	✓	✓		✓	✓
	SS3		✓	✓		✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓		✓	✓	✓	✓		✓	✓
	SS4		✓	✓		✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓			✓	✓	✓	✓		✓	✓
	SS5		✓	✓		✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓			✓	✓	✓	✓		✓	✓
	SS6		✓	✓		✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓			✓	✓	✓	✓		✓	✓
	SS7		✓	✓		✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓			✓	✓	✓	✓		✓	✓
	SS8		✓	✓		✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓			✓	✓	✓	✓		✓	✓
	SS9		✓	✓		✓	✓✓	✓	✓✓		✓✓	✓✓			✓✓	✓✓	✓	✓		✓	✓
	SS10		✓	✓		✓	✓✓	✓	✓✓	✓	✓✓	✓✓			✓✓	✓✓	✓	✓		✓	✓
	SS11		✓	✓		✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓			✓✓	✓✓	✓	✓		✓	✓
Other Allocation Sites	A1		✓	✓		✓	✓✓	✓		✓✓	✓✓	✓✓			✓		✓	✓		✓	✓
	A2		✓	✓		✓	✓✓	✓		✓✓	✓✓	✓✓			✓		✓	✓		✓	✓
	A3		✓	✓		✓	✓✓	✓			✓✓	✓✓			✓✓	✓✓	✓✓	✓		✓	✓
	A4		✓	✓	✓	✓	✓✓	✓			✓✓	✓✓		✓✓			✓✓	✓		✓	✓
	A5		✓	✓	✓	✓	✓✓	✓			✓✓	✓✓		✓✓			✓	✓		✓	✓
	A6		✓	✓			✓✓				✓✓	✓		✓✓	✓	✓	✓	✓✓		✓✓	✓✓

Key:		✓✓	Very positive	✓	Positive	?	Uncertain	✗	Negative	o	Neutral					Not applicable					
Local Plan Policies ↓		Overarching Objectives and Sub-Objectives																			
		1. Create a sustainable and healthy environment, adapting well and mitigating the impacts of climate change					2. Regenerate Gosport through the delivery of high quality sites and enhance a sense of place			3. Create successful places where people choose to live and work					4. Deliver an economy that capitalises on the Borough's coastal location			5. Improve transport and accessibility			
		A	B	C	D	E	A	B	C	A	B	C	D	E	A	B	C	A	B	C	D
General Development Policies: Housing	H1					✓✓	✓✓		✓	✓✓	✓✓	✓✓									
	H2					✓✓			✓	✓✓	✓✓	✓✓									
	H3					✓✓			✓	✓✓	✓✓	✓✓									
	H4					✓✓				✓✓	✓✓	✓✓									
	H5					✓✓				✓✓	✓✓	✓✓									
General Development Policies: Employment	E1					✓✓			✓		✓✓	✓✓			✓✓	✓✓	✓✓	✓✓			
	E2					✓✓			✓		✓✓	✓✓			✓✓	✓✓	✓✓				
	E3								✓		✓✓	✓✓			✓✓	✓✓	✓✓				
	E4								✓		✓✓	✓✓			✓✓	✓✓	✓✓				
	E5								✓		✓✓	✓✓			✓✓	✓✓	✓✓				
General Development Policies: Design	DE1	✓✓	✓✓	✓✓		✓✓		✓✓	✓	✓✓	✓✓	✓✓									
	DE2	✓✓	✓✓	✓✓		✓✓		✓✓	✓	✓✓	✓✓	✓✓								✓	✓
	DE3							✓✓			✓✓	✓✓									
	DE4	✓	✓			✓✓		✓✓	✓	✓✓	✓✓	✓✓		✓				✓✓	✓✓	✓✓	✓✓
General Development Policies: Centres and Facilities	C1								✓	✓	✓✓	✓✓	✓✓		✓✓	✓✓	✓	✓✓			
	C2										✓✓	✓✓	✓✓								
	C3										✓✓	✓✓	✓✓								
	C4										✓✓	✓✓	✓✓								
	C5					✓✓					✓✓	✓✓	✓✓								
	C6										✓✓	✓✓	✓✓					✓✓			
General Development Policies: Local Environment	LE1		✓		✓	✓✓			✓		✓✓	✓✓		✓✓				✓			
	LE2										✓✓	✓✓		✓✓							
	LE3	✓✓	✓		✓	✓✓					✓✓	✓✓		✓✓				✓			
	LE4		✓	✓	✓	✓✓			✓		✓✓	✓✓					✓	✓		✓	✓
	LE5		✓	✓✓	✓✓	✓✓					✓✓	✓✓									
	LE6		✓	✓✓	✓✓	✓✓					✓✓	✓✓									
	LE7	✓✓	✓✓	✓✓	✓✓	✓✓			✓		✓✓	✓✓									
	LE8	✓✓	✓✓	✓✓	✓✓	✓✓			✓		✓✓	✓✓		✓							
	LE9	✓✓	✓	✓✓		✓✓			✓		✓✓	✓✓									
	LE10	✓✓		✓		✓✓			✓		✓✓	✓✓									

Key:		✓✓	Very positive	✓	Positive	?	Uncertain	✗	Negative	o	Neutral									Not applicable	
Local Plan Policies ↓		Overarching Objectives and Sub-Objectives																			
		1. Create a sustainable and healthy environment, adapting well and mitigating the impacts of climate change					2. Regenerate Gosport through the delivery of high quality sites and enhance a sense of place			3. Create successful places where people choose to live and work					4. Deliver an economy that capitalises on the Borough's coastal location			5. Improve transport and accessibility			
		A	B	C	D	E	A	B	C	A	B	C	D	E	A	B	C	A	B	C	D
		LE11	✓✓		✓		✓✓				✓✓	✓✓									
		LE12					✓✓				✓✓	✓									
		LE13	✓✓	✓✓	✓✓						✓✓										
		LE14	✓✓	✓	✓✓						✓✓										

5 Stage B2 – Considering the Options

- 5.1 This Section details the options which have been considered throughout the SA process during the development of the policies and site development proposals set out in the draft GBLP 2038. The SEA Regulations require that the Environmental Report should consider:

‘Reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme’ and give ‘an outline of the reasons for selecting the alternatives dealt with’ (Regulation 12(2)(b) and Schedule 2(8).

- 5.2 Further to this, the PPG⁷ states that the SA needs to:

‘consider and compare all reasonable alternatives as the plan evolves, including the preferred approach, and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the plan were not to be adopted. In doing so it is important to:

- *outline the reasons the alternatives were selected, and identify, describe and evaluate their likely significant effects on environmental, economic and social factors using the evidence base (employing the same level of detail for each alternative option).*
- *as part of this, identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them;*
- *provide conclusions on the reasons the rejected options are not being taken forward and the reasons for selecting the preferred approach in light of the alternatives.*

Any assumptions used in assessing the significance of the effects of the plan will need to be documented. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in the plan. They need to be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made.’

- 5.3 This section of the SA sets out how the Borough Council has met the requirements of the SEA Regulations through the assessment of reasonable alternatives to the policies and site development proposals in the draft GBLP 2038. As set out in the PPG the Borough Council has limited its consideration of options and alternatives to those that are reasonable and realistic, while ensuring they are sufficiently distinct to highlight the sustainability implications of each.

⁷ Strategic environmental assessment and sustainability appraisal PPG | Paragraph: 018 Reference ID: 11-018-20140306 | www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

Context for the GBLP 2038 policies and site development proposals

- 5.4 The policies and site development proposals of the GBLP 2038 cover both spatial and thematic issues which are contained in four separate sections of the Local Plan:
- Development Strategy and Strategic Policies
 - Strategic Development Sites
 - Other Allocation Sites
 - General Development Policies
- 5.5 In developing the options, it is important to note that for many policies, alternative options are not considered, as the proposed policy is considered to be in accordance with national planning policy or that no other realistic or reasonable alternatives exist.
- 5.6 As explained in earlier sections of this Report the draft Gosport Borough Local Plan 2038 has emerged from a review of the adopted GBLP 2011-2029. The policies and site development proposals in the revised Plan have therefore evolved from an established position which was subject to multiple rounds of consultation, an examination in public by an inspector and subsequently adopted by the Borough Council.
- 5.7 The spatial options which could inform the Borough Council's Development Strategy and the key issues which the Local Plan needs to address therefore remain very similar to those which the adopted GBLP 2011-2029 sought to address when adopted in 2015. While the draft GBLP 2038 includes new policies, new site development proposals and changes to existing policies, which reflect new sites submitted in the Call for Sites and evidence from updated studies such as the SHLAA, many policies remain similar to that considered in the SA for the GBLP 2011-2029 and adopted in the GBLP 2011-2029.

The evolution of Local Plan policies

- 5.8 Table 5.1 shows the policies contained in the adopted GBLP 2011-2029 and how these have been developed into those proposed in the draft GBLP 2038. Where there are new policies which were not previously included in the Local Plan, these are also included in the table.

Table 5.1: Developing the Local Plan Policies

Adopted Gosport Borough Local Plan 2011-2029 (adopted October 2015) Policy	Draft Gosport Borough Local Plan 2038 Policy	Type of Policy
	D1: Adaptation and Mitigation to Climate Change	Thematic
LP1: Sustainable Development	Policy no longer required as it is incorporated in the NPPF	Thematic
LP2: Infrastructure	D10: Securing Infrastructure	Thematic
LP3: Spatial Strategy	D2: Development Strategy	Spatial
	D3: Urban Regeneration Areas	Spatial
LP4: The Gosport Waterfront and Town Centre	SS1: Gosport Waterfront – Marine Employment	Spatial

Adopted Gosport Borough Local Plan 2011-2029 (adopted October 2015) Policy	Draft Gosport Borough Local Plan 2038 Policy	Type of Policy
	SS2: Gosport Waterfront – Mixed Use Redevelopment SS3: Gosport Town Centre	
LP5: Daedalus	SS11: Daedalus	Spatial
LP6: Haslar Peninsula	SS4: Blockhouse and Haslar Gunboat Sheds SS5: Fort Blockhouse SS6: Royal Haslar Hospital SS7: Haslar Barracks and Fort Road SS8: The Piggeries SS9: Haslar Marine Technology Park	Spatial
LP7: Rowner	SS10: Rowner and HMS Sultan	Spatial
LP8: Alver Valley	D6: Gosport Strategic Open Spaces	Spatial
LP9A: Allocations outside of Regeneration Areas: Mixed Use site	SS2: Gosport Waterfront – Mixed Use Redevelopment	Spatial
	A1: Enabling Allocations	Spatial
LP9B: Allocations outside of Regeneration Areas: Economic Development Sites	A3: Employment	Spatial
LP9C: Allocations outside of Regeneration Areas: Employment Sites	A3: Employment	Spatial
LP9D: Allocations outside of Regeneration Areas: Residential Sites	A2: Housing	Spatial
LP9E: Allocations outside of Regeneration Areas: Leisure Community Uses and Open Spaces	A4: Leisure, Community Uses and Open Spaces	Spatial
-	A6: Safeguarded Land for Transport Improvements	Spatial
LP10: Design	D9: Design DE1: Sustainable Construction DE2: Residential Design	Thematic
LP11: Designated Heritage Assets: Listed Buildings, Scheduled Ancient Monuments and Registered Parks and Gardens	D10: Heritage Assets	Thematic
LP12: Designated Heritage Assets: Conservation Areas		
LP13: Locally Important Heritage Assets		
LP14: Areas of Special Character	DE3: Areas of Special Character	Spatial
LP15: Safeguarded Areas	LE13: Safeguarding Zones	Spatial
LP16: Employment Land	E1: Employment Land	Thematic
LP17: Skills	E2: Skills	Thematic
LP18: Tourism	E3: Tourism	Thematic
LP19: Marinas and Moorings	E4: Marinas and Moorings	Thematic

Adopted Gosport Borough Local Plan 2011-2029 (adopted October 2015) Policy	Draft Gosport Borough Local Plan 2038 Policy	Type of Policy
LP20: Information and Communication Technology	E5: Information and Communication Technology	Thematic
LP21: Improving Transport Infrastructure	D11: Securing Infrastructure	Thematic
LP22: Accessibility to New Development	D12: Accessibility to New Development	Thematic
LP23: Layout of Sites and Parking	DE4: Layout of Sites and Parking	Thematic
LP24: Housing	H1: Sustainable Residential Neighbourhoods H2: Affordable Housing H3: Housing for Older and Vulnerable People	Thematic
LP25: Park Homes and Residential Caravans	H4: Park Homes and Residential Caravans	Thematic
LP26: Gypsies, Travellers and Travelling Showpeople	H5: Gypsies, Travellers and Travelling Showpeople	Thematic
LP27: Principal, District and Neighbourhood Centres	C1: Centres	Thematic
LP28: Uses in Centres	C1: Centres	Thematic
LP29: Proposals for Retail and other Town Centre Uses outside of Centres	C2: Town Centre Uses Outside of Centres	Thematic
LP30: Local Shops outside of Defined Centres	C3: Local Shops	Thematic
LP31: Commercial frontages outside of Defined Centres	C4: Commercial Frontages Outside of Centres	Thematic
-	C5: Hot Food Take Aways	Thematic
LP32: Community, Cultural and Built Leisure Facilities	C6: Community, Cultural and Built Leisure Facilities	Thematic
LP33: Cemetery Provision	LE2: Cemetery Provision	Thematic
LP34: Provision of New Open Space and Improvement to Existing Open Space	LE1: Open Space	Thematic
LP35: Protection of Existing Open Space		
LP36: Allotments	LE3: Allotments A5: Allotments	Thematic Spatial
LP37: Access to the Coast and Countryside	LE4: Access to the Coast and Countryside	Thematic
LP38: Energy Resources	-	
LP39: Water Resources	LE13: Water Resources	Thematic
LP40: Waste and Material Resources	LE14: Waste and Material Resources	Thematic
LP41: Green Infrastructure	D4: Green Infrastructure Network	Thematic
LP42: International and Nationally Important Habitats	D5: The Local Ecological Network and Internationally and Nationally Important Sites	Thematic
LP43: Locally Designated Nature	LE5: Locally Designated Nature	Thematic

Adopted Gosport Borough Local Plan 2011-2029 (adopted October 2015) Policy	Draft Gosport Borough Local Plan 2038 Policy	Type of Policy
Conservation Sites	Conservation Sites	
LP44: Protecting Species and Other Features of Nature Conservation Importance	LE6: Protecting Species and Other Features of Nature Conservation Importance	Thematic
-	LE7: Protecting and Enhancing Tree, Woodland and Hedge Coverage	Thematic
-	LE8: Securing Measurable Biodiversity Net Gain	Thematic
LP45: Flood Risk and Coastal Erosion	D6: Flood Risk and Coastal Erosion	Thematic
LP46: Pollution Control	LE9: Pollution Control	Thematic
LP47: Contamination and Unstable Land	LE10: Contaminated and Unstable Land	Thematic
LP48: Hazardous Substances	LE11: Hazardous Substances	Thematic

Consideration of Spatial Options and Development Quantum

- 5.9 The spatial options for future development have been considered throughout the plan-making process and inform the spatial policies within the draft GBLP 2038.
- 5.10 The **Development Strategy (Policy D2)** establishes how much development should take place and where it should be located and is the primary spatial policy in the Local Plan. Other spatial policies set out detailed proposals for how the level of growth set out in the Development Strategy will be delivered on specific sites within the Borough. These policies are:
- **Policy D3: Urban Regeneration Areas**
 - **Policy D6: Gosport Strategic Open Spaces**
 - **Policies SS1-SS11: Strategic Development Sites; and**
 - **Policies A1-A6: Other Allocation Sites (detailed below in a later section).**
- 5.11 Table 5.2 provides a summary of the spatial options for development that have been identified, considered, and chosen by the Borough Council. It also includes the development quantum that the Borough Council considers can realistically be achieved for each preferred option.
- 5.12 A consideration of why the preferred spatial options, as shown in Table 5.2, have been selected and taken forward to inform the policies in the GBLP 2038 are summarised below Table 5.2 under the relevant heading. The assessment of these options through the SA process is summarised in Section 6 of this Report and included in the individual Site Proforma in Annex A and B: Detailed Sustainability Appraisal Proforma.

Table 5.2: Consideration of Spatial Options

Policy	Option 1	Option 2	Option 3	Preferred Option informing GBLP 2038 Policy	Development Quantum set out in Policy
D2: Development Strategy	Employment-led regeneration of brownfield sites	Mixed use regeneration with a balanced approach to employment and housing	Gosport as a dormitory town with an emphasis on housing delivery and less on retaining existing and new employment.	Elements of Option 1 and Option 2	<p>Employment: 90,000 sq.m net additional floorspace</p> <p>Housing: 3,500 net additional dwellings</p> <p>Town Centre Uses: Growth and adaption of town centre uses within existing Town Centres to enable the successful regeneration of specific sites. No additional retail floorspace required out of centre.</p>
D3: Urban Regeneration Areas	Develop overarching policy framework which supports major regeneration and growth in identified urban regeneration areas			Option 1	<p>Housing: at least 2,150 new homes in the period up to 2038;</p> <p>Employment: Sufficient suitable sites to assist the development and evolution of Gosport as a world-class global hub for marine and maritime economic activity and provide an overall broader range of job opportunities for local residents;</p> <p>Other: New physical, social and environmental infrastructure including improved access and</p>

Policy	Option 1	Option 2	Option 3	Preferred Option informing GBLP 2038 Policy	Development Quantum set out in Policy
					<p>permeability by connecting places through new or improved vehicular arrangements, pedestrian and cycle routes, and public transport infrastructure.</p> <p>See the Strategic Development Sites below which identify specific uses for sub-areas within the three Urban Regeneration Areas.</p>
D6: Gosport Strategic Open Spaces	Identify a significant undeveloped strategic open space in the Borough and set out policy objectives in order to retain, protect, and enhance it for future generations.	Identify the area as open space but with no strategic emphasis		Option 1	This policy does not set out any development quantum. However it does limit the direction of growth and thereby may impact other development sites within the Urban Area Boundary.
SS1: Gosport Waterfront – Marine Employment SS2: Gosport Waterfront – Mixed Use Redevelopment	Maximise employment with limited residential, and associated retail and leisure	Maximise residential with a small element of retail, leisure and employment	Continue as present with existing uses	Option 1	<p>Employment: Prioritisation of Marine and Maritime employment that need a coastal location and/or deep water access in line with NPPF Paragraph 81.</p> <p>Housing: 460 net additional dwellings</p>

Policy	Option 1	Option 2	Option 3	Preferred Option informing GBLP 2038 Policy	Development Quantum set out in Policy
					Town Centre Uses: 1,500 sq.m
SS3: Gosport Town Centre	Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre	No Town Centre Strategy; leave to market and expanded Permitted Development Rights		Option 1	Housing: 550 net additional dwellings
SS4: Blockhouse and Haslar Gunboat Sheds SS5: Fort Blockhouse	Mixed-use sites with heritage-led residential development and supporting leisure, retail and town centre uses.	Prioritisation of residential above other uses with limited areas protected for employment	Do not plan for sites release by MoD	Option 1	Housing: 475 net additional dwellings New neighbourhood centre to provide viable main town centre uses such as shops and cafes. Expansion of Gosport Waterfront onto Blockhouse with prioritisation of marine employment and activities over other land uses.
SS6: Royal Haslar Hospital	Mixed-use development in updated and revised Strategic Policy	Continuation of existing Adopted Local Plan Policy	No policy	Option 1	Up to 300 net additional dwellings (Class C3) and a hotel (Class C1); or Up to 360 net additional dwellings (Class C3)

Policy	Option 1	Option 2	Option 3	Preferred Option informing GBLP 2038 Policy	Development Quantum set out in Policy
					Up to 305 residential care units (Class C2)
SS7: Haslar Barracks and Fort Road	Heritage-led mixed-use scheme with open space improvements	Do not plan for sites release by Ministry of Justice (MoJ)		Option 1	Housing: 225 net additional dwellings
SS8: The Piggeries	Residential with public open space provision	Retain for open space		Option 1	Housing: 60 net additional dwellings
SS9: Haslar Marine Technology Park	Retain employment			Option 1	This policy does not set out any development quantum
SS10: Rowner and HMS Sultan	Proactive approach – support continued regeneration of Land at Rowner through a Strategic Masterplan approach and enable intensification of employment uses at HMS Sultan	No further plan-led regeneration at Rowner		Option 1	This policy does not set out any development quantum
SS11: Daedalus	Mixed-use site with heritage-led residential, employment and leisure uses	Maximise employment with very limited residential	Maximise residential development with very limited employment	Option 1	Employment: 35,000 sq.m (gross) Housing: 300 new additional dwellings (Class C3 and/or C2)

Considering the options for Policy D2: Development Strategy

Introduction

- 5.13 It is important to note that the choices available for the overall development strategy are limited due to the amount of land in Gosport Borough which is available for redevelopment. The Borough's land availability is limited by its physical size, peninsula location and the amount of land in active military use. Gosport Borough covers an area of 27.6 square kilometres (10.6 square miles or 2,761 hectares)⁸, making it the twelfth smallest district in England and the smallest in Hampshire. The Borough is also situated on a peninsula adjacent to Fareham Borough and is surrounded on three sides by the Solent and Portsmouth Harbour. The Borough has a dense urban fabric, with over 80% classed as 'built-on' according to the Land Cover Atlas of the UK⁹. Approximately 20% of the Borough's land area remains in active military use or associated support uses. It is also densely populated, with approximately 33 people per hectare; almost nine times the England average of 3.7.
- 5.14 The Borough Council's consideration of reasonable alternatives for its overall development strategy is necessarily limited to that which is realistically achievable. For example, the Council considers it unrealistic to test the option of redeveloping the 220 hectare MoD Defence Munitions site located in the north east of the Borough as this is within active military use. In addition, there are limited greenfield development options and a significant amount of land that may appear suitable for greenfield development has been discounted as a reasonable alternative as set out in this section. Further information as to why these options are not considered reasonable alternatives is detailed in Table 5.3.

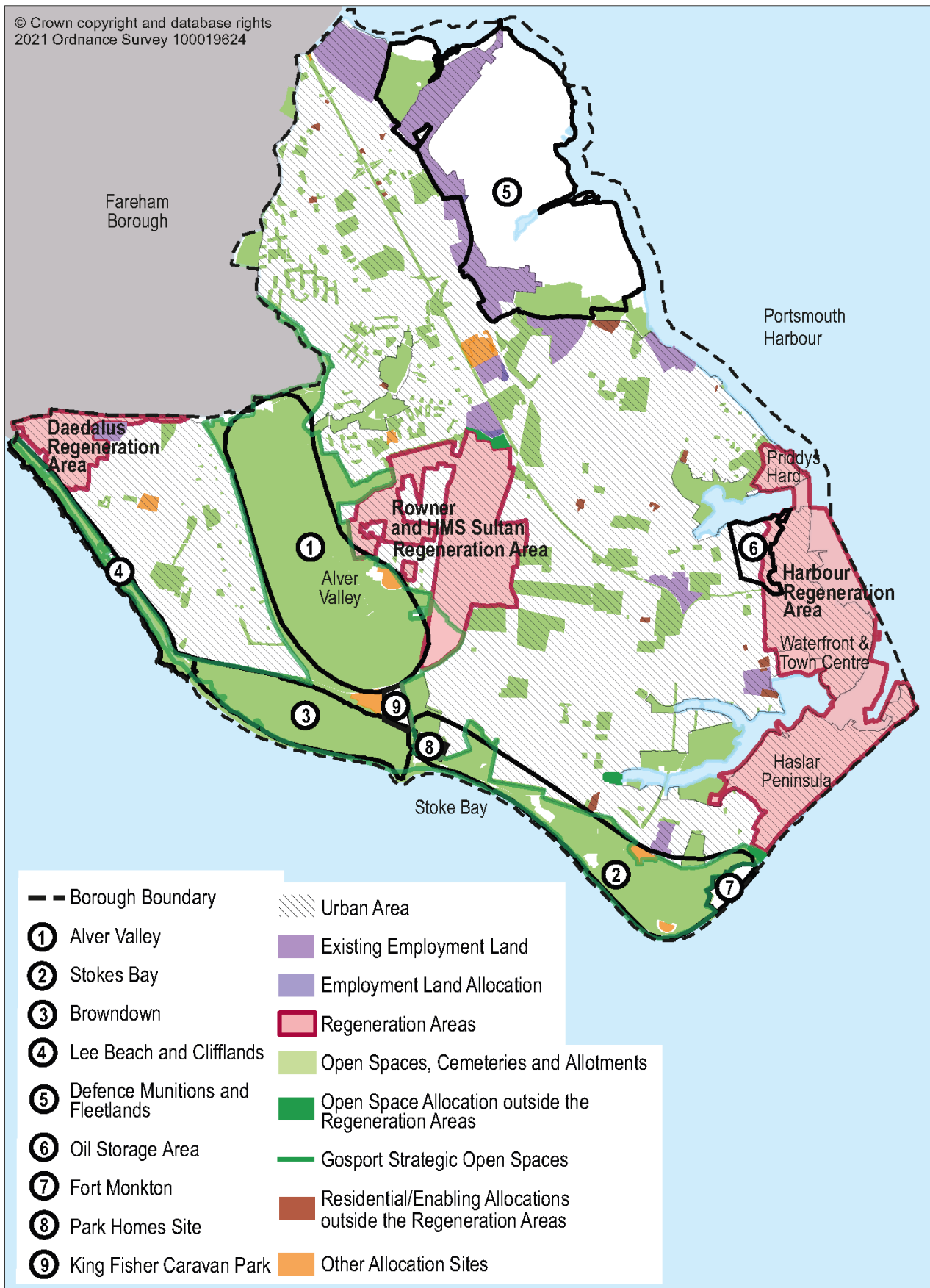
Spatial options not considered 'reasonable alternatives'

- 5.15 Table 5.3 sets out the areas within Gosport Borough which are not considered 'reasonable alternatives' to inform the Borough's development strategy. These broad areas have been identified and considered but are unsuitable and therefore not progressed as a realistic spatial option for testing. As a result these broad areas have not been subject to SA.
- 5.16 Further information about these areas and the Borough Council's justification as to why they are not considered reasonable alternatives for meeting the Borough's development needs is provided below. The broad areas are also identified in Figure 5.1.

⁸ Source: ONS Standard Area Measurements (SAM) 2019. Total extent includes land area to mean high water.

⁹ Made up of 61% discontinuous urban fabric and 20% industrial or commercial units. Source and land cover breakdown available from: A Land Cover Atlas of the UK: <https://doi.org/10.15131/shef.data.5219956>

Figure 5.1: Broad areas not considered as realistic alternatives



*Table 5.3: Spatial options discounted and not considered 'reasonable alternatives'***1) Alver Valley – 203 ha**

The Alver Valley represents the main area of separation between Gosport and Lee-on-the-Solent. It is the largest area of green infrastructure in the Borough with the potential for improved linkages to the coast, other strategic open areas and the wider countryside between Gosport, Stubbington, Lee-on-the-Solent and Titchfield. It occupies the southern end of the countryside gap between these settlements and is defined as a settlement gap in the adopted GBLP 2011-2029 and proposed to be maintained as such in the draft GBLP 2038.

A key strategic consideration is to retain a significant gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington in order to protect the identity of each settlement and ensure proposals do not physically and visually diminish these open areas. The PfSH Spatial Position Statement enables Councils to identify countryside gaps of sub-regional significance in their local plans. The Alver Valley plays a key role in the maintenance of separation between Gosport and Lee-on-the-Solent and helps to ensure the two areas retain their settlement identity.

Part of the Alver Valley has been used for gravel extraction and landfill and has now been restored. In the past 20 years there has been significant public sector investment into the Alver Valley to establish it as a Country Park. In addition, Section 106 funding was secured from the development of 1,050 homes to the west of Cherque Way for the purposes of improving the amenity of the Alver Valley for the benefit of local residents.

The Borough Council's vision and strategy for the Alver Valley Country Park (AVCP) is set out in the AVCP Strategy April 2014¹⁰. The PfSH Green Infrastructure Strategy 2017-2034 (2018) identifies the area as being of sub-regional importance representing a major part of South Hampshire's Green Infrastructure Network. In addition, the Country Park acts as a Suitable Alternative Natural Greenspace (SANG), deflecting pressure from recreational dog walking away from internationally and nationally protected habitats at the coast.

The Borough Council's commitment to the continued protection and enhancement of the Alver Valley can be seen in the AVCP Strategy. The Strategy identifies issues to be addressed and proposals to be implemented. Since the adoption of the strategy a number of projects have been completed with funding from Gosport Borough Council, Section 106 developer contributions, PfSH, and the Government's Local Growth Funding through the Solent LEP. The Alver Valley has therefore benefited from significant public investment and by including it within the Gosport Strategic Open Spaces designation, it is hoped the GBLP 2038 can continue to facilitate investment into the future.

The Alver Valley offers significant social benefits to residents and visitors, including for health and wellbeing. The COVID-19 pandemic has demonstrated the importance of the Alver Valley and other areas at Browndown, Stokes Bay and Lee-on-the-Solent (also considered below) to health and wellbeing. Without these areas, residents of the Borough would have no access to significant open space within the Borough at a time when movement has been restricted by

¹⁰ www.gosport.gov.uk/avcpmanagement

Government legislation. Visitor numbers to the Alver Valley have increased since its restoration. By continuing investment into the Country Park there is significant potential to increase the number of visitors.

Going forward, the AVCP is seen as crucial to local efforts to enable and support healthy lifestyles and address local health and well-being needs. In Gosport Borough, 68.2% of adults (over 18) are classified as overweight or obese, significantly more than the Hampshire and national average. Recent statistics show the Borough has the highest proportion of people who are classified as overweight or obese in the whole of Hampshire. The prevalence of obesity in year 6 pupils is 20.2%, in line with the national average, but 3rd highest out of the Hampshire districts. The Borough also has a lower life expectancy compared to the Hampshire average and there are five wards in the Borough which have areas within the top 20% of areas in England experiencing health deprivation. The benefits of open space are widely recognised and the Council considers that the continued protection of this high quality strategic open space can promote mental and physical health, reduce morbidity and mortality, and improve people's overall quality of life.

The Alver Valley also has a great diversity of habitats and landscapes including wetlands, woodlands and grasslands. A large proportion of the western half of the Alver Valley is protected by nature conservation designations; this includes the Wildgrounds SSSI and Local Nature Reserve, West of the River Local Nature Reserve and SINC's extending from Noah Lake in the north, southwards along the Alver River to Browndown Common in the south.

Significant areas of the Alver Valley are located within Flood Zone 2 and 3. This is predicted to worsen by 2115. Parts of the Alver Valley also have a history as a land fill site and have potential for contamination. Further assessment to establish the nature and extent of contamination would be required when improvements to the park are undertaken.

2) Stokes Bay

Stokes Bay is a recreational resource of strategic importance to the Borough. It includes international, national and local nature conservation designations and virtually all of it is within Flood Zone 3.

The area also holds significant historic value and as part of the Heritage Action Zone Status the Borough Council has proposed a Conservation Area designation for the Stokes Bay area. The extent of military defences that are associated with Stokes Bay stretch from earthworks east of Fort Monckton to batteries on the western side of Browndown. Research undertaken by Historic England demonstrates the value of this area and its importance throughout the late 16th to mid-20th century, including the mid-19th century Stokes Bay Lines and associated forts, and structures created in 1943-44 in preparation for D-day¹¹. Fort Gilkicker (a Scheduled Ancient Monument and Listed Building) has been identified in the current Local Plan for residential redevelopment and planning permission has been granted. The site has been reconsidered in this SA and allocated by Policy A1: Enabling Allocations in the Draft GBLP 2038.

¹¹ <https://research.historicengland.org.uk/Report.aspx?i=16259>

3) Browndown

Browndown is a SSSI with extensive shingle beach with extensive areas of rare grass heath habitat supporting specialised plants and invertebrates. The area is also an area of public open space and the northern and southern areas are Brent Goose sites.

In 1990 Browndown was included in the MoD list of managed conservation areas. The area is still used by the armed services for emergency fuel handling and for on-shore amphibious landings. The ranges at Browndown are open to the public when not in use by the military for various day and night exercises.

Browndown Camp is considered separately to the wider Browndown area referred to here. Browndown Camp is a former MoD site immediately south of the Alver Valley and Privett Road and is considered to be appropriate for outdoor leisure uses or non-permanent holiday accommodation. Browndown Camp has been considered in this SA and allocated in Policy A4: Leisure, Community Uses and Open Spaces.

4) Lee Beach and Clifflands

The open spaces and seafront at Lee-on-the-Solent are important recreational areas that maintain the special character of the seafront. Their importance is recognised as part of the Marine Parade Area of Special Character. This broad area contains a SINC and is immediately adjacent to the Lee-on-the-Solent to Itchen Estuary SSSI.

The beach is a shingle bank and faces south-west over the Solent towards the Isle of Wight and the New Forest Coastline between Calshot and Lepe. Above the beach is the hard surface Solent Beach Path which forms part of the regionally important Solent Way and nationally important England Coast Path.

5) Defence Munitions and Fleetlands

This extensive area is still required for MoD operations and is of critical national importance. The MoD has not indicated any rationalisation of any part of the site. In the event that this area did become available there would likely be significant issues related to its current use as well as nature conservation considerations, all of which would need to be addressed, likely as part of a plan review.

Adjacent to the Defence Munitions operation is Fleetlands which specialises in the repair of helicopters. A major element of the sites work is maintaining the RAF's Chinook fleet. The landowner has not indicated any rationalisation of any part of the site.

6) Oil Storage Area

Required as part of continued MoD operations.

7) Fort Monkton

Operational Government establishment.

8) Park Homes Site

Long established residential caravan park. Part of the site in Flood Zone 3.

9) Kingfisher Caravan Park

A current operational holiday park with no known plans for alternative uses. Site within Flood Zone 3.

Reasonable alternatives

- 5.17 The Borough's development strategy focuses new growth and development on previously developed land (PDL) with some limited release of open spaces where improvements can be made to other open spaces within the vicinity. In accordance with Paragraph 119 of the NPPF, the Borough Council's development strategy prioritises the effective use of PDL through the regeneration of under-utilised land. By focussing planned growth on PDL, the overall development strategy seeks to safeguard all but those open spaces where redevelopment is considered to be to the overall benefit of local communities.
- 5.18 The options considered as 'reasonable alternatives' have been appraised against the SA Framework. Three options have been tested for the development strategy; the preferred option informs Policy D2: Development Strategy of the draft GBLP 2038. From the appraisal it was clear that elements of both *Option 1: Employment-led regeneration of brownfield sites* and *Option 2: Mixed use regeneration with a balanced approach to employment and housing* result in the highest number of positive effects. This was predominantly because pursuing these options will contribute to creating a sustainable and balanced community by providing a mix of uses with the provision of new homes alongside a commensurate range of new jobs and services. This will ensure the economic, social and environmental objectives of sustainable development are pursued in mutually supportive ways and local circumstances taken into account in the Borough Council's land use decisions.
- 5.19 The Development Strategy sets out the overall development quantum for the entire Local Plan, including figures for housing, employment, and retail. The development strategy is based on the PfSH Spatial Position Statement (June 2016) and emerging evidence for the latest sub-regional plan. This places significant emphasis on the need to increase the economic performance of the sub-region by increasing jobs and productivity as well as Gosport Borough's overall jobs density which is the lowest in the Solent, lowest in South East England and one of the lowest in the country. The Borough Council's approach also reflects the ambitions of the Solent Local Enterprise Partnership's Strategic Economic Plan (2014)¹² which identifies a number of strategic sectors and clusters including marine, aerospace and defence,

¹² http://solentlep.org.uk/uploads/documents/Solent_Strategic_Economic_Plan.pdf

advanced manufacturing, engineering and enhancing the visitor economy. It is also in accordance with the LEP's emerging Economic Strategy for the Solent – Solent 2050¹³.

- 5.20 A consideration of the options informing the development strategy concludes that the preferred options make sufficient land available for new employment and homes. The approach will also be the most appropriate method of addressing Gosport's out-commuting and congestion problems as well as helping to alleviate the significant pockets of deprivation within the Borough.
- 5.21 As stated at Paragraph 5.13, the deliverable options relating to the broad location of development within the Borough are limited primarily due to its geography, small size, and built-up nature. The Borough has a dense urban fabric, with over 80% 'built-on'¹⁴; this significantly limits the availability of land and the available spatial options for the development strategy. There are also significant environmental constraints including internationally and nationally designated habitats and numerous areas identified as being subject to flood risk (from all sources of flooding).
- 5.22 However, there are significant opportunities for the development of PDL within the Borough which can contribute to its ongoing regeneration, facilitate economic growth and provide social benefits for those living and working in the Borough, helping to ensure that land use decisions improve people's employment opportunities, quality of life, and assist in reducing deprivation.
- 5.23 As set out in Paragraph 8b of the NPPF, sustainable development includes an overarching social objective and this needs to be balanced with economic and environmental objectives. There are long standing issues of deprivation within Gosport Borough, which are demonstrated by the most recent Index of Multiple Deprivation (IMD) 2019. Gosport continues to have 'hotspots' that are amongst some of the most deprived areas in the country. Overall, out of 317 local authorities Gosport Borough ranks as the 130th most deprived and it is the 4th most deprived in the Hampshire area, exceeded only by Havant, Southampton and Portsmouth.
- 5.24 Looking at the domains of deprivation, particular neighbourhoods within Gosport Borough experience significant deprivation across many domains. For example, areas in and around both Rowner and Gosport Town Centre fall within the most deprived neighbourhoods nationally on issues of income, employment, and education, skills and training. In addition, those areas experiencing higher levels of deprivation in terms of employment, skills and education issues also experience higher levels of deprivation in health and disability and issues such as crime and access to services. It is considered that the chosen development strategy will contribute to creating a sustainable and balanced community and ensure that issues of deprivation are addressed as far as possible.

¹³ <https://solentlep.org.uk/what-we-do/planning-for-solent-2050/>

¹⁴ Made up of 61% discontinuous urban fabric and 20% industrial or commercial units. Source and land cover breakdown available from: A Land Cover Atlas of the UK: <https://doi.org/10.15131/shef.data.5219956>

- 5.25 The strategic considerations set out above, which include but are not limited to the economy and employment, housing, flood risk, health, and nature conservation, are considered throughout the supporting Background Papers to the Draft Local Plan. These have assisted in considering and informing the options for the broad location of development within the Borough and are underpinned by a number of evidence studies which are published in the Local Plan Evidence Library.
- 5.26 Further information on the chosen development quantum for housing, employment and town centre uses as proposed in Policy D2: Development Strategy is set out below.

Development Strategy: Housing

- 5.27 As of June 2021, the standard method for assessing local housing need results in a housing requirement of 5,576 dwellings in the Borough over the period 2021 to 2038. The NPPF is clear that to support the Government's objective of significantly boosting the supply of homes, local planning authorities need to ensure that local plans allow for a sufficient amount and variety of land to come forward for residential development where it is needed. To determine the minimum number of homes needed, the NPPF requires that strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.
- 5.28 To ascertain the number of homes that can be achieved in Gosport Borough the Council has undertaken a Strategic Housing Land Availability Assessment (SHLAA)¹⁵. This is also accompanied by a Housing Supply Background Paper¹⁶. The assessment has been informed by two specific 'Call for Sites' to landowners, agents and developers as well as ongoing dialogue with key public sector landowners who occupy large sites within the Borough.
- 5.29 The Borough Council's evidence demonstrates that the standard method figure of 5,576 dwellings is clearly not achievable. It is also clear that given the sites available, the Borough's already built-up nature, and various ecological and other environmental constraints, as well as the need to provide a balanced sustainable community with sufficient employment opportunities, that it will not be possible to provide a sufficient amount of land to accommodate the 5,576 homes set out by the standard method.
- 5.30 Instead, a total of 3,344 dwellings are proposed in the Draft Local Plan for the plan period 2021 to 2038, 197 dwellings per annum over 17 years. This therefore means that the Borough has an unmet need of 2,232 dwellings.

¹⁵ Gosport SHLAA available online: www.gosport.gov.uk/GBLP2038

¹⁶ All Background Papers available online: www.gosport.gov.uk/GBLP2038

Development Strategy: Employment

- 5.31 The Council's employment floorspace quantum has been informed by the Economic Development Needs Assessment and Employment Land Availability Assessment (EDNA/ELLA) (2019)¹⁷ commissioned by GBC to cover Gosport Borough and the Economic, Employment and Commercial Needs Study (Stantec/Vail Williams, 2021) commissioned by PfSH covering the South Hampshire sub-region. Other considerations are also set out in the Employment Background Paper accompanying the Local Plan¹⁶.
- 5.32 There have been unprecedented changes and challenges facing the British economy including the United Kingdom leaving the European Union and the economic consequences associated with the response to the COVID-19 pandemic. This is likely to result in unforeseen structural changes to the overall economy and consequently it has been extremely difficult to forecast floorspace requirements over the next 15-20 years. Such forecasting can be challenging even during less volatile times. Nevertheless, the Council's consideration of the options for the development strategy, and particularly employment uses, are underpinned by these fundamental principles:
- Address the loss of jobs which have resulted from the consolidation of the MoD's activities in the Borough;
 - Maximise available employment floorspace in the Borough to provide a much larger employment base and broader range of job opportunities for local residents to increase job density so it becomes closer to the Solent-wide average;
 - Facilitate and support the development and evolution of Gosport to become a recognised global hub for marine and maritime activity;
 - Consider the aspirational but realistic assessment of employment floorspace capacity in the Borough taking into account site availability and suitability;
 - Supplement this assessment with a reality check based on past trends and the latest economic forecasting; and
 - Recognise that these figures will be refreshed in five years as part of the next Local Plan review at a time when the implications of COVID-19 and Brexit may be better understood.
- 5.33 Taking into account the overriding need to provide new employment opportunities in the Borough due to the low jobs density of 0.52¹⁸ jobs per resident, which has implications for out-commuting, congestion and air pollution, the Borough Council's preferred option for its overall development strategy maximises the provision of employment land to maximise employment opportunities on developable sites. Based on the Council's evidence it is considered that 90,000 sq.m of employment floorspace in office and light industry (Use class

¹⁷ Gosport EDNA/ELLA available online: www.gosport.gov.uk/GBLP2038

¹⁸ ONS jobs density (13th lowest in 2019) – this includes employees, self-employed, government-supported trainees and HM Forces (from MoD). A jobs density of 1.0 would mean there is one job for every resident aged 16-64.

E(g)), general industry (B2) and/or storage and warehousing (B8) is an appropriate level of floorspace over the plan period taking into account site capacity.

Development Strategy: Retail and Town Centre Uses

- 5.34 The Council does not consider that any additional retail floorspace is required to meet needs in the Borough and consequently no quantum is set out in the Local Plan. Ongoing retail trends such as online shopping have been exacerbated by the pandemic and has increased the number of vacant units in the Borough's centres. Consequently, the Council will focus on seeking a greater diversity of commercial and community uses within its centres and direct new retail demand to these units wherever possible.
- 5.35 The Council's preferred approach to address retail and town centre uses has been informed by the Gosport Retail, Leisure and Tourism Study (2020) which identifies no capacity to support new retail development in the Borough or its centres over the forecast period to 2036 due to a number of reasons including limited population growth, limited retained expenditure, and increased efficiency of existing retail floorspace.
- 5.36 Nevertheless, in considering the potential options, the Council has recognised the role of retail and other town centre uses as part of the regeneration of sites and to improve the quality of places as well as providing greater choice and competition and more opportunities for linked trips. As a result, new retail uses will be directed towards the existing Gosport Town Centre which sits within the Harbour Regeneration Area.

Considering the options for Policy D3: Urban Regeneration Areas and Policies SDS1-11: Strategic Development Sites

- 5.37 To assist the delivery of the Development Strategy, the Borough Council's has considered it necessary to identify three Urban Regeneration Areas (URAs) which will be integral to delivering the quantum of development identified in the Local Plan's Development Strategy. Within the URAs are Strategic Development Sites which are largely PDL and will play a major role in regeneration the Borough and providing a range of uses. Policy D3 sets out common material planning considerations for all of the URAs.
- 5.38 The three identified Regeneration Areas build upon those previously identified in the GBLP 2011-2029. Two of the URAs, the Harbour URA and Daedalus URA, will be the focus for new employment and residential development whereas the third URA, Rowner and Sultan URA, represents an area for potential development if particular circumstances arise and hence no quantum has been identified for this area. This section sets out the Borough Council's rationale behind the identified of the three URAs and provides a narrative for the options considered which inform the GBLP 2038 policies.

The Harbour Regeneration Area

- 5.39 The Harbour Regeneration Area (HBRA) is the largest and most complex of the three URAs and comprises three distinct sub-areas within which the main development opportunities are addressed in a set of Strategic Development Site (SDS) Policies.

Gosport Waterfront

- 5.40 The Council has identified Gosport Waterfront for regeneration; this area includes the coastal area on the western side of Portsmouth Harbour located between Priddy's Hard to the north and Blockhouse Marina on the Haslar Peninsula to the south. This area includes land characterised by marine employment and leisure uses and some established residential neighbourhoods. Consequently, it has been considered appropriate to set out two Strategic Development Sites Policies (SS1: Gosport Waterfront Marine Employment and SS2: Gosport Waterfront Mixed-use Redevelopment).
- 5.41 The Council considered it appropriate to test three options for the Gosport Waterfront area. An appraisal of the three options found that maximising employment in the Waterfront area while also providing residential, retail and leisure uses would result in the most positive effects. The Council's preferred option is based on a clear distinction between safeguarded marine employment and leisure zones that retain boat yards, deep water accesses and associated infrastructure, and mixed-use zones comprised of town centre uses and medium to high density residential development. The approach also provides flexibility to allow for intensification of existing uses and the redevelopment of existing spaces and buildings.
- 5.42 The preferred option assessed through the SA informs Policies SS1 and SS2 and recognises the need to protect Gosport Waterfront for marine industries including deep water access within Portsmouth Harbour in close proximity to the Solent to maximise this economic asset. At the same time, the policy also recognises that parts of the Gosport Waterfront are appropriate for mixed-use redevelopment including a significant number of new homes. In developing the Local Plan policies for Gosport Waterfront, the Borough Council has been informed by evidence produced by the Solent Local Enterprise Partnership including the Gosport Infrastructure Investment Plan. The Council considers that protecting such assets together with encouraging a cluster of marine businesses and associated infrastructure and services provide one of Gosport Borough's most significant opportunities to strengthen its economy.

Gosport Town Centre

- 5.43 The HBRA includes Gosport Town Centre which includes the High Street, South Street, Bus Station and ferry pontoon, the predominantly residential areas centred on Clarence Road and Trinity Green, and the open spaces of Gosport Lines to the east and south. Gosport Town Centre includes one Strategic Development Site Policy (SS3: Gosport Town Centre).
- 5.44 For Gosport Town Centre, the Council has considered two options. The preferred option involves taking a pro-active approach to regeneration in the Town Centre by encouraging

development at sites in, around and above the Town Centre while also linking with proposals at Gosport Waterfront. The preferred option is considered to be in accordance with the NPPF which states that planning policies and decisions should take a positive approach to town centre growth, management and adaptation. The consideration of the two options builds upon a significant amount of work undertaken for the Gosport Waterfront and Town Centre Supplementary Planning Document (SPD) (2018). It also seeks to maximise the benefits of the Borough-wide Heritage Action Zone and the more specific High Street Heritage Action Zone.

- 5.45 The preferred option assessed through the SA informs Policy SS3: Gosport Town Centre. It recognises that strengths and weaknesses of the Town Centre and the significant challenges retail faces. The policy approach seeks to ensure the future vitality of the Town Centre by encouraging a more diverse offer to draw more people in. This includes a greater focus on non-retail uses such as residential redevelopment in appropriate locations, leisure and cultural uses and the regeneration of the built-environment and open spaces.
- 5.46 The key opportunities for regeneration and redevelopment if brought forward by site promoters include the intensification of land through converting airspace above buildings and spaces, including those with an existing use, for additional commercial and residential space. The housing potential within the Town Centre has been informed by the Strategic Housing Land Availability Assessment (2021) which has assessed a number of individual sites within the broad area. In addition, the Council is setting out a pro-active approach to redeveloping its own land and will consider the redevelopment of car parks following a comprehensive car parking strategy¹⁹. Overall, an assessment of options concludes that it is necessary to set out a flexible approach to the Town Centre and encourage redevelopment to create a more diverse and successful Town Centre which is able to adapt to changing circumstances.

Haslar Peninsula

- 5.47 The Haslar Peninsula is separated from the Waterfront and Town Centre by the saline Haslar Lake. The Haslar Peninsula is still predominantly under institutional ownership including the Ministry of Defence and Ministry of Justice. It is comprised of mostly previously developed land and includes a set of nationally important heritage assets. To deal with the complexity of this area the Council's has identified six Strategic Development Sites:
- SS4: Blockhouse and Haslar Gunboat Yard
 - SS5: Fort Blockhouse
 - SS6: Royal Haslar Hospital
 - SS7: Haslar Barracks
 - SS8: The Piggeries
 - SS9: Haslar Marine Technology Park

¹⁹ This will be produced outside of the Planning and Regeneration service.

- 5.48 The Council has tested a number of options for each Strategic Development Site within the Haslar Peninsula and these are detailed in Table 5.2 above. While there remains uncertainty regarding the extent of the release of MoD land on the Haslar Peninsula and whether there are alternative landowner ambitions for certain areas of land, the Council has considered it necessary to test various options through the SA and identify a preferred policy position for the area and test this through the SA process.
- 5.49 The Portsmouth Harbour frontages of the Haslar Peninsula have been included within Policy SS1: Gosport Waterfront which safeguards the land for marine industry and training and other ancillary uses. This is considered the most appropriate option for this area as it makes the best use of the deep water access in close proximity to the Solent.
- 5.50 The remainder of the Blockhouse site (Policy SS4) is identified as a new residential neighbourhood of 325 dwellings with open space provision and the potential for a neighbourhood centre.
- 5.51 Fort Blockhouse (Policy SS5) at the end of the Haslar Peninsula is identified as heritage-led regeneration scheme and could include approximately 150 dwellings and viable commercial and community uses where it sustains and enhances the heritage assets and ensures their long-term conservation.
- 5.52 Policy SS6 sets out a policy framework for the Royal Haslar Hospital site which benefits from an existing planning consent which is currently being implemented. The preferred approach for this site is based upon the site being built-out in accordance with the approved scheme and is considered to represent the most appropriate mix of uses for the site which allows for the redevelopment of the historic buildings.
- 5.53 Policy SS7 allocates land at Haslar Barracks for heritage-led, mixed-use regeneration and makes provision for the re-use of the existing heritage buildings for a veterans' village or elderly accommodation complex as well as new housing provision on the existing playing field on the site. It is considered appropriate to set out a positive approach to the sites redevelopment at this stage to assist in the development process should it be released.
- 5.54 Other parts of the Haslar Peninsula are also identified and tested in the SA. This includes the Piggeries Site which has potential for approximately 60 dwellings and new publicly accessible open space. Options have been developed for this site and following the assessment it is considered that making provision for new housing on the site while also securing improved public access to the Creekside offers significant benefits. Policy provision is also made for the Haslar Marine Technology Park to continue as an employment site; only one option has been tested for this site as there is no landowner interest in releasing the site so the policy seeks to ensure its continued protection for employment uses.

Rowner and HMS Sultan Regeneration Area

- 5.55 The Rowner and HMS Sultan Regeneration Area outlines potential development that could take place in the centre of the Borough for additional housing-led regeneration at Rowner where opportunities arise and employment-led training opportunities at HMS Sultan either as part of the existing base or as part of any release at a yet unconfirmed date in the future.
- 5.56 An employment priority area has been identified on much of the western site of HMS Sultan which requires that employment uses should remain a priority for any future reuse of this site if it is released. This reflects the importance of HMS Sultan as the largest employment site in the Borough and recognises that the Council will continue to lobby that the Government maintains the Base and takes opportunities to increase military and civilian training opportunities at the site.

Daedalus Urban Regeneration Area

- 5.57 The Daedalus URA recognises the scale of development that has already taken place within both Gosport and Fareham Borough's and identifies the remaining opportunities for an employment-led mixed use development with an estimated 35,000 sq.m. of employment floorspace (gross), approximately 300 dwellings and a leisure-led development. Policy SS11 sets out the Council's preferred approach to the Daedalus site.
- 5.58 The Council has assessed three options for the Daedalus site and has concluded that designating the site as a mixed-use site with substantial residential, employment and leisure has the most positive effects and will ensure it can be redeveloped. The Council's consideration of options for the Local Plan builds upon that previously considered for the GBLP 2011-2029 and work undertaken in support of the Daedalus SPD (2011). The preferred approach seeks to maximise the opportunities on the site in light of development that has previously been consented. It tries to maximise new employment floorspace while accepting that some level of residential development is likely to be required for ensuring development viability and is desirable for place-making.

Considering the options for Policy D6: Gosport Strategic Open Spaces

- 5.59 Policy D6: Gosport Strategic Open Spaces sets out the Council's policy to protect and enhance open spaces of strategic importance to the Borough and identifies the Alver Valley, Browndown, Stokes Bay and Lee Beach and Clifflands for protection and enhancement.
- 5.60 The Gosport Strategic Open Spaces builds upon a significant amount of previous work by the Borough Council which has seen the Alver Valley area designated as a Country Park but extends to include the largest area of open space in the Borough which forms a significant undeveloped gap between Gosport and Lee-on-the-Solent. In appraising Policy D6 the Council has considered three options. The policy approach taken forward by the Council seeks to protect and enhance this area.

- 5.61 The areas which make up the overall Gosport Strategic Open Space were considered by the Borough Council during the consideration of spatial options for the development strategy and ruled out as ‘reasonable alternatives’ for planned development. The reasons for this are explained in Table 5.3 above.

Consideration of Spatial Options: Other Allocation Sites

- 5.62 The Borough Council has considered development options for the site allocations in Section 4 of the draft Local Plan. These sites option inform the following allocation policies which allocate sites outside of the Regeneration Areas:
- Policy A1: Enabling Allocations
 - Policy A2: Housing
 - Policy A3: Employment
 - Policy A4: Leisure, Community Uses and Open Spaces
 - Policy A5: Allotments
 - Policy A6: Safeguarded Land for Transport Improvements
- 5.63 Table 5.4 includes details on the considered and preferred options for specific sites which were put forward by the Council and by developers as part of the Call for Sites Consultations and allocated in the Draft Local Plan (Policy A1-A6).
- 5.64 Full details on the options assessed and the outcomes of these assessments are summarised in Section 6 of this Report and included in full in the individual Site Proforma in Annex A and B: Detailed Sustainability Appraisal Proforma.

Table 5.4: Consideration of Options for Site Allocations Policies

Policy/ Category	Site Name	Options Considered	Preferred Option	SA outcome for Local Plan	Source of Site
A1: Enabling Allocations	Fort Gilkicker	Option 1: Redevelop Fort for residential or suitable mixed use development Option 2: Do nothing	Option 1: Redevelop Fort for residential or suitable mixed use development	Allocate	Council
	Qinetiq Fort Road	Option 1: Allow limited residential redevelopment or suitable mixed-use development	Option 1: Allow limited residential redevelopment or suitable mixed-use development	Allocate	Call for Sites/Pre- application process

Policy/ Category	Site Name	Options Considered	Preferred Option	SA outcome for Local Plan	Source of Site
		Option 2: Do nothing			
A2: Housing	Land at Heritage Way and Blackthorn Drive, Elson	Option 1: Residential Option 2: Retain open space	Option 1: Residential	Allocate	Council
	Land at Gasworks Site, Mariners Way	Option 1: Residential Option 2: Retain for employment	Option 1: Residential	Allocate	Call for Sites
	Land at Addenbrooke House, Willis Road	Option 1: Residential Option 2: Do nothing	Option 1: Residential	Allocate	Call for Sites
	Anglesey Lodge, Alverstoke	Option 1: Residential	Option 1: Residential	Allocate	Planning application
	Land at Stoners Close, Bridgemary	Option 1: Residential Option 2: Retain hardstanding area	Option 1: Residential	Allocate	Council
	Land at Lapthorn Close, Bridgemary	Option 1: Residential Option 2: Retain hardstanding area	Option 1: Residential	Allocate	Council
	Land at Prideaux-Brune Avenue, Bridgemary	Option 1: Residential Option 2: Retain hardstanding area	Option 1: Residential	Allocate	Council
	Land at Rowner Road Service Station, Bridgemary	Option 1: Residential Option 2: Do nothing	Option 1: Residential	Allocate	Planning application
	Land at	Option 1:	Option 1:	Allocate	Pre-

Policy/ Category	Site Name	Options Considered	Preferred Option	SA outcome for Local Plan	Source of Site
	Forton Road, Forton	Residential Option 2: Do nothing	Residential		application process
	Land at Wheeler Close, Forton	Option 1: Residential Option 2: Retain hardstanding area	Option 1: Residential	Allocate	Council
	Land at Whitworth Close, Leesland	Option 1: Residential Option 2: Do nothing	Option 1: Residential	Allocate	Planning application
	Land between Woodside and Wych Lane, Bridgemarky	Option 1: Residential Option 2: Retain open space	Option 1: Residential	Allocate	Council
	Land at Bridgemarky Road, Bridgemarky	Option 1: Residential Option 2: Retain open space	Option 1: Residential	Allocate	Council
	Land at Montgomery Road, Bridgemarky	Option 1: Residential Option 2: Retain open space	Option 1: Residential	Allocate	Council
	Land at Grove Road, Hardway	Option 1: Residential Option 2: Retain open space	Option 1: Residential	Allocate	Pre-application process
A3: Employment	Land at Aerodrome Road	Option 1: Employment site Option 2: Do nothing	Option 1: Employment site	Allocate	Council
	Land adjacent	Option 1: Employment	Option 1: Employment	Allocation	Landowner/ Council

Policy/ Category	Site Name	Options Considered	Preferred Option	SA outcome for Local Plan	Source of Site
	Huhtamaki site off Rowner Road	site Option 2: Retain open space	site		
A4: Leisure, Community Uses and Open Spaces	Gosport Leisure Park	Option 1: Allocate for leisure uses Option 2: Retain open space	Option 1: Allocate for leisure uses	Allocate	Council
	Stokesmead	Option 1: Open space Option 2: Residential use	Option 1: Open space	Allocate	Council
	Land south of Huhtamaki Grange Road site	Option 1: Allocate as public open space Option 2: Retain employment allocation	Option 1: Allocate as public open space	Allocate	Land owner/ Council
	Land at Browdown Camp	Option 1: Outdoor leisure use or non- permanent holiday accommodation Option 2: Employment- led scheme with retail and leisure uses and holiday accommodation Option 3: Entrance to new Marina facility	Option 1: Outdoor leisure use or non- permanent holiday accommodation	Allocate	Call for Sites
A5: Allotments	Manor Way, Lee-on-the- Solent	Option 1: Allotments Option 2: Retain open	Option 1: Allotments	Allocate	Council

Policy/ Category	Site Name	Options Considered	Preferred Option	SA outcome for Local Plan	Source of Site
		space			
A6: Safeguarded Land for Transport Improvements	Land at Huhtamaki	Option 1: Safeguard for transport improvements Option 2: Do nothing	Option 1: Safeguard for transport improvements	Allocate	Council
	Land between Rowner Road and Lees Lane	Option 1: Safeguard for transport improvements Option 2: Do nothing	Option 1: Safeguard for transport improvements	Allocate	Council

Consideration of Spatial Options: Call for Sites

- 5.65 Table 5.5 includes details on the considered and preferred options for specific sites which were put forward as part of the Call for Sites Consultations. The sites in Table 5.5 fall into one of two categories and are either:
- appraised as part of the SA and not allocated in the draft Local Plan; or
 - in conformity with a designation in the adopted GBLP 2011-2029 and draft GBLP 2038, for example existing employment land, and therefore considered unnecessary to appraise.
- 5.66 Full details on the options assessed and the outcomes of these assessments are summarised in Section 6 of this Report and included in full in the individual Site Proforma in Annex A and B: Detailed Sustainability Appraisal Proforma.

Table 5.5: Consideration of other sites submitted in the Call for Sites process and not included in a Local Plan Policy

Category	Site Name	Options Considered	Preferred Option	SA outcome for Local Plan	Source of Site
Other sites submitted in the Call for Sites process and not included in a Local Plan Policy	Land at Brockhurst Gate	Option 1: Retain existing open space designation Option 2: Allocate for employment uses	Option 1: Retain existing open space designation	No change – retain existing open space designation	Call for Sites/Planning application
	Fareham Reach	Not necessary to appraise – consistent with adopted GBLP 2011-2029 and draft GBLP 2038.		No change – retain employment land designation	Call for Sites
	Haslar Marina	Option 1: Allocate for mixed-use development including residential, employment and retail uses Option 2: Safeguard for marine employment purposes	Option 2: Safeguard for marine employment purposes	Allocate within Regeneration Area Policy for marine employment uses and change Urban Area Boundary to incorporate site	Call for Sites
	Lidl,	Option 1:	Option 2:	No change –	Call for Sites

	Forton Road	Residential development Option 2: Retain neighbourhood centre designation	Retain neighbourhood centre designation	retain neighbourhood centre designation	
	Royal Sailors Rest, Grange Lane, Rowner	Option 1: Allocate residential Option 2: Mixed-use site with community facility Option 3: Retain community and built leisure facility designation	Option 3: Retain community and built leisure facility designation	No change – retain community and built leisure facility designation	Call for Sites/planning application
	The Sanderson Centre	Option 1: Retain employment land designation Option 2: Mixed-use redevelopment with residential and employment	Option 1: Retain employment land designation	No change – retain employment land designation	Call for Sites
	Land at St Vincent College, Mill Lane	Option 1: Retain community and built leisure facility designation Option 2: Allocate for mixed use development	Option 1: Retain community and built leisure facility designation	No change – retain community and built leisure facility designation	Call for Sites
	The Towers, Forton Road	Option 1: Allocate residential Option 2:	Option 2: Retain community and built	No change – retain community and built	Call for Sites

		Retain community and built leisure facility designation	leisure facility designation	leisure facility designation	
	Units 2-9 Venture Park	Option 1: Retain employment land designation Option 2: Allocate residential	Option 1: Retain employment designation	No change – retain employment designation	Call for Sites

Consideration of Thematic Options: Strategic Policies and General Development Policies

- 5.67 The consideration of options for the thematic Local Plan policies is included within each SA Proforma. These are published in Annex A: Detailed Sustainability Appraisal Proforma and summarised in Section 6 of this Report.
- 5.68 A full list of the Local Plan policies which are considered ‘thematic’ and those considered ‘spatial’ can be seen at the start of this section in Table 5.1. The thematic policies include most of the Local Plan Strategic Policies (Section 2.0 of the GBLP 2038) and General Development Policies (Section 5.0 of the GBLP 2038).
- 5.69 As set out in the PPG, the Borough Council has limited its consideration of options to those it considers reasonable and realistic, while ensuring they are sufficiently distinct to highlight the sustainability implications. In considering and developing the options for many of the thematic Local Plan policies it is important to note that alternative options are not considered, as the proposed policy is considered to be in accordance with the NPPF or that no other realistic or reasonable alternatives exist.

6 Sustainability Appraisal of the Local Plan Policies (Stages B3-B5)

Overview

- 6.1 The Borough Council has used an SA Proforma to appraise each Local Plan Policy and site development proposal. The SA Proforma is split into five parts as summarised in Figure 6.1 below. Each SA Proforma are presented in full in Annex A and B: Detailed Sustainability Appraisal Proforma. This section provides a summary of the key parts of each SA Proforma.

Figure 6.1: SA Proforma Structure

Detailed Sustainability Appraisal Proforma	Overview
	PART 1 - Site Profile and Site Plan or Local Plan Policy text
	PART 2 - Consideration of potential options
	PART 3 - Sustainability Appraisal of potential options
	PART 4 - Preferred options
	PART 5 - Mitigating adverse effects and maximising beneficial effects

- 6.2 For each Local Plan Policy and site development proposal, this section of the report provides the following summary information:
- An overview of the relevant Policy or Site Development Proposal including where relevant the Draft Local Plan Policy text or a Site Plan.
 - For the preferred option informing the relevant Policy or site development proposal, the key findings of the SA are in a summary table showing the identified predicted effects arising for each SA Objective.
 - Consideration of how negative effects can be mitigated and positive effects maximised and how these measures are taken into account by the Local Plan.
- 6.3 It is important to note that the various stages of the SA have been revised due to the iterative nature of the SA process. It will also be necessary to revisit the SA of the Local Plan as the plan-making process progresses to Regulation 19 stage.

SA of the Development Strategy and Strategic Policies (Policy D1 – D12)

- 6.4 This section summarises the SA findings for the twelve Local Plan Policies which make up the Development Strategy and Strategic Policies. These are:

Policy D1: Adaptation and Mitigation to Climate Change
Policy D2: Development Strategy
Policy D3: Urban Regeneration Areas
Policy D4: Green Infrastructure Network
Policy D5: The Local Ecological Network and Internationally and Nationally Important Sites
Policy D6: Gosport Strategic Open Spaces
Policy D7: Flood Risk and Coastal Erosion
Policy D8: Healthy Communities
Policy D9: Design
Policy D10: Heritage Assets
Policy D11: Securing Infrastructure
Policy D12: Accessibility to New Development

Policy D1: Adaptation and Mitigation to Climate Change

Overview

Policy D1 is a new policy that seeks to deliver the Borough Council's commitment to assist the country to achieve net-zero carbon emissions by 2050. The policy will be subject to a viability assessment and may be adjusted accordingly at Regulation 19 stage.

Policy D1 is an integral part of the Council's approach to reducing its emissions and that of the wider community and sets out that this will in part be achieved through support for developments that help to reduce carbon emissions and achieve high standards of sustainable design and construction.

The policy sets out requirements that are designed to be minimum standards, and developers are encouraged to aim higher. Where a developer can demonstrate that they have exceeded these minimum standards, it will be a material consideration in the determination of that application. The policy sets out key requirements for all developments as well as specific criteria for residential developments and non-residential developments. Overall, it makes clear the position that any development that fails to adequately address climate change and its effects will be refused permission.

POLICY D1: ADAPTATION AND MITIGATION TO CLIMATE CHANGE

- 1. The Borough Council is committed to achieving net zero carbon emissions by 2050 and supporting the wider community in reaching this target through land use decisions. This overarching strategic objective will be delivered through the following themes and policies:**
 - a) Promoting a sustainable pattern of development by directing growth towards locations that reduce the need to travel and maximise the ability to make trips by sustainable modes of transport (Policies D2: Development Strategy, D3: Urban Regeneration Areas and D12: Accessibility to New Development)**
 - b) Delivering higher densities of development on the most accessible sites (D3: Urban Regeneration Areas and H1: Sustainable Residential Neighbourhoods)**
 - c) Promoting sustainable design and construction methods in the built environment (Policy DE1: Sustainable Construction)**
 - d) Addressing flood risk and promoting sustainable water management (Policy D7: Flood Risk and Coastal Erosion and LE13: Water Resources)**
 - e) Enhancing green infrastructure and biodiversity (Policies D5: The Local Ecological Network and Internationally and Nationally Important Sites and LE8: Securing Measureable Biodiversity Net Gain and other nature conservation policies LE5-LE7)**

Identified effects

Option 1: Develop Policy Policy D1: Adaptation and Mitigation to Climate Change							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1	++						L
SA2			n/a				
SA3		+					M/L
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8		+					M/L
SA9			n/a				
SA10			n/a				
SA11		+					M/L
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17		+					S/M/L
SA18		+					M/L
SA19			n/a				
SA20		+					M/L
SA21			n/a				
SA22		+					M/L
SA23			n/a				
SA24			n/a				
SA25		+					M/L
SA26			n/a				
SA27			n/a				

Preferred options for Policy D1: Adaptation and Mitigation to Climate Change

Preferred option(s)	Option 1 – Develop Policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. By including a specific policy that seeks to address climate change issues, the Borough Council can highlight how other Local Plan policies will be used in the decision-making process to help the Borough in its adaptation and mitigation to climate change.
Justification	The policy is in accordance with the NPPF and national planning guidance. It also sets out the Borough’s Council commitment to achieving net zero carbon emissions by 2050 and how other Local Plan policies can help to deliver this.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy D1: Adaptation and Mitigation to Climate Change

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

Policy D2: Development Strategy

Overview

Policy D2 replaces Policy LP3: Spatial Strategy of the GBLP 2011-2029. The Development Strategy aims to deliver the overarching vision and objectives of the Local Plan in terms of the broad approach taken to future development and sets out the scale of development that is appropriate and sustainable for the Borough over the plan period. The Development Strategy has been prepared having regard to the National Planning Policy Framework and specifies the overall level and location of growth within the Borough. It also identifies strategic considerations for development proposals such as flood risk, the protection of important habitats and heritage, as well as the need to safeguard key facilities in the Borough. The Development Strategy also provides the framework for the more detailed policies of the Local Plan. It outlines opportunities for development through the identification of Regeneration Areas and other key locations as well as establishing the principle that certain sites should be safeguarded for existing uses. The Development Strategy aims to ensure that local economic, housing and community needs are addressed whilst taking account of environmental and design considerations. It recognises the general presumption in favour of sustainable development.

POLICY D2: DEVELOPMENT STRATEGY	
1. The Local Plan will make provision for the following over the period 2021-2038:	
Employment:	90,000 sq.m. net additional floorspace²⁰
Housing:	3,500 net additional dwellings
Town Centre Uses:	<ul style="list-style-type: none"> Reorganisation and development of town centres uses within existing Town Centres to enable the successful regeneration of sites No additional retail floorspace required out of centre
<p>2. Development proposals will be permitted within the urban area (as defined on the Policies Map) provided that it accords with other policies in the Local Plan.</p> <p>3. Brownfield land within the urban area of the Borough will be the priority for new development. New mixed-use development will be focused within the following Regeneration Areas in line with Policy D3: Urban Regeneration Areas:</p> <p> a) Harbour Regeneration Area b) Rowner and HMS Sultan Regeneration Area c) Daedalus Regeneration Area </p> <p>4. Other development allocations are detailed in the following policies and shown on the Policies Map:</p>	

²⁰ This figure relates to floorspace within the E(g), B2 and B8 Use Classes.

- a) Policy A1: Enabling Allocations
- b) Policy A2: Housing
- b) Policy A3: Employment
- c) Policy A4: Leisure, Community Uses and Open Spaces
- d) Policy A5: Allotments
- e) Policy A6: Safeguarded Land for Transport Improvements

5. The Borough Council will protect, and seek opportunities to enhance designated employment sites for continued commercial use, community facilities and open spaces.
6. Development will protect and take opportunities to enhance the Local Ecological Network and development likely to have an individual or cumulative adverse impact on internationally important habitats will not be permitted unless the necessary avoidance or mitigation measures have been secured in line with Policy D5: The Local Ecological Network and Internationally and Nationally Important Sites.
7. Development proposals which affect heritage assets will need to conserve, and where possible enhance them in a manner appropriate to their significance in line with Policy D10: Heritage Assets.
8. Areas outside of the urban area will be safeguarded from development unless they are for appropriate recreational uses or development essential to the operational requirements of public and other essential services. Such exceptions will need to accord with Policy D8: Design.
9. The character and function of the Strategic Gap (as shown on the Policies Map) between Fareham, Gosport, Lee-on-the-Solent and Stubbington will be preserved.
10. The Alver Valley, Browndown, Lee Beach and Clifflands, and Stokes Bay area is identified as Strategic Open Space in line with Policy D6: Gosport Strategic Open Spaces for Green Infrastructure and includes a Country Park.

Identified effects

Policy D2: Development Strategy														
SA Objective	Option 1: Employment-led regeneration of brownfield sites							Option 2: Mixed use regeneration with a balanced approach to employment and housing						
	Maj or positive ++	Posi tive +	Neutra l/not applic able o	Unce rtain ?	Nega tive -	Maj or nega tive -	Impac t timefr ame (short (S), Medi um (M), Long (L) term)	Maj or posi tive ++	Posi tive +	Neutra l/not applic able o	Unce rtain ?	Nega tive -	Maj or nega tive -	Impac t timefr ame (short (S), Medi um (M), Long (L) term)
SA1			o?							o?				
SA2		+					M/L		+					M/L
SA3		+					M/L		+					M/L
SA4		+					M/L		+					M/L
SA5	++						M/L	++						M/L
SA6			o							o				
SA7	++						M/L	++						M/L
SA8			o							o				
SA9		+					M/L	++						M/L
SA10			o							o				
SA11				?+			M/L				?+			M/L
SA12		+					M/L		+					M/L
SA13		+					S/M/L	++						S/M/L
SA14			o							o				
SA15			o							o				
SA16			o							o				
SA17		+					M/L		+					M/L
SA18				?							?			
SA19				?+			M/L				?+			M/L
SA20				?+			M/L				?+			M/L
SA21		+o					M/L		+o					M/L
SA22		+?					M/L		+?					M/L
SA23	++						S/M/L	++						S/M/L
SA24			o							o				
SA25			o							o				
SA26					-?		M/L					-?		M/L
SA27					-		M/L					-		M/L

Preferred options for Policy D2: Development Strategy

Preferred option(s)	The Borough Council has decided to take on elements of Option 1: Employment-led regeneration of brownfield sites and Option 2: Mixed use regeneration with a balanced approach to employment and housing.
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that both Option 1 with the employment-led regeneration of brownfield sites and Option 2 with a greater emphasis on mixed-use development on brownfield sites have a high number of positive effects. The dormitory town approach with residential development and limited employment as set out in Option 3 would have a number of negative and uncertain effects.
Justification	<p>The appraisal shows the Option 2 would result in significant positive effects. These are particularly related to accessibility factors due to the potential to bring forward mixed use development whereby a mix of employment, retail, and other uses are located on sites and in proximity to housing. The option therefore has the potential to reduce the need to travel and need to travel outside of the Borough which could reduce traffic congestion and related emissions and pollution.</p> <p>There is significant uncertainty regarding how all three options affect internationally important habitat sites. The Habitat Regulations Assessment (HRA) Screening Report highlights that each of the spatial options could in combination with other development in South Hampshire have a detrimental impact on internationally important habitats.</p> <p>It is also recognised that all three options could have a number of potential impacts including increased water consumption, increased use of natural resources (energy and water) and increased industrial, commercial and household waste. It is, therefore, possible that all three options could impact the local environment such as upon local habitats, particularly when considered in combination with other development proposals in the sub-region. Option 3 is considered to be the least sustainable option to pursue as it is considered to have the lowest number of positive effects and a number of potentially negative effects as shown in the appraisal matrix.</p> <p>In respect of Option 3, the SA assessment found that there could be potentially negative effects of providing more dwellings without sufficient employment, community and retail uses to satisfy the resulting additional population and existing residents. For example, it is considered that option 3 wouldn't provide space for the economic investment required to help regenerate the Borough and compensate for the losses of employment experienced in recent decades. The option also has the potential to exacerbate existing out-commuting and result in worsening congestion problems and the resulting negative effects on the</p>

	<p>environment. Option 3 is therefore considered to contribute least towards alleviating socio-economic issues in the Borough, particularly in relation to the ambition to increase employment opportunities and people's income to a level more consistent with the sub-region.</p> <p>The broad nature of the potential options the Borough Council could pursue result in a large degree of uncertainty on many SA Objectives. For example, the impact of the options on the quality of the townscape and the effects development could have on amenity are broadly uncertain as the spatial options do not dictate the design characteristics of development. However, broad assumptions have been made throughout the assessment that the development set out in the spatial option would need to accord with best practice and planning guidance and therefore assist in achieving the SA objectives. Further assessment on detailed proposals and policies is required and is therefore also undertaken where relevant.</p>
Recommendation for Local Plan	The Local Plan should incorporate the principles of Options 1 and 2 throughout the Development Strategy, Regeneration Area and Strategic Development Sites and the relevant Development Strategy policies.

Mitigating adverse effects and maximising beneficial effects for Policy D2: Development Strategy

For the preferred options the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA1	A policy or policies should be included in the Local Plan which seeks to address climate change issues and ensure development is designed to a high standard to reduce greenhouse gas emissions and support the transition to net zero carbon by 2050.
SA18	A policy or policies should be included in the Local Plan that refers to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA25	Develop and includes a policy that seeks to address flood risk to people and property, this should include the requirement for a Strategic Flood Risk Assessment to help minimise the risk of flooding and ensure it is addressed.
SA24 and SA26	Include a policy or policies that minimise water consumption in new development and ensure nutrient neutral development is delivered to improve compliance with the Water Framework Directive.
SA27	Include a policy or policies that ensure waste related issues are appropriately dealt with.

Maximising beneficial effects	
SA13	Consider including policies that seek to improve skills to increase overall earnings and improve employment opportunities.
SA19 and SA20	Ensure policies are included in the Local Plan to maximise the quality of built development and ensure opportunities are taken to enhance the Borough's built and historic environment.

Policy D3: Urban Regeneration Areas

Overview

Policy D3 recognises that Gosport has a key role for urban regeneration in South Hampshire. The Policy sets out how this will be achieved through three identified Urban Regeneration Areas (URAs). It also sets out a policy framework in the form of an over-arching urban regeneration policy which is complemented by a set of Strategic Development Site policies that identify key development opportunities and set out the key planning issues which should be addressed in proposals. Policy D3 sets out key objectives for the three URAs to deliver and details the key local issues which all development proposals should address. The three URAs are the Harbour Regeneration Area (HBRA), Rowner and HMS Sultan Regeneration Area (RSRA) and Daedalus Regeneration Area (DRA). While Policy D3 is a new policy, it contains elements previously contained within Policies LP4-7 of the GBLP 2011-2029.

POLICY D3: URBAN REGENERATION AREAS

- 1. The Council supports major regeneration and growth in the Borough's three urban Regeneration Areas and will work with the local community and key stakeholders to ensure that within these areas proposals provide new exemplary urban communities delivered to the highest possible design standards through responsibly capitalising on its waterfront townscape, heritage assets and marine environment. The Council's key objectives for the three urban Regeneration Areas are to deliver:**
 - a) At least 2,600 new homes in the period up to 2038 to contribute towards meeting local housing needs and enable local residents the opportunity to access affordable home to buy or rent;**
 - b) Sufficient suitable sites to assist the development and evolution of Gosport as a world-class global hub for marine and maritime economic activity and provide an overall broader range of job opportunities for local residents; and**
 - c) New physical, social and environmental infrastructure that meets the needs of all residents and visitors including improved access and permeability by connecting places through new or improved vehicular arrangements, pedestrian and cycle routes, and public transport infrastructure.**
- 2. All development proposals within the three Urban Regeneration Areas should address the following key local issues in line with the relevant strategic policy and national planning guidance:**
 - a) Protect, enhance and find viable new uses for Gosport's unique set of heritage assets;**
 - b) Avoid and reduce the risks from all sources of flooding and the impacts on coastal processes and ensure that flood risk is not increased elsewhere as a result;**

- c) Protect the quality and status of internationally and nationally important sites and where necessary provide suitable mitigation; and
- d) Suitably address issues of land contamination.

Identified effects

Option 1: Develop overarching policy framework which supports major regeneration and growth in identified urban regeneration areas

Policy D3: Urban Regeneration Areas

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					M/L
SA2		+o					M/L
SA3		+					M/L
SA4		+					M/L
SA5		+					M/L
SA6				?			
SA7	+++						L
SA8		+					M/L
SA9		+					M/L
SA10		++					M/L
SA11		+					M/L
SA12	++						M/L
SA13	++						M/L
SA14		+					M/L
SA15		+					M/L
SA16		+					M/L
SA17		+					M/L
SA18		+					M/L
SA19	++						M/L
SA20		+					
SA21			n/a				
SA22			n/a				
SA23	++						M/L
SA24			n/a				
SA25			o				
SA26			n/a				
SA27			n/a				

Preferred options for Policy D3: Urban Regeneration Areas

Preferred option(s)	Option 1 – Develop overarching policy framework which supports major regeneration and growth in identified urban regeneration areas
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. Major positive effects are also identified. The policy is considered to have an overall major positive effect and will be key to improving the Borough's built environment, delivering housing and economic growth, and making the most efficient use of the Borough's land.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will facilitate the urban regeneration of the three identified regeneration areas.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy D3: Urban Regeneration Areas

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Policy D4: Green Infrastructure Network

Overview

Policy D4 is a new policy that seeks to establish a comprehensive, high quality and multifunctional network of green infrastructure throughout Gosport and, where possible, links into the green infrastructure networks of neighbouring districts. The Policy recognises the multifunctional benefits of the green infrastructure network and sets out overarching objectives which link to other policies of the Local Plan. Lastly, the policy also sets out how all development can maximise its contribution to improving the green infrastructure network.

POLICY D4: GREEN INFRASTRUCTURE NETWORK

- 1. The Green Infrastructure Network (GIN) will specifically support the Borough in addressing climate change, improving biodiversity and creating healthier communities. The Borough aims to establish a comprehensive, high quality and multifunctional network of green infrastructure throughout Gosport and, where possible, link into the green infrastructure networks of neighbouring districts. The network will be formed from a wide variety of green and/or open features, including the countryside, parks, gardens, public spaces, coastal fringes, watercourses, green verges and woodland.**
- 2. The GIN has the following overarching objectives linked to the relevant Local Plan policies:**
 - **Contributing towards the mitigation of the local impacts of climate change (Policy D1);**
 - **Supporting the maintenance and enhancement of multifunctional green infrastructure (Policy D4);**
 - **Protection and enhancement of the Local Ecological Network (Policy D5);**
 - **Enhancing local biodiversity through providing habitats for plants and animals, and corridors for their movement (Policies D5, LE5, LE6, LE7, LE8);**
 - **Mitigating the risks and impacts of flooding (Policy D7);**
 - **Providing high quality recreation and sporting facilities for all through a range of open spaces (Policy D6 & LE1) and facilitating access to the countryside and coast, specifically long-distance routes including the Millennium Promenade, Solent Way, England Coast Path and the National Cycle Network (Policy LE4).**
- 3. The network will incorporate existing, enhanced and new green infrastructure. All developments should positively contribute, commensurate to their scale, to the improvement and expansion of the GIN by maximising as far as practicable:**
 - **The amount of green infrastructure on the site, whilst having regard to the development needs of the Borough;**
 - **The interconnectedness of green infrastructure within and around the site, and connections to the wider network, thereby helping to enhance key functions of the green infrastructure network;**
 - **The multi-functionality of any green infrastructure, whilst ensuring that it can properly fulfil its core functions; and**
 - **The quality of any green infrastructure, to ensure that it can meet its various functions as effectively as possible.**

Identified effects

Option 1: Develop Policy

Policy D4: Green Infrastructure Network

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					S/M/L
SA2			n/a				
SA3		+					S/M/L
SA4		+					S/M/L
SA5		+					S/M/L
SA6			o				
SA7		+					M/L
SA8	++						S/M/L
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13		+					M/L
SA14		+					S/M/L
SA15			n/a				
SA16		+					S/M/L
SA17	++						S/M/L
SA18	++						M/L
SA19			n/a				
SA20		+					S/M/L
SA21			o				
SA22			o				
SA23			o				
SA24		+					M/L
SA25		+					M/L
SA26			o				
SA27			n/a				

Preferred options for Policy D4: Green Infrastructure Network

Preferred option(s)	Option 1 – Develop Policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant major positive and positive effects arise from this policy, with no negative effects. For some SA objectives, neutral effects are identified.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will allow the Borough Council to highlight the benefits of the GIN and ensure other Local Plan policies contribute to its improvement.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy D4: Green Infrastructure Network

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

Policy D5: The Local Ecological Network and Internationally and Nationally Important Sites

Overview

Policy D5 is a new policy that sets out the importance of local ecological networks (LEN) for biodiversity. The policy sets out Gosport's LEN and the numerous elements it comprises and states the development which results in harm to the LEN will not be permitted unless the need for, and benefits of the development outweigh the harm. The policy also sets out the information requirements which should accompany a planning application. This policy sets out that internationally important habitats will be subject to the highest level of protection and states that planning permission will not be granted for proposals that affect the integrity of internationally important sites and cannot demonstrate that they meet the relevant tests. The policy provides cross references to the relevant international and national regulations for this type of designation rather than repeating them within the policy. Nationally important sites, Sites of Special Scientific Interest (SSSI), are also protected by this policy and permission will only be granted for proposals affecting an SSSI if it can be demonstrated that strict criteria have been met. Brent Goose Sites are also protected by the policy. Policy D5 replaces elements contained in Policy LP42 of the GBLP 2011-2029.

POLICY D5: THE LOCAL ECOLOGICAL NETWORK AND INTERNATIONALLY AND NATIONALLY IMPORTANT SITES

1. Development which results in harm to the Local Ecological Network will not be permitted unless the need for, and benefits of the development outweighs the harm. If harm cannot be avoided measures which mitigate or compensate that harm will be required. Details are set out in the relevant policies for the following:

- a) Internationally important habitats (see Habitats Regulations and Part 2 of this Policy);**
- b) Nationally important habitats (see Part 3 of this Policy);**
- c) Locally designated nature conservation sites (see Policy LE5);**
- d) Protecting species and other features of nature conservation importance (see Policy LE6);**
- e) Protecting tree, woodland and hedge coverage (See Policy LE7).**

In addition opportunities should be taken to enhance the Local Ecological Network including securing measureable biodiversity net gain (see Policy LE8 and the policies cited above) and improving connections between sites.

2. The integrity of internationally important sites will be subject to the highest level of protection as set out in the relevant international and national regulations, and development will need to take account of the following considerations:

- a) Development that will result in any adverse effect on the integrity of a designated international site will not be permitted unless it can be demonstrated that:**

- i) there are no alternatives to the proposal;**

- ii) there are reasons of overriding public benefit/interest;
- iii) compensatory provision is secured; and
- iv) the Local Planning Authority is satisfied that any necessary mitigation is secured such that in-combination with other development there will be no adverse effects on the integrity of the designated sites.

- b) Development which has the potential to have an impact on a designated international site will be subject to a Habitats Regulation Assessment to determine the potential for likely significant effects.
 - c) All new residential development will be required to avoid or mitigate likely significant 'alone' and 'in-combination' effects on internationally important habitats caused by recreational disturbance. In addition other forms of development²¹ may be required to mitigate recreational disturbance impacts. Where these measures cannot be provided development proposals will be refused, unless the applicant can demonstrate, subject to meeting the tests of the Habitats Regulations, there would not be a likely significant effect on the Solent SPAs.
 - d) Proposals that have a detrimental impact on Brent goose and/or wader feeding and roosting sites that support the functionality and integrity of the internationally important designated sites will be refused unless it can be satisfactorily avoided and/or mitigated in accordance with the Solent Waders and Brent Goose Strategy.
 - e) Proposals will need to demonstrate nutrient neutrality to avoid having a detrimental impact on the recognised features of the internationally important habitats. It is therefore necessary for developers to submit a nutrient budget in line with the latest guidance and deliver nutrient neutral development through:
 - i) Achieving a water efficiency target of 100 litres per person per day; and
 - ii) Prioritising on-site mitigation measures including the provision of green open space and SuDS, where appropriate; and
 - iii) Securing off-site strategic mitigation options, such as land offsetting, the creation of interceptor wetlands and enhancements to wastewater treatment works.
3. Planning permission will not normally be granted for development if it directly or indirectly harms a Site of Special Scientific Interest (SSSI) and the following considerations will need to be taken into account:
- a) Development that affects a SSSI will only be permitted where it has been demonstrated that:
 - i) the objectives of the designated area and overall integrity would not be compromised; or
 - ii) any significant adverse effects on the qualities for which the area has been

²¹ See provisions set out in paragraph of the justification text and within the Solent Recreation Mitigation Strategy.

designated are clearly outweighed by social and economic benefits of national importance.

- b) In the exceptional circumstances where development that affects a SSSI is permitted the Borough Council will use conditions or planning obligations to ensure the protection of the site's nature conservation interest and that any adverse impacts are appropriately mitigated for, with compensatory measures only used as a last resort.**

- 4. Applications for development which could impact the Local Ecological Network should include adequate and proportionate information to enable a proper assessment of the implications taking into account the importance of the site in the designation hierarchy. They should also be supported by mitigation plans and/or compensation plans informed by the assessment of harm which would deliver a net gain for biodiversity (see Policy LE8) and which set out the long-term management of any measures.**

Identified effects

Option 1: Develop Policy

Policy D5: The Local Ecological Network and Internationally and Nationally Important Sites

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					M/L
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8	++						S/M/L
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14		+					M/L
SA15			n/a				
SA16			n/a				
SA17			o				
SA18	++						S/M/L
SA19			n/a				
SA20			n/a				
SA21			n/a				
SA22			n/a				
SA23			n/a				

SA24	++						M/L
SA25			n/a				
SA26		+					M/L
SA27			n/a				

Preferred options for Policy D5: The Local Ecological Network and Internationally and Nationally Important Sites

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant major positive and positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with international and national legislation, the NPPF and national planning guidance. Including this policy in the Local Plan will ensure that the Local Ecological Network is protected and enhanced and that the impacts of development proposals are assessed in line with the required legislation to ensure they do not have an adverse effect. In addition the policy includes the requirement for nutrient neutral development to avoid a detrimental impact on the recognised features of internationally important habitats.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy D5: The Local Ecological Network and Internationally and Nationally Important Sites

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Policy D6: Gosport Strategic Open Spaces

Overview

Policy D6 is a new policy which sets out how strategic open spaces within the Borough will be managed for their significant community, education, health and nature conservation benefits. The policy sets out that Gosport Strategic Open Spaces (GSOS) comprise the Alver Valley, Browndown and Stokes Bay and sets out key aims for these areas. The Policy also contains a specific section related to the Alver Valley County Park and the planned development proposals within the park. In addition, the importance of Browndown and Stokes Bay are recognised and the acceptable proposals within Browndown Camp are stated. Lastly, the policy sets out overarching policy criteria which all development proposals within the GSOS should seek to address.

POLICY D6: GOSPORT STRATEGIC OPEN SPACES

- 1. The Gosport Strategic Open Spaces (GSOS) comprises the Alver Valley, Browndown Stokes Bay and Lee Beach and Clifflands. These key open spaces are the green heart of the Borough offering significant community, education, health and nature conservation benefits to residents of Gosport, Lee-on-the-Solent and visitors alike. The GSOS will be protected and enhanced to assist in achieving the Borough's aim of being a healthier place for all.**
- 2. The Alver Valley will continue to be promoted as a Country Park in line with the April 2014 Council Strategy offering community, education, health and nature conservation benefits, a range of informal recreational opportunities and limited associated commercial uses appropriate to its setting outside the urban area. Planning permission will be granted for suitable new or improved facilities or infrastructure improvements to support the enjoyment of the Alver Valley as a Country Park. Planned development proposals include:**
 - a) A commercial garden centre at the Grange Farm Gateway incorporating Country Park visitor facilities including toilets, café and information point; and**
 - b) Visitor and education facilities, and complementary and ancillary uses suitable for the Country Park setting.**
- 3. Browndown, Lee Beach and Clifflands, and Stokes Bay are highly valued designated environmental assets for the local community and will retain their role as accessible open space, MoD requirements notwithstanding, throughout the plan period.**
- 4. The following sites are also included within the Gosport Strategic Open Space:**
 - a) The Council owned Fort Road is considered appropriate for improved public open space, car parking and publicly accessible pedestrian and cycle routes;**
 - b) The portion of Lee-On-The-Solent Golf Club located within the Borough; and**

c) The open space associated with the River Alver between Brune Way and Rowner Road.

5. The Council will support the following proposals and work with partners where appropriate to assist with delivery:

a) The completion of a dedicated off-road cycle and pedestrian route between Lifeboat Lane and the Fort Road car park utilising land associated with the Qinetiq Fort Road site;

b) The extension of the Alver Way northwards through the Alver Valley and links northwards; and southwards through Browndown to the Battery West Car Park;

c) Improvements to the River Alver drainage network to reduce the impact of flooding events on country park visitors; and

d) Integration of existing playing fields (often referred to as the Polo Field) between Grange Road and Privett Road into the Alver Valley Country Park should the field be no longer required by HMS Sultan

6. Within Browndown and Stokes Bay, the following sites are identified for redevelopment and allocated in Policies A1 (Enabling Allocations) and A4 (Leisure, Community Uses and Open Spaces):

a) Browndown Camp (Policy A4);

b) Fort Gilkicker (Policy A1); and

c) Qinetiq, Fort Road (Policy A1).

7. All development proposals within the GSOS should seek to address the following overarching policy criteria:

a) Provision of new and/or enhanced walking and cycling links in accordance with the criteria in Policy D12;

b) Delivering landscape-scale biodiversity enhancement in accordance with the criteria in Policy D5;

c) Ensuring the coastal and rural landscapes are protected and enhanced through appropriate design in accordance with the criteria in Policy D9;

d) Protecting and enhancing heritage assets and ensuring that people have the opportunity to learn of its history in accordance with the criteria in Policy D10;

e) Ensuring that development avoids and reduces the risks from flooding and impacts on coastal processes and that flood risk is not increased elsewhere as a result in accordance with the criteria in Policy D7; and

All proposals will need to accord with all the relevant policies relevant to international, national and local nature conservations identified within this area in accordance with the criteria in Policy D5.

Identified effects

Option 1: Identify a significant undeveloped strategic open space in the Borough and set out policy objectives in order to retain, protect, and enhance is for future generations.

Policy D6: Gosport Strategic Open Spaces

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2		+					S/M/L
SA3	++						S/M/L
SA4		+					S/M/L
SA5		+					S/M/L
SA6			o				
SA7		+					S/M/L
SA8	++						S/M/L
SA9			n/a				
SA10		+					M/L
SA11		+					M/L
SA12			n/a				
SA13			n/a				
SA14	++						S/M/L
SA15			n/a				
SA16		+					S/M/L
SA17	++						S/M/L
SA18	++						S/M/L
SA19		+					S/M/L
SA20		+					S/M/L
SA21		+					S/M/L
SA22			n/a				
SA23		+					M/L
SA24			o				
SA25		+					M/L
SA26			o				
SA27			o				

Preferred options for Policy D6: Gosport Strategic Open Spaces

Preferred option(s)	Option 1 – Identify a significant undeveloped strategic open space in the Borough and set out policy objectives in order to retain, protect, and enhance it for future generations.
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. The policy is considered to result in a significant range of positive effects, ranging from increasing accessibility, to improving health and wellbeing, to enhancing biodiversity. These effects are likely to increase over time as the GSOS benefits from continued enhancement.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure the Borough's scarce open spaces at the heart of the Borough are protected and enhanced for the benefit of all and to achieve the aim of being a healthier place. The preferred approach seeks to see this protected open space as a strategic resource of significant importance to the Borough. By including a strategic policy it is considered that improvements to the area can be coordinated in a more effective way and the importance of the overall area to the Borough's residents made clear. In addition, the strategic approach to the area should help realise investment into the area for improvements and linkages.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy D6: Gosport Strategic Open Spaces

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

Policy D7: Flood Risk and Coastal Erosion

Overview

Policy D7 is a revised policy based on Policy LP45 of the GBLP 2011-2029. This policy is based on the provisions of the NPPF and seeks to ensure flood risk is minimised and effectively managed through the flood risk hierarchy. Coastal flooding is an important issue for the Borough given its low-lying peninsula location. The Local Plan has been informed by a sub-regional and local strategic flood risk assessment which informs the site allocations included within the Plan. The policy develops a broad strategy to ensure that issues associated with flooding and coastal erosion and how they apply to Gosport are considered at all levels of the planning process. The policy is considered in conformity with the NPPF and that no other options are available for testing.

POLICY D7: FLOOD RISK AND COASTAL EROSION

- 1. The Borough Council will expect development proposals in areas at risk of flooding to demonstrate that they are necessary and can be made safe without increasing the risk of flooding elsewhere in the Borough in accordance with policies in the NPPF.**
- 2. For development proposals on sites not allocated in the Local Plan, it must be clearly demonstrated that the sequential approach for site selection has been followed and the Sequential Test has been met. Where it is necessary to apply the Exception Test, all the associated criteria in the NPPF (or national policy equivalent) must be met to the satisfaction of the Council.**
- 3. A site-specific Flood Risk Assessment (FRA) will be required for development proposals on those sites which are 1 hectare or more in Flood Zone 1 and for all development on land within Flood Zones 2 and 3. The FRA must also clearly demonstrate that:**
 - a) any residual risks can be safely managed; and**
 - b) safe access and egress to and from the site.**

In exceptional circumstances where this is not be possible to achieve then clear and detailed justification as to why this is the case will be required. In such cases, the developer will be required to provide an appropriate standard of safe refuge(s) and associated facilities within the development. In these circumstances a robust flood warning and evacuation plan would need to be submitted with the development proposal.

- 4. All new development must ensure there will be no net increase in surface water run-off.**
- 5. Proposals for major developments in areas at risk of flooding should incorporate Sustainable Drainage Systems (SuDS). Such systems must address the following elements:**
 - a) be designed in accordance with the latest best practice;**

- b) ensure that sewerage, sewage disposal facilities and surface water drainage of adequate capacity and design are available;
 - c) that the required capacity will be provided prior to occupation of the development; and
 - d) appropriate arrangements must be put in place for their ownership and whole life maintenance and management.
6. Buildings and sewerage infrastructure should be designed to incorporate flood resilience and flood resistance measures.
 7. Developer contributions may be required for the redesign and/or replacement of existing flood defences and the provision of new flood risk management measures as appropriate. Where required, land will be safeguarded from development in order to provide for current or future flood risk management.
 8. Planning permission will be granted for flood risk management measures provided the scheme does not individually or cumulatively have a detrimental impact on internationally important habitats and that any necessary avoidance and mitigation measures have been secured.
 9. Within areas of coastal change, proposals will only be permitted if in accordance with the latest Government guidance²².

²² This is currently set out in the National Planning Practice Guidance: www.gov.uk/guidance/flood-risk-and-coastal-change

Identified effects**Option 1: Develop Policy****Policy D7: Flood Risk and Coastal Erosion**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8		+					S/M/L
SA9			O				S/M/L
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13		+					S/M/L
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17		+					M/L
SA18		+					M/L
SA19		+					S/M/L
SA20		+					S/M/L
SA21			n/a				
SA22			n/a				
SA23		+					S/M/L
SA24		+					M/L
SA25	++						M/L
SA26			n/a				
SA27			n/a				

Preferred options for Policy D7: Flood Risk and Coastal Erosion

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure flood risk and coastal erosion is comprehensively considered throughout the development process.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy D7: Flood Risk and Coastal Erosion

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

Policy D8: Healthy Communities

Overview

Policy D8 seeks to signpost to local requirements which incorporate the clear position set out in the NPPF that planning policies should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs for the provision of safe and accessible green infrastructure, sports facilities, access to healthier food, allotments and layouts that encourage walking and cycling. The Policy sets out the Council's overall approach and how it will work with other partners, provides links to other Policies in the Plan and sets out criteria that can be used to assess the health impacts of a development proposal.

POLICY D8: HEALTHY COMMUNITIES

- 1. The Borough Council and its partners will work together to facilitate and promote healthy living to improve the wellbeing of local residents.**
- 2. Planning permission will be granted for proposals which contribute to and promote a healthy lifestyle including:**
 - a) Well-designed buildings and spaces (See Policy D9);**
 - b) The provision of high quality and accessible new open space and green infrastructure and the improvement of existing provision. This includes sports pitches, play areas and allotments (See Policy A4, A5 and LE1-LE4);**
 - c) The creation of environments conducive to cycling and walking including walkable neighbourhoods accessible to public transport and community facilities (see Policies D12 and DE3);**
 - d) The promotion of active travel through the creation of well-designed cycle and pedestrian routes and the use of Travel Plans (see Policy D12);**
 - e) Promotion of development that is accessible and functional for all sections of the community of all ages and abilities (see Policy DE2 and H3).**
- 3. Proposals will need to ensure that existing health, education and community facilities are protected in accordance with Policy C6 and that new facilities accord with the criteria in Policy C6.**
- 4. Planning permission will be granted for good quality and energy-efficient housing ensuring there is a mix of tenure and types to meet the needs of the local community in accordance with Policies H1-H5 and DE1-DE2.**
- 5. Planning permission will be granted for new employment opportunities, recognising the clear links between income and health (see Policy E1).**
- 6. Planning permission will not be granted for proposals which contribute to poor health in accordance with other relevant policies in the Local Plan including issues relating to:**
 - a) Air quality;**
 - b) Contaminated land;**

- c) Noise;
- d) Light;
- e) Residential amenity;
- f) Crime and disorder;
- g) Flood risk;
- h) Healthy food choices.

7. Planning proposals for the following types of development will be required to incorporate a Health Assessment as part of the planning statement that accompanies any planning application:

- a) Residential developments of 50 dwellings or more; and
- b) Other types of development of 1,000 square metres or more.

Identified effects

Option 1: Develop Policy

Policy D8: Healthy Communities

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					M/L
SA2		+					S/M/L
SA3		+					S/M/L
SA4		+					S/M/L
SA5		+					S/M/L
SA6		+					S/M/L
SA7	++						S/M/L
SA8	++						S/M/L
SA9		+					S/M/L
SA10		+					S/M/L
SA11		+					S/M/L
SA12		+					S/M/L
SA13		+					S/M/L
SA14		+					S/M/L
SA15			n/a				
SA16		+					
SA17		+					
SA18		+					S/M/L
SA19			n/a				
SA20			n/a				
SA21			o				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			o				
SA26			n/a				
SA27			n/a				

Preferred options for Policy D8: Healthy Communities

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant major positive and positive effects arise from this policy, with no negative effects. The policy covers a wide range of issues that are considered to influence human health and wellbeing; this has resulted in a wide range of identified effects.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will help to ensure all development enables and supports health and wellbeing in line with the NPPF.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy D8: Healthy Communities

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Policy D9: Design

Overview

Policy D9 sets out the Borough Council's overall approach to design and the key principles to assess all development. The policy emphasises the strong emphasis the Council places on the delivery of quality design, which is considered integral to improving the character and function of the Borough and meeting the objectives within the Local Plan. The Policy is based on the presumption within the NPPF that poor quality design should be refused. It has regard to National Planning Policy and guidance as well as the National Design Guide. Policy D9 includes elements previously in Policy LP10 of the GBLP 2011-2029.

POLICY D9: DESIGN

1. The Borough's overall approach to design is:

- a) Proposals need to accord with the principles of the National Design Guide, Manual for Streets, the Council's Design SPD and other local design documents set out in Box 9.**
- b) Development of poor design, that fails to improve the character, quality and function of the area, will be refused.**

2. All development in the Borough should be of a high standard and contribute towards sustainable development and local distinctiveness by addressing:

- a) Context: carefully considering the surrounding context, heritage and vernacular architecture and seeking to deliver enhancements;**
- b) Identity: having a high quality and attractive design which takes advantage of opportunities to improve the character, quality and function of an area.**
- c) Built form: having a high quality design in terms of scale, layout, setting, landscaping, massing, roof form, detail and materials and making efficient and effective use of land which does not prejudice the development potential of adjacent or nearby sites.**
- d) Movement: supporting improved accessibility for all users and prioritising walking, cycling and public transport.**
- e) Nature: supporting and enhancing biodiversity, green infrastructure and the Borough's distinctive landscapes.**
- f) Public space: improving the public realm and protecting public views of important landscape and townscape features.**
- g) Health: creating healthy communities through design and reducing opportunities for crime and anti-social behaviour.**
- h) Quality of life: ensuring developments are functional, safe and comfortable, while protecting the amenity of occupiers and surrounding residents.**
- i) Sustainability: delivering long-term sustainability and the transition to a zero-carbon economy as detailed in Policy DE1: Sustainable Construction.**

Identified effects

Option 1: Develop Policy Policy D9: Design							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					S/M/L
SA2		+					S/M/L
SA3		+					S/M/L
SA4			n/a				
SA5			n/a				
SA6		+					
SA7			n/a				
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14		+					S/M/L
SA15			n/a				
SA16			n/a				
SA17		+					S/M/L
SA18		+					S/M/L
SA19		+					S/M/L
SA20	++						
SA21			n/a				S/M/L
SA22		+					S/M/L
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26		+					S/M/L
SA27		+					S/M/L

Preferred options for Policy D9: Design

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that many significant positive effects arise from this policy, with no negative effects. The identified effects reflect the wide ranging importance of design on the built and natural environment and its importance to people's quality of life.
Justification	The policy is in accordance with the NPPF and national planning guidance. In addition the policy addresses the principles of the National Design Guide. Including the policy will help to ensure the design of all development accords with principles set out in guidance. It will also ensure the Council can refuse development of poor design that fails to improve the character, quality and function of an area.
Recommendation for	Include policy in Local Plan

Local Plan	
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Mitigating adverse effects and maximising beneficial effects for Policy D9: Design

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

Policy D10: Heritage Assets

Overview

Policy D10 sets out the Borough Council's positive approach to promoting Gosport's unique historic character by engaging with local communities, site promoters and heritage stakeholders to ensure that all of its heritage assets are conserved and where possible enhanced whilst ensuring the Borough has a vibrant economic future. Such historic assets are of national significance and the Policy includes the details of how the Council will determine planning application affecting them. The Policy also links to the Heritage Action Zone Delivery Plan to promote Gosport's unique historic character by ensuring that all its heritage assets are conserved and enhanced through viable new uses. The policy also relates to historic assets which are important locally such as locally listed buildings, parks and gardens and areas of archaeological interest. The policy integrates elements previously contained in Policy LP11, LP12 and LP13 of the GBLP 2011-2029.

POLICY D10: HERITAGE ASSETS

- 1. The Borough Council will take a positive approach through the Local Plan, the Heritage Action Zone Delivery Plan and the High Street Heritage Action Zone projects to promote Gosport's unique historic character by ensuring that all its heritage assets are conserved and enhanced through viable new uses.**
- 2. Planning permission will be granted for development that affects heritage assets, and where relevant their setting, provided it conserves and enhances those features which positively contribute to its special architectural, historic, landscape or archaeological interest.**
- 3. Development proposals which affect heritage assets, whether designated or non-designated, or their setting, will be determined with regard to their significance. Proposals which harm the significance of a designated asset will not be permitted where there is a detrimental impact on the historic and architectural character of the building or structure unless in wholly exceptional circumstances a robust justification can be made in accordance with the requirements of the NPPF.**
- 4. All development proposals should be informed by proportionate historic environment assessments and evaluations identifying the significance of all heritage assets that would be affected by the proposals, the nature and degree of any effects and should demonstrate how any harm will be avoided, minimised or mitigated.**
- 5. Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged.**
- 6. The Borough Council will aim to conserve and enhance the character or appearance of existing Conservation Areas and, where appropriate, produce and update Conservation Area Appraisals and identify additional Conservation Areas.**
- 7. The Borough Council will aim to conserve and enhance locally important heritage assets and will consider revisions to the Local List of Heritage Assets dependent**

on any new information.

Identified effects

Option 1: Develop Policy Policy D10: Heritage Assets

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					S/M/L
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7		+					S/M/L
SA8			n/a				
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13	++						S/M/L
SA14	++						S/M/L
SA15		+					S/M/L
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19	++						S/M/L
SA20	++						S/M/L
SA21			n/a				
SA22			n/a				
SA23	++						S/M/L
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27		+					S/M/L

Preferred options for Policy D10: Heritage Assets

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. Major positive effects have been identified for a number of SA objectives; these include the economy, the tourism sector, protecting and enhancing the historic environment, ensuring a high quality townscape and using previously developed land efficiently.
Justification	By taking a positive approach through the Local Plan, the Heritage Action Zone Delivery Plan and the High Street Heritage Action Zone projects to promote Gosport's unique historic character by ensuring that all its heritage assets are conserved and enhanced through viable new uses, the policy can have major positive effects on a number of sustainability objectives. In addition, the policy is in accordance with the NPPF and national planning guidance.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy D10: Heritage Assets

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

Policy D11: Securing Infrastructure

Overview

Policy D11 sets out the Borough Councils overall approach to ensuring good infrastructure is in place to support development and how it will work with its partners to review and monitor existing provision and identify new infrastructure needs within the Borough. The Policy sets out how the appropriate level of infrastructure will be determined and which types will be given the highest priority. In addition, the Policy sets out how development infrastructure requirements will be secured using S106 legal agreements, the Community Infrastructure Levy and S278 agreements. Policy D11 includes elements previously contained in Policy LP2 of the GBLP 2011-2029.

POLICY D11: SECURING INFRASTRUCTURE

- 1. The Borough Council and its partners will work together to review and monitor existing provision and identify new infrastructure needs within the Borough.**
- 2. In determining the appropriate level of infrastructure required for both site-specific and off-site measures, the highest priority will be given to the following types of infrastructure:**
 - a) Flood Risk Management Measures;**
 - b) Transport infrastructure including public transport, walking, cycling, where appropriate highway improvements and electric vehicle charging points and associated facilities;**
 - c) Economic development (including skills and digital technology);**
 - d) Education and training facilities (including nurseries, primary and secondary schools and post-16);**
 - e) Green Infrastructure (including open space, biodiversity net gain, nutrient neutrality measures and climate change mitigation and adaption); and**
 - f) Community infrastructure (including sports, community, health and social care facilities).**
- 3. Development proposals will be permitted where it can be clearly demonstrated that the required infrastructure can be provided prior to the occupation of the new development. Where there are circumstances which mean a phased approach to delivering infrastructure is more appropriate this will be agreed with the Council.**
- 4. New Infrastructure provision or improvements to existing assets will be provided on-site as an integral part of a development and secured through an appropriate S106 agreement. Where a contribution towards off-site infrastructure provision is required in lieu of on-site provision, this will be secured through the Community Infrastructure Levy and/or planning obligations as appropriate. For sites where changes to the public highway are necessary such works will be secured through a S278 agreement.**

Identified effects

Policy D11: Securing Infrastructure

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					S/M/L
SA2		+					M/L
SA3		+					M/L
SA4		+					M/L
SA5		+					
SA6				?			
SA7		+					
SA8		+					
SA9			n/a				
SA10		+					
SA11		+		?			
SA12							
SA13		+					
SA14		+					
SA15		+					
SA16		+					
SA17			o				
SA18			o				
SA19			o				
SA20			n/a				
SA21			o				
SA22			o				
SA23		+					S/M/L
SA24		+					M/L
SA25		+					S/M/L
SA26			n/a				
SA27			n/a				

Preferred options for Policy D11: Securing Infrastructure

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that many significant positive effects arise from this policy, with no negative effects. There is uncertainty in the assessment of effects as the policy is very wide ranging and the effects depend on the type of infrastructure implemented. The effects of individual infrastructure proposals will therefore need to be assessed at the detailed proposal stage.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will facilitate the appropriate level of infrastructure provision to support new development and existing communities.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy D11: Securing Infrastructure

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

Policy D12: Accessibility to New Development

Overview

In accordance with the NPPF this policy aims to ensure that new developments support a pattern of development which facilitates the use of sustainable modes of transport. It requires the need for transport assessments and travel plans where applicable as stated in the NPPF. The Policy replaces Policy LP22 of the GBLP 2011-2029.

POLICY D12: ACCESSIBILITY TO NEW DEVELOPMENT

- 1. Development proposals that prioritise access for active and sustainable travel modes including walking, cycling and access to public transport services, will be supported.**
- 2. Development proposals that are likely to generate significant levels of travel demand will be permitted, provided that:**
 - a) The site is located where convenient public transport services exist or there is a commitment by the developer and public transport providers to deliver such service.**
 - b) The site is, or will be made, accessible to pedestrians and cyclists.**
 - c) Any new or improved road access and the traffic generated would not have any unacceptable environmental implications nor significantly prejudice the safety, function and capacity of the road network.**
 - d) Local and strategic transport improvements will be provided, where necessary, to support the development and mitigate adverse impacts on the safety, function and capacity of the transport network.**
 - e) Transport Statements or Transport Assessments are submitted in support of the planning application to evaluate transport impacts and to demonstrate that suitable transport improvements will be provided which meet the needs of the development and mitigate any adverse impacts.**
 - f) A Travel Plan is provided in support of a planning application where appropriate in relation to the scale and type of development.**

Identified effects

Option 1: Develop Policy

Policy D12: Accessibility to New Development

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					S/M/L
SA2	++						S/M/L
SA3	++						S/M/L
SA4		+					
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8		+					S/M/L
SA9			n/a				
SA10			n/a				
SA11		+					S/M/L
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15		+					S/M/L
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21			o?				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy D12: Accessibility to New Development

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. Major positive effects have been identified in relation to SA objectives for reducing the need to travel and to reduce the effects of traffic on local communities, and to facilitate modal transfer away from the private car to other forms of travel including walking, cycling and public transport.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure development proposals prioritise access for active and sustainable travel models but are also accessible and provide an assessment of their impact and if necessary highway improvements to mitigate this impact.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy D12: Accessibility to New Development

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects	
SA1	Include a more detailed development management policy to secure electric vehicle charging points. This will assist in addressing climate change.

SA of the Strategic Development Sites (Policy SS1 – SS11)

- 6.5 This section summarises the SA findings for the eleven Local Plan Policies which make up the Strategic Development Sites. These are:

Policy SS1: Gosport Waterfront – Marine Employment
Policy SS2: Gosport Waterfront – Mixed-Use Redevelopment
Policy SS3: Gosport Town Centre
Policy SS4: Blockhouse and Haslar Gunboat Sheds
Policy SS5: Fort Blockhouse
Policy SS6: Royal Haslar Hospital
Policy SS7: Haslar Barracks
Policy SS8: The Piggeries
Policy SS9: Haslar Marine Technology Park
Policy SS10: Rowner and HMS Sultan
Policy SS11: Daedalus

Policy SS1: Gosport Waterfront – Marine Employment

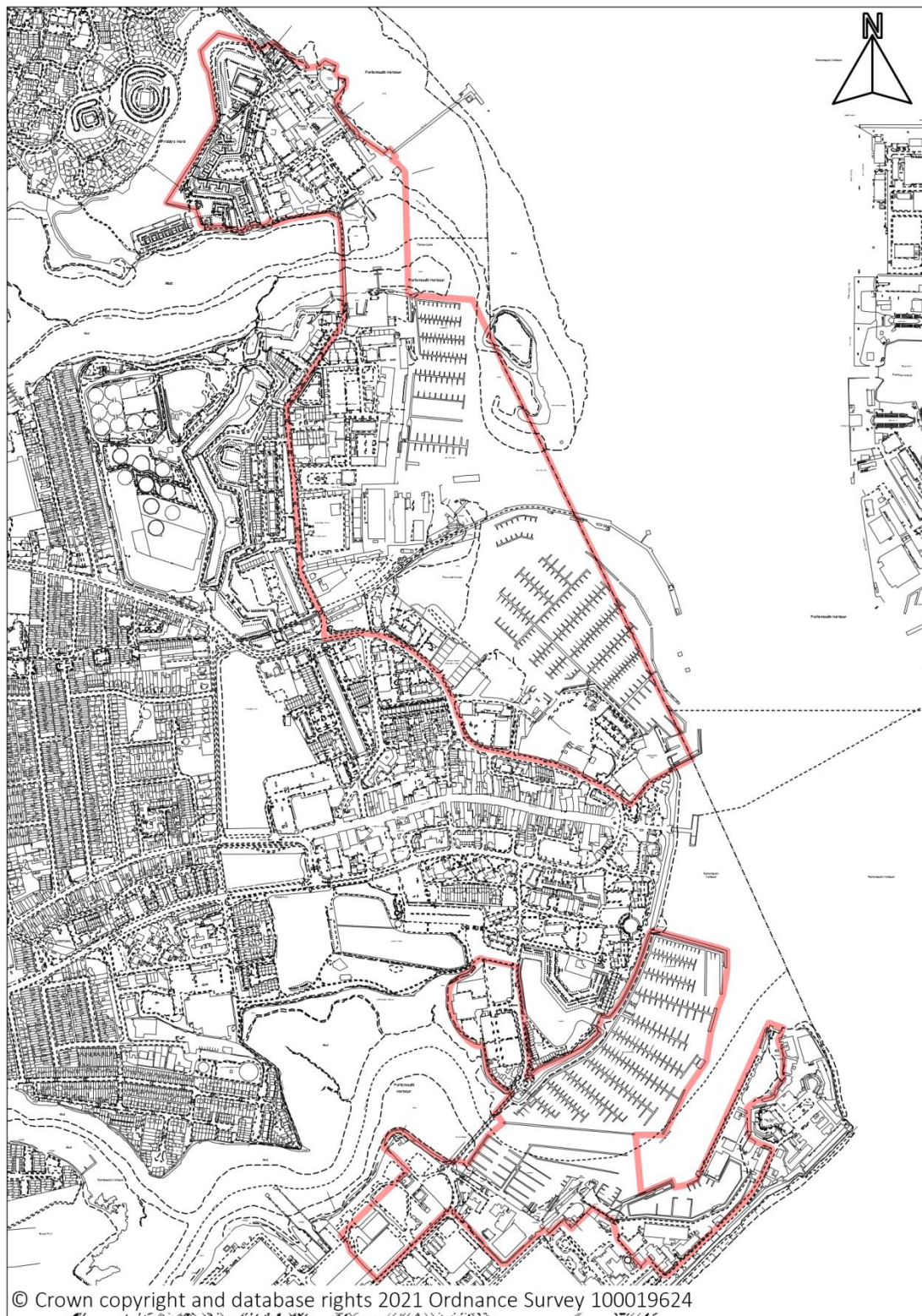
Policy SS2: Gosport Waterfront – Mixed-Use Redevelopment

Overview

Gosport Waterfront is a working waterfront with a long history of boat building, repair and marine uses and is a key regeneration area in the Harbour Regeneration Area. Policy SS1 safeguards Gosport Waterfront for marine employment leisure uses and includes six sites within Gosport Waterfront. Policy SS1 should be read in conjunction with Policy D2. The area now included within Policy SS1 was previously incorporated into Policy LP4 of the GBLP 2011-2029.

Outside the designated area for marine employment, Gosport Waterfront also provides opportunities for mixed-use development. Policy SS1 sets out how development proposals should make the best possible use of land resources to provide accessible, higher density residential dwellings and viable commercial uses. It sets out three key sites which will assist in achieving this. Policy SS2 should be read in conjunction with Policy D2. Parts of the area now included within Policy SS2 were previously incorporated into Policy LP4 of the GBLP 2011-2029.

Site plan for Policy SS1 and Policy SS2



Policy SS1 and Policy SS2

POLICY SS1: GOSPORT WATERFRONT – MARINE EMPLOYMENT

Gosport Waterfront will be enhanced, intensified and made more accessible to enable Gosport to grow and diversify its existing offer to become a better recognised global hub for marine and maritime business and leisure activities. This will be achieved through the following development and planned change:

- 1. The following sites within Gosport Waterfront are safeguarded for marine employment and leisure uses only within Class B2, B8, E(a)(b)(cii)(ciii)(g), F1(a)(c) and F2(a)(c):**
 - a) Royal Clarence Yard and Retained Area**
 - b) Gosport Marina**
 - c) Haslar Marina**
 - d) Blockhouse Marina and Haslar Gunboat Yards**
- 2. Proposals for the upgrading, intensification and/or refurbishment of safeguarded land, buildings and marine infrastructure so that it meets modern marine business and/or leisure standards will be supported in principle. All proposals will however need to clearly demonstrate:**
 - a) Their requirement for being located in these sites rather than elsewhere in the Borough; and**
 - b) That there would be no harmful impact on:**
 - i. The ongoing operation of existing marine/maritime employment and/or leisure uses; and**
 - ii. the continued use of operational infrastructure including, but not limited to, deep water accesses, slipways, cranes and pipelines in any circumstances.**
 - c) The close proximity of residential occupiers and commercial and/or leisure uses does not result in unacceptable amenity impacts on the former and the continued operation of the latter.**
- 3. Other uses will only be supported in principle within the safeguarded sites if it is demonstrated that they are ancillary to marine employment and/or leisure uses.**
- 4. Non-ancillary commercial and/or residential development within safeguarded**

sites will only be considered in wholly exceptional circumstances where it has been clearly demonstrated that:

- a) The land it is sited upon, or the existing buildings it re-uses, is not required for the future growth of marine employment or leisure uses in the plan period; and
- b) Where the re-use of heritage assets is proposed it is clearly demonstrated that their re-use for any marine/maritime employment or leisure use is not viable.

POLICY SS2: GOSPORT WATERFRONT – MIXED-USE REDEVELOPMENT

1. Outside the designated area for Marine Employment, Gosport Waterfront, as shown on the Policies Map, is allocated for mixed-use development. Development proposals should make the best possible use of land resources to provide accessible, higher density residential dwellings and viable commercial uses. This will be achieved through the following development and planned change at the following sites:
 - a) Land at Priddy's Hard Heritage Area is allocated for mixed-use development including:
 - i. Approximately 120 residential dwellings;
 - ii. Main town centre commercial uses (up to 1500 sq.m.) complementary to the adjacent Explosion Museum; and
 - iii. New public open space on the Ramparts.
 - b) Land at Mumby Road Lorry Park is allocated for up to 50 residential dwellings.
 - c) Land at Gosport Marina and Harbour Road, outside the safeguarded marine employment area, is allocated for the following mixed-use development:
 - i. Approximately 300 residential dwellings; and
 - ii. Commercial uses and/or undercroft parking at ground floor level;
3. All development proposals should accord with Policy D3 (Urban Regeneration Areas), the detailed guidance for the site set out in the Gosport Waterfront and Town Centre Supplementary Planning Document (March 2018) where the site falls within the SPD area, and be informed by a Site Masterplan. In order for planning permission to be granted the following material considerations, in addition to those set out in Policy D1, should be fully addressed:
 - a) No significant impact on the ongoing operation of adjacent marine operations; and
 - b) Fully address the amenity of future occupiers given the local marine context.

- 4. Flood risk from all sources of flooding must be fully taken into account for development proposals at sites identified within the Gosport Waterfront through site-specific FRA(s). New development will be safely managed through the application of appropriate flood risk mitigation measures.**
- 5. Proposals will need to accord with the NPPF and Policy DE5 relating to protecting the integrity of internationally important habitats.**

Identified effects

Option 1: Maximise employment with limited residential, and associated retail and leisure Policy SS1: Gosport Waterfront - Marine Employment Policy SS2: Gosport Waterfront – Mixed Use

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2		++					M/L
SA3	++						M/L
SA4		+					S/M/L
SA5	++						S/M/L
SA6				?			
SA7		++					M/L
SA8			o				
SA9		++					M/L
SA10		+					S/M/L
SA11		+					M/L
SA12	++?						M/L
SA13	++						M/L
SA14		+					M/L
SA15	++						M/L
SA16			n/a				
SA17		++					M/L
SA18				?			
SA19		++					M/L
SA20		+					M/L
SA21		++					M/L
SA22		++					M/L
SA23	++						M/L
SA24				?			
SA25					-		S/M/L
SA26					-		S/M/L
SA27					-?		M/L

Preferred options for Policy SS1 and Policy SS2

Preferred option(s)	Option 1: Maximise employment with limited residential, and associated retail and leisure
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that maximising employment uses with limited residential, and associated retail and leisure would result in the highest number of positive effects (Option 1). Option 2 and maximising residential would also result in positive effects however it is not considered to be the best use of land in the Gosport Waterfront area and would not result in many positive effects in relation to the economy and employment.
Justification	Option 1 will enable Gosport Waterfront to be enhanced, intensified and made more accessible for employment uses. It can help grow and diversify the local economy and will capitalise on the Borough's waterfront access. In addition, Option 1 will also ensure residential uses are provided in the Waterfront area; however this will be limited to suitable sites which do not impact on safeguarded land. It is considered that Option 1 will result in a multitude of benefits for both economic and social issues. By prioritising economic development at Gosport Waterfront, the preferred option has the potential to result in significant social improvements by providing jobs and addressing the Borough's significant employment problems. This can assist in reducing deprivation and help to improve peoples' quality of life.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy SS1 and Policy SS2

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

SA2	The policy relating to Gosport Waterfront and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SA3	The policy relating to Gosport Waterfront and/or an alternative policy needs to ensure sites are well connected to public transport links and for cycling and walking.
SA18	Consider whether the policy and/or an alternative policy should make reference to maintain and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that the policy for Gosport Waterfront fully incorporates appropriate flood risk requirements. It should ensure relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy for Gosport Waterfront and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy for Gosport Waterfront and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects

SA8	Consider whether the policy for Gosport Waterfront and/or an alternative policy enables the site to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA10	Consider whether relevant policies should include provisions to require developers to produce training and employment plans which can help to deliver jobs and enhanced skills and training.
SA18	Consider whether the policy for Gosport Waterfront and/or an alternative policy could include measures which seek a net gain in biodiversity.
SA19	Consider whether the policy for Gosport Waterfront and/or an alternative policy could ensure that proposals for new development protect and enhance the historic environment.

Policy SS3: Gosport Town Centre

Overview

The Harbour Regeneration Area includes Gosport Town Centre. The Harbour Regeneration Area defines the Town Centre in its wider sense and includes not only the commercial centre focussed on the High Street but is expanded to include the 'Gosport Lines' and residential neighbourhoods west of Weevil Lane. Policy SS3 sets out a comprehensive strategy for regeneration within Gosport Town Centre and includes criterion related to retail and other main town centre uses, car parking, open spaces, and new residential dwellings. The Policy sets out a number of ways in which new housing will be achieved and also provides specific criteria relating to several development sites. It also sets out that the Council encourages residential development through upper floor conversions within the Town Centre and lists detailed design criteria which should be addressed. Policy SS3 should be read in conjunction with Policy D2. The area now included within Policy SS3 was previously incorporated into Policy LP4 of the GBLP 2011-2029.

Site plan for Policy SS3: Gosport Town Centre



Policy SS3: Gosport Town Centre**POLICY SS3: GOSPORT TOWN CENTRE**

- 1. Gosport Town Centre, as shown on the Proposals Map, will be regenerated in the plan period through a combination of the following development and planned change:**
 - a) A flexible approach to planning for retail and other main town centre uses in the Principal Shopping Centre;**
 - b) Support for development which provides a more diverse and active evening economy which caters all of the community and visitors including an expanded Cultural Quarter centred on the Discovery Centre and Old Grammar School;**
 - c) The retention of sufficient high quality, accessible public car parks in key locations to support the future vitality of the Town Centre;**
 - d) Supporting appropriate deliverable opportunities to use the airspace above existing buildings, car parks and service yards to provide new development without detriment to operation of commercial functions; and**
 - e) The creation of fully accessible and linked public open spaces along the route of the 'Gosport Lines' including the Northern Ramparts, St. George's Field, Walpole Park and Bastion No.1.**
- 2. The delivery of approximately 550 new residential dwellings, primarily concentrated on the High Street and South Street, is to be provided through a combination of the following strategic development approaches:**
 - a) Comprehensive redevelopment of urban blocks to provide mixed-use schemes with higher density housing on upper floors;**
 - b) Conversions to residential above the ground floor;**
 - c) Increasing the height and massing of existing buildings; and**
 - d) Developing other areas including some surface car parks.**
- 3. Land at Gosport Bus Station (and adjacent taxi rank and drop-off area) is suitable for strategic mixed-use development. Redevelopment of the site should provide for a well-designed landmark building which capitalises on the prominent waterfront location over Portsmouth Harbour. All development proposals should comprise and address the following:**
 - a) A purpose-built facility incorporating a new multi-modal transport hub and focus point for Gosport's visitor offer with uses that create activity around the station during the day and evening;**
 - b) Main town centre uses including food and drink, hotel, small-scale retail,**

cultural and leisure facilities, and commercial floorspace;

- c) Between 150 and 240 residential dwellings;**
 - d) High quality and accessible interchange facilities including public conveniences, visitor information and ticket facilities on the ground floor;**
 - e) Well-designed and accessible bus station on the current taxi-rank site;**
 - f) Provision of sustainable transport choices including cycle and motorcycle storage, cycle hire, a resident car club and electric vehicle charge points as well as a relocated taxi rank and drop-off area;**
 - g) A public viewing facility on an upper floor to facilitate views over Portsmouth Harbour and the Haslar Peninsula; and**
 - h) A site-specific design strategy which addresses the following:**
 - i. The impact of development on adjacent public spaces;**
 - ii. The retention of an open axis between the High Street and the ferry pontoon; and**
 - iii. The amenity of residents taking into account the transport hub, town centre and proximity to the waterfront.**
- 4. The former Police Station Site and Barclay House/Land East of Barclay House are each suitable for comprehensive redevelopment. Proposals should comprise up to 90 residential dwellings at the former Police Station Site and up to 80 residential dwellings at Barclay House/Land East of Barclay House.**
- 5. The Council also encourages residential development through upper floor conversions within the Town Centre. The following such sites are identified as being deliverable:**
- a) 9 to 11 High Street**
 - b) 17 High Street**
 - c) 57 to 59 High Street**
 - d) 84 to 86 High Street**
- 6. Town Centre development proposals should address the following detailed design criteria:**
- a) Sufficient vehicular parking spaces, refuse storage and cycle storage;**
 - b) Semi-private or private amenity spaces for residential uses;**
 - c) Positive contributions to the wider townscape and street scene through positive design;**
 - d) Provision of high quality residential amenity through addressing privacy, light levels and overbearing impacts; and**
 - e) No significant impacts on the ongoing operation of commercial functions including ground floor retail units.**

- 7. Flood risk from all sources of flooding must be fully taken into account for sites within Gosport Town Centre through site-specific FRA(s). New development will be safely managed through the application of appropriate flood risk mitigation measures.**
- 8. Proposals will need to accord with the NPPF and Policy DE5 relating to protecting the integrity of internationally important habitats.**

Identified effects

Option 1: Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre

Policy SS3: Gosport Town Centre

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2		+					S/M/L
SA3		+					S/M/L
SA4	++						S/M/L
SA5		+					S/M/L
SA6				?			
SA7		+					M/L
SA8			o				
SA9		+					M/L
SA10		+					M/L
SA11		+					M/L
SA12				?			
SA13	++						M/L
SA14	++						M/L
SA15	++						M/L
SA16			n/a				
SA17		+					S/M/L
SA18				?			
SA19		+					M/L
SA20		+					M/L
SA21		+					M/L
SA22		+					M/L
SA23	++						M/L
SA24				?			
SA25			o?				
SA26					-		M/L
SA27					-?		M/L

Preferred options for Policy SS3: Gosport Town Centre

Preferred option(s)	Option 1: Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that taking a strategic approach to Town Centre regeneration with links to proposals at Gosport Waterfront would have the highest number of positive effects. Maintaining a business as usual approach would have a number of negative and uncertain effects.
Justification	Pursuing Option 1 provides significant potential for improvements to Gosport Town Centre, enhancing the centres vitality and viability, and providing new homes in a sustainable location. It would have a range of economic benefits and help to make efficient use of previously developed land.
Recommendation for Local Plan	Include policy in Local Plan.

Mitigating adverse effects and maximising beneficial effects for Policy SS3: Gosport Town Centre

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA2	The policy relating to Gosport Town Centre and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SA3	The policy relating to Gosport Town Centre and/or an alternative policy needs to ensure sites are well connected to public transport links and for cycling and walking.
SA18	Consider whether the policy and/or an alternative policy should make reference to maintain and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that the policy for Gosport Town Centre fully incorporates appropriate flood risk requirements. It should ensure relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy for Gosport Town Centre and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy for Gosport Town Centre and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects	
SA9	Consider whether the policy for Gosport Town Centre and/or an alternative policy enables site to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA10	Consider whether relevant policies should include provisions to require developers to produce training and employment plans which can help to deliver jobs and enhanced skills and training.
SA11	Consider whether the policy for Gosport Town Centre and/or an alternative policy should also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
SA18	Consider whether the policy for Gosport Town Centre and/or an alternative policy could include measures which seek a net gain in biodiversity.
SA19	Consider whether the policy for Gosport Town Centre and/or an alternative policy could ensure that proposals for new development protect and enhance the historic environment.

Policy SS4: Blockhouse and Haslar Gunboat Sheds

Policy SS5: Fort Blockhouse

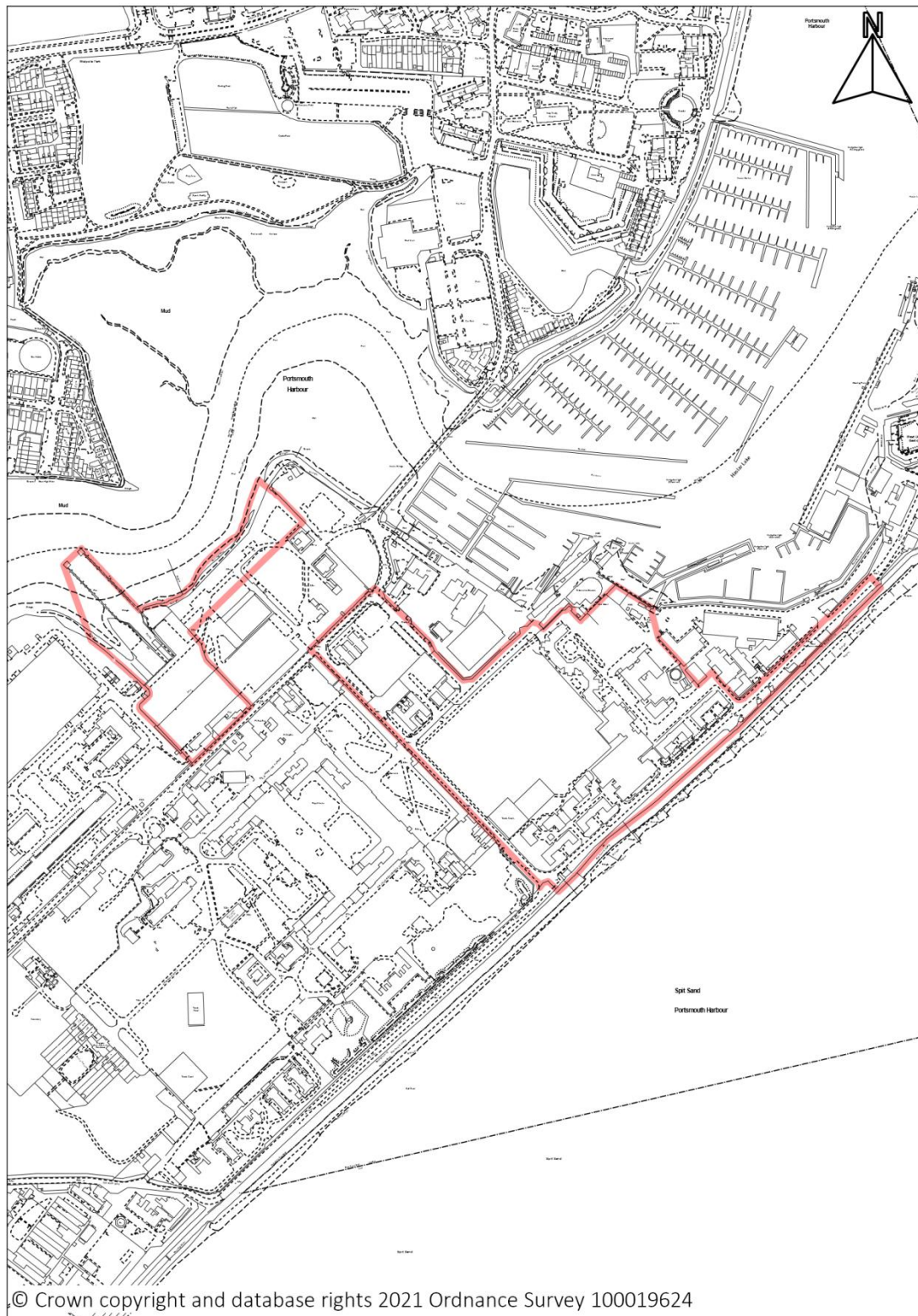
Overview

The Haslar Peninsula comprises a number of distinct sites and as such is covered by a number of site specific policies which must be read in conjunction with the overarching policy requirements set out in Policy D3. Policy SS4 relates specifically to the Blockhouse and Haslar Gunboat Sheds site and details how these areas should be regenerated to become accessible mixed-use neighbourhoods.

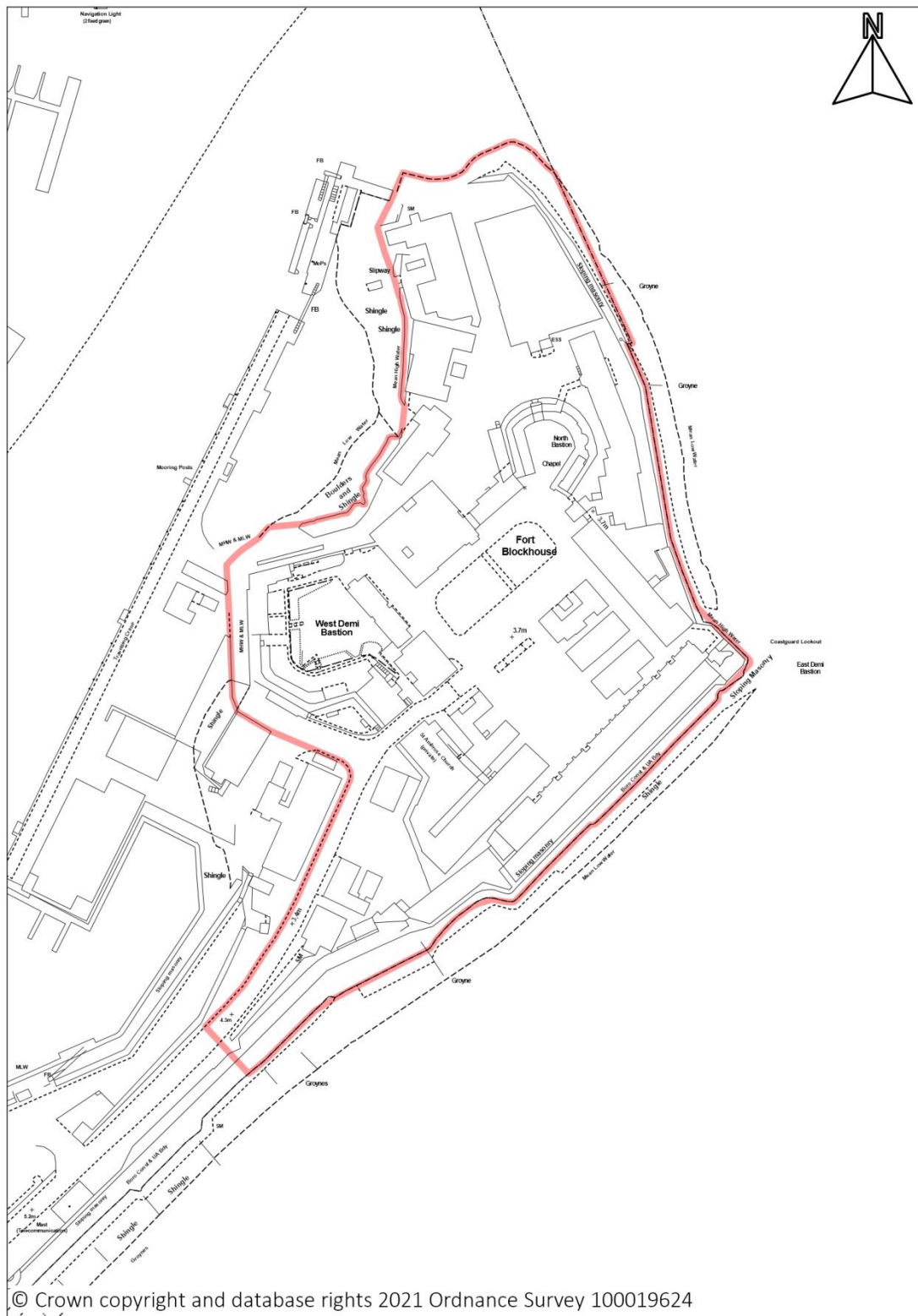
This includes the provision of new residential dwellings, strategic open spaces, a mixed-use neighbourhood centre, and vehicular parking and pedestrian and cycle routes. The Policy states that redevelopment of the area should be in accordance with a Strategic Masterplan to be agreed between the Local Planning Authority and the Site Promoters and lists what the Masterplan should achieve. The policy contains criteria related to the re-use of Haslar Gunboat Sheds. In addition, the policy provides support for cultural development proposals in the area. The area now included within Policy SS4 was previously incorporated into Policy LP6 of the GBLP 2011-2029.

The Haslar Peninsula is covered by a number of site specific policies which must be read in conjunction with the overarching policy requirements set out in Policy D2. Policy SS5 relates specifically to Fort Blockhouse and sets out its allocation for heritage-led regeneration and a designation for a Neighbourhood Centre. The Council will positively consider the re-use of Fort Blockhouse's heritage assets for residential uses and retail, office and leisure uses where it is clearly demonstrated that the significance of heritage assets is sustained and enhanced and is consistent with their long-term conservation. The area now included within Policy SS5 was previously incorporated into Policy LP6 of the GBLP 2011-2029.

Site plan for Policy SS4



Site plan for Policy SS5



Policy SS4 and Policy SS5

POLICY SS4: BLOCKHOUSE AND HASLAR GUNBOAT SHEDS

- 1. Regeneration of the Blockhouse, and the Haslar Gunboat Sheds and Traverser area, should protect and enhance its unique heritage assets and waterfront location, and make the best possible use of its land resources to provide a set of accessible mixed-use neighbourhoods. This will be achieved through the following development and planned change.**
- 2. Blockhouse as shown on the Policies Map and the supporting Parameters Plan, is allocated for the following mixed-use regeneration:**
 - a) Approximately 325 new residential dwellings;**
 - b) Strategic open space providing new capacity for flood risk mitigation, childrens play areas and habitats for protected species;**
 - c) A mixed-use neighbourhood centre with frontage onto Haslar Road and an off-road bus stop to serve the site;**
 - d) Strategic surface vehicular parking area sited south of Haslar Road to support the future viability of employment, leisure, visitor attractions and the future redevelopment of Fort Blockhouse; and**
 - e) A network of fully accessible pedestrian and cycle routes.**
- 3. The redevelopment of Blockhouse should be in accordance with a Strategic Masterplan to be agreed between the Local Planning Authority and the Site Promoters. The Strategic Masterplan should:**
 - a) Reflect the principles set out in the Blockhouse Parameters Plan (below);**
 - b) Be supplemented by a Design Code which takes account of national design guidance and the Haslar Peninsula Conservation Area Appraisal (March 2007);**
 - c) Identify the phasing of development and set out an supporting Infrastructure Delivery Schedule to identify key infrastructure needs and delivery;**

- d) Retain the existing road network and accesses for vehicular access and egress onto the wider road network and not preclude the commercial redevelopment of the adjacent Haslar Gunboat Yard;
 - e) Take account of the potential for a park and ride scheme at Walpole Car Park adjacent to Gosport Town Centre; and
 - f) accord with the NPPF and Policy DE5 relating to protecting the integrity of internationally important habitats and species.
4. The Council will positively consider the re-use of the Haslar Gunboat Sheds and Traverser area, for any viable use where it is clearly demonstrated that:
- a) The significance of heritage assets is sustained and enhanced and is consistent with their long-term conservation;
 - b) The proposed uses would not give rise to significant harm to the amenity of neighbouring residents; and
 - c) The site can be suitably accessed by vehicles, pedestrians and cyclists.
5. Support will be given for cultural development proposals which protect and enhance existing facilities, including the Royal Navy Submarine Museum, and provide appropriately designed new cultural and community facilities.
6. Flood risk from all sources of flooding must be fully taken into account for both the Blockhouse and the Haslar Gunboat Shed sites through site-specific FRA(s). New development will be safely managed through the application of appropriate mitigation.

POLICY SS5: FORT BLOCKHOUSE

1. Fort Blockhouse, as shown on the Policies Map, is allocated for heritage-led regeneration. The Council will positively consider the re-use of Fort Blockhouse's heritage assets for approximately 150 residential dwellings and any viable Main Town Centre use or sui generis uses where it is clearly demonstrated that the significance of heritage assets is sustained and enhanced and is consistent with their long-term conservation.
2. The demolition and redevelopment of existing buildings which are not identified as designated heritage assets or undesignated buildings of historic interest in

the Haslar Peninsula Conservation Area Appraisal (March 2007) is acceptable in principle. Proposals should however be of the highest quality urban design and architecture and compatible with the unique heritage of the site and its setting.

3. In line with the Haslar Peninsula Conservation Area Appraisal (March 2007), Buildings 64 (Clyde Block) and 65 (Clyde Block North) could be demolished to form a formally landscaped public open space upon their footprint and hence provide a new long vista across Portsmouth Harbour to significantly better reveal the historic significance of the adjacent listed North Bastion. Appropriate recording will be necessary.
4. Redevelopment proposals should provide integrated and publicly accessible pedestrian routes onto and around the Haslar, Portsmouth Harbour and Solent waterfronts, and high quality landscaped public open spaces within and around the Fort Blockhouse Scheduled Ancient Monument.
5. Fort Blockhouse has significant archaeological assets. Further archaeological investigations should be undertaken to inform development proposals and mitigation strategies set out.
6. Flood risk from all sources of flooding must be fully taken into account at Fort Blockhouse through site-specific FRA(s). New development will be safely managed through the application of appropriate flood risk mitigation measures.

Identified effects

Option 1: Mixed-use sites with heritage-led residential development and supporting leisure, retail and town centre uses

Policy SS4: Blockhouse and Haslar Gunboat Sheds

Policy SS5: Fort Blockhouse

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2		+					M/L
SA3		+					M/L
SA4		+					M/L
SA5	++						M/L
SA6				?			
SA7		+					M/L
SA8		+					M/L
SA9		+					M/L
SA10			n/a				

SA11	++						M/L
SA12		+					M/L
SA13	++						M/L
SA14	++						M/L
SA15		+					M/L
SA16			n/a				
SA17		+					M/L
SA18				?			
SA19		+					M/L
SA20	++						M/L
SA21		+					M/L
SA22		+					M/L
SA23	++						M/L
SA24				?			
SA25					-		S/M/L
SA26					-		S/M/L
SA27					-?		M/L

Preferred options for Policy SS4 and Policy SS5

Preferred option(s)	Option 1: Mixed-use sites with heritage-led residential development and supporting leisure, retail and town centre uses
Appraisal conclusion	<p>The preferred option has been based on the assessment of options in Part 3 which shows that developing a policy which seeks mixed-use sites with heritage-led residential development and supporting leisure, retail and town centre uses would result in the highest number of positive effects (Option 1). In addition, Option 1 can be seen as part of the wider strategy for regeneration within the Harbour Regeneration Area. By developing the Blockhouse, Fort Blockhouse and Haslar Gunboat Sheds for a mix of uses, wider regeneration for employment uses at Gosport Waterfront can also be achieved.</p> <p>While Option 2 and prioritising residential development would also result in positive effects, it is considered that this approach would hinder the wider redevelopment of the Haslar Peninsula and likely negatively impact employment proposals at Gosport Waterfront. Overall Option 1 therefore is considered to provide the best use of land and would result in significant positive effects.</p>
Justification	<p>Option 1 will ensure that should the Blockhouse, Fort Blockhouse and Haslar Gunboat sheds be available for redevelopment then a strategic policy approach is in place to facilitate mixed-use heritage-led redevelopment. This will enable the site to transition from its current use into an accessible and sustainable community which considers the various constraints through good design and the appropriate location of development within the site. Option 1 will also fit well with the wider strategy for the Harbour Regeneration Area and ensure that employment assets around Portsmouth Harbour can be protected and utilised for the marine sector.</p>
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy SS4 and Policy SS5

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA2	The policy relating to Blockhouse, Fort Blockhouse and the Haslar Gunboat Sheds and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SA3	The policy relating to Blockhouse, Fort Blockhouse and the Haslar Gunboat Sheds and/or an alternative policy needs to ensure sites are well connected to public transport links and for cycling and walking.
SA18	Consider whether the policy and/or an alternative policy should make reference to maintain and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.

SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that the policy for Blockhouse, Fort Blockhouse and the Haslar Gunboat Sheds fully incorporates appropriate flood risk requirements. It should ensure relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy for the area and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy for the area and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects

SA8	Consider whether the policy for Blockhouse, Fort Blockhouse and the Haslar Gunboat Sheds and/or an alternative policy enables the site to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for Blockhouse, Fort Blockhouse and the Haslar Gunboat sheds and/or an alternative policy could include measures which seek a net gain in biodiversity.
SA19	Consider whether the policy for Blockhouse, Fort Blockhouse and the Haslar Gunboat Sheds and/or an alternative policy could ensure that proposals for new development protect and enhance the historic environment.

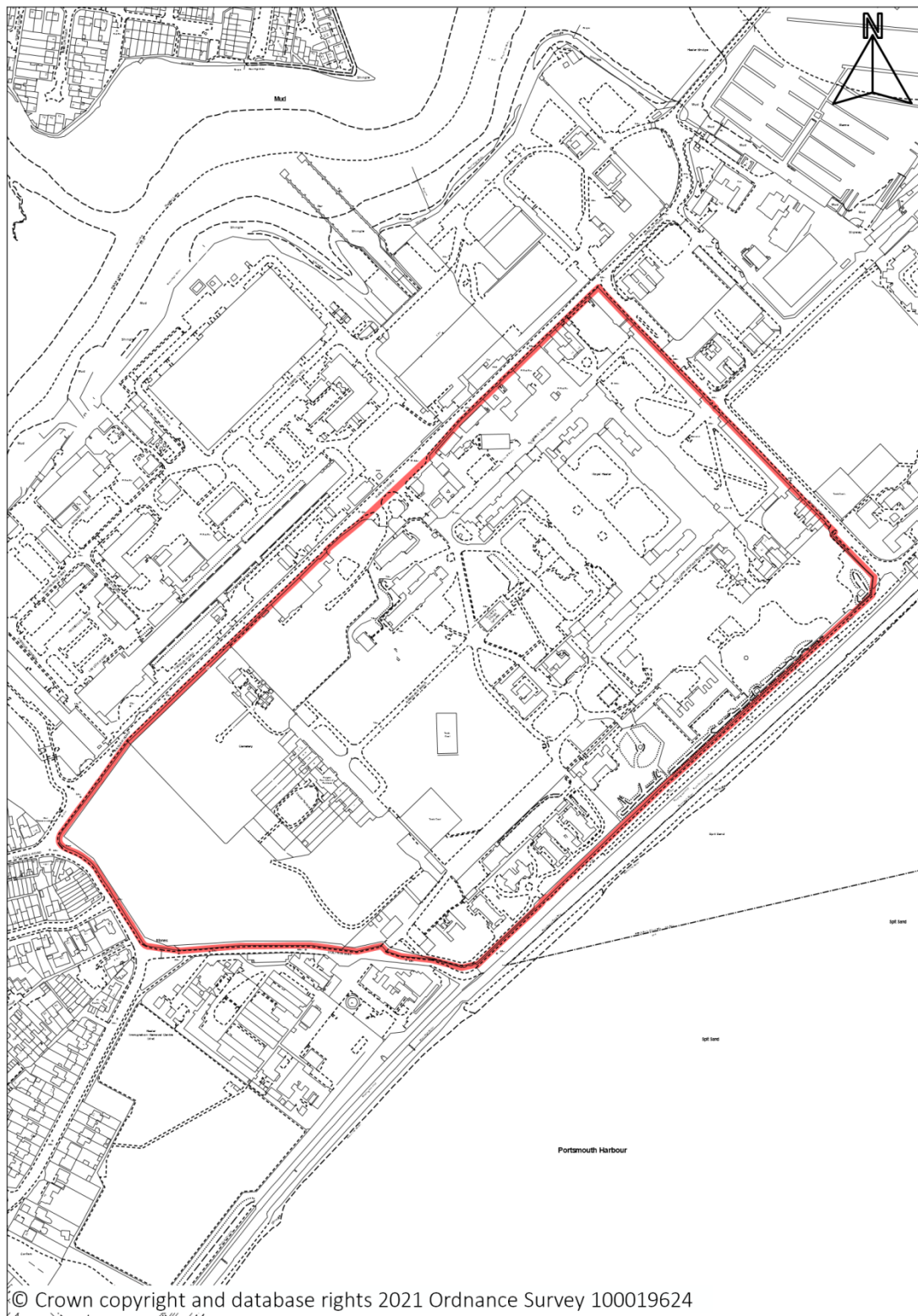
Policy SS6: Royal Haslar Hospital

Overview

The Haslar Peninsula is covered by a number of site specific policies which must be read in conjunction with the overarching policy requirements set out in Policy D2. Policy SS6 relates specifically to Royal Haslar Hospital and allocates the site for mixed-use development comprising of residential dwellings, medial, health and care facilities, other employment uses, appropriate leisure and tourism uses and small-scale retail facilities and services. The Policy also sets out design objectives which development proposals should address. The Policy recognises that the planning permission has been granted for a comprehensive redevelopment of the site but it is considered important to retain a policy framework for the site given the length the development has taken to complete various phases and with various elements subject to proposed change. The area now included within Policy SS4 was previously incorporated into Policy LP6 of the GBLP 2011-2029.

Royal Haslar Hospital has planning permission and the principle of development on the site has been established. This site Proforma has been included for completeness however no sustainability appraisal has been undertaken. The Strategic Development Site Policy reviews certain criteria which are not considered necessary to appraise.

Site plan for Policy SS6: Royal Haslar Hospital



Policy SS6: Royal Haslar Hospital**POLICY SS6: ROYAL HASLAR HOSPITAL**

- 1. Land at Haslar Hospital, as shown on the Policies Map, is allocated for the following mixed-use development:**
 - a) Either:**
 - i. Up to 300 residential dwellings (Class C3 use) and a hotel (Class C1);**
or
 - ii. Up to 360 residential dwellings (Class C3 use).**
 - b) Up to 305 residential care units (Class C2 use);**
 - c) Medical, health and care facilities including residential care will be the prime uses on this site including the re-use of existing facilities and buildings;**
 - d) Other employment uses will be encouraged including the re-use of buildings for small offices and workshops;**
 - e) Appropriate leisure and tourism uses;**
 - f) Small-scale retail facilities and services to serve the site and the local community.**
- 2. Development proposals should address the following design and habitat objectives:**
 - a) The Listed Buildings and the Historic Park and Garden are conserved and where appropriate enhanced;**
 - b) That public access to the Historic Park and Garden and the Solent frontage is secured; and**
 - c) The on-site Haslar Hospital Site of Importance to Nature Conservation (SINC) is appropriately protected and opportunities taken to enhance it.**
- 3. Development proposals should be served by a sufficient level of infrastructure including a connection to the sewerage system at an appropriate point of adequate capacity.**
- 4. Flood risk from all sources of flooding must be fully taken into account for development proposals at Royal Haslar Hospital through site-specific FRA(s). New development will be safely managed through the application of appropriate flood risk mitigation measures.**

Identified effects

**Option 1: Mixed-use development in updated and revised Strategic Policy
Policy SS6: Royal Haslar Hospital**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2		+					S/M/L
SA3		+					S/M/L
SA4		+					M/L
SA5	++						M/L
SA6		+					M/L
SA7		+					M/L
SA8		+					M/L
SA9		+					S/M/L
SA10			n/a				
SA11		+					M/L
SA12		+					M/L
SA13	++o						S/M/L
SA14		+					M/L
SA15		+					M/L
SA16		+					M/L
SA17		+					S/M/L
SA18				?			
SA19		+					M/L
SA20	++						M/L
SA21		+					M/L
SA22		+					M/L
SA23	++						S/M/L
SA24				?			
SA25		+					S/M/L
SA26					-		S/M/L
SA27					-?		S/M/L

Preferred options for Policy SS6: Royal Haslar Hospital

Preferred option(s)	Option 1: Mixed-use development in updated and revised Strategic Policy
Appraisal conclusion	Planning permission has been granted for comprehensive redevelopment of the Royal Haslar Hospital site and is currently being implemented. It is considered important to retain a policy framework for the site and where necessary review certain criteria. The Council has included a policy approach which is in line with that already permitted but also recognises that they may be some limited additional housing over and above that already consented in exchange for some non-residential elements. The proposed approach is considered to result in many positive effects and will provide sufficient flexibility to facilitate the successful re-use of the site.
Justification	The Local Plan policy will enable the continued development of the site in line with the existing planning consent. Any changes to the approved development proposal will need to be reconsidered through the development management process in line with this updated and revised strategic policy.
Recommendation for Local Plan	Include policy in Local Plan.

Mitigating adverse effects and maximising beneficial effects for Policy SS6: Royal Haslar Hospital

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA2	The policy relating Royal Haslar Hospital and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SA3	The policy relating to Royal Haslar Hospital and/or an alternative policy needs to ensure sites are well connected to public transport links and for cycling and walking.
SA18	Consider whether the policy and/or an alternative policy should make reference to maintain and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that the policy for Royal Haslar Hospital fully incorporates appropriate flood risk requirements. It should ensure relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy for the area and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy for the area and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects	
SA18	Consider whether the policy for Royal Haslar Hospital and/or an alternative policy could include measures which seek a net gain in biodiversity.
SA19	Consider whether the policy for Royal Haslar Hospital and/or an alternative policy could ensure that proposals for new development protect and enhance the historic environment.

Policy SS7: Haslar Barracks

Overview

The Haslar Peninsula is covered by a number of site specific policies which must be read in conjunction with the overarching policy requirements set out in Policy D2. Policy SS7 relates specifically to Haslar Barracks and sets out that these areas should be regenerated for a mix of uses and details a number of criteria. This includes the provision of new residential dwellings, publically accessible pedestrian and cycle routes between Fort Road and the Solent Shoreline, the removal of existing security infrastructure and suitable mitigation for Brent Geese.

Site plan for Policy SS7: Haslar Barracks



Policy SS7: Haslar Barracks**POLICY SS7: HASLAR BARRACKS**

- 1. Haslar Barracks is allocated for heritage-led, mixed-use regeneration. The Council will positively consider the re-use of Haslar Barracks heritage assets for residential dwellings and viable commercial use or sui generis uses where it is clearly demonstrated that the significance of heritage assets is sustained and enhanced and is consistent with their long-term conservation. Planning permission will be granted providing this and the following criteria are met:**
 - a) Approximately 225 residential dwellings (either Class C2 and/or C3) in a suitable mix of tenures and sizes;**
 - b) Residential typologies which address, through their design, current and forecasted flood risk from all sources;**
 - c) Provision of safe vehicular and pedestrian access and egress from the site taking flood risk into account**
 - d) Publicly accessible pedestrian and cycle routes between Fort Road and the Solent shoreline;**
 - e) Removal of all security infrastructure associated with the former use of the site to improve local visual amenity; and**
 - f) Proposals will need to accord with the NPPF and Policy DE5 relating to protecting the integrity of internationally important habitat including suitable mitigation to address the protected Brent geese.**
- 2. Ancillary small-scale commercial uses will also be considered appropriate at the Haslar Barracks site.**
- 3. Development proposals could in lieu of on-site open space provision provide a commuted sum towards the improvement of the adjacent Fort Road site into a new public park.**

Identified effects

Policy SS7: Haslar Barracks							
Option 1: Heritage-led mixed-use scheme with open space improvements							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2					-		S/M/L
SA3					-?		M/L
SA4			o?				M/L
SA5		+					M/L
SA6			n/a				
SA7		+					M/L
SA8		+					M/L
SA9	++						M/L
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17		+					M/L
SA18		+					M/L
SA19	++						M/L
SA20		+					M/L
SA21			n/a				
SA22			o				
SA23			o				
SA24				?			
SA25			o				
SA26					-		S/M/L
SA27					-		S/M/L

Preferred options for Policy SS7: Haslar Barracks

Preferred option(s)	Option 1: Heritage-led mixed-use scheme with open space improvements
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that allowing heritage-led mixed use development on the site would have a number of positive effects. Option 1 would ensure the enhancement of the historic buildings on the site and while it would result in the development of open space, this would provide the benefit of a significant number of new homes. In addition, Option 1 would secure improvements to visual amenity by ensuring the removal of all security infrastructure associated with the former use of the site.
Justification	The site would help meet the Borough's housing needs, this could include sheltered or care accommodation for vulnerable or elderly people or service personnel/veteran accommodation, and would secure the re-use of historic assets.
Recommendation for Local Plan	Include policy in Local Plan.

Mitigating adverse effects and maximising beneficial effects for Policy SS7: Haslar Barracks

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA2	The policy relating to Haslar Barracks and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SA18	Consider whether the policy and/or an alternative policy should make reference to maintain and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that the policy for Haslar Barracks fully incorporates appropriate flood risk requirements. It should ensure relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy for Haslar Barracks and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy for Haslar Barracks and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

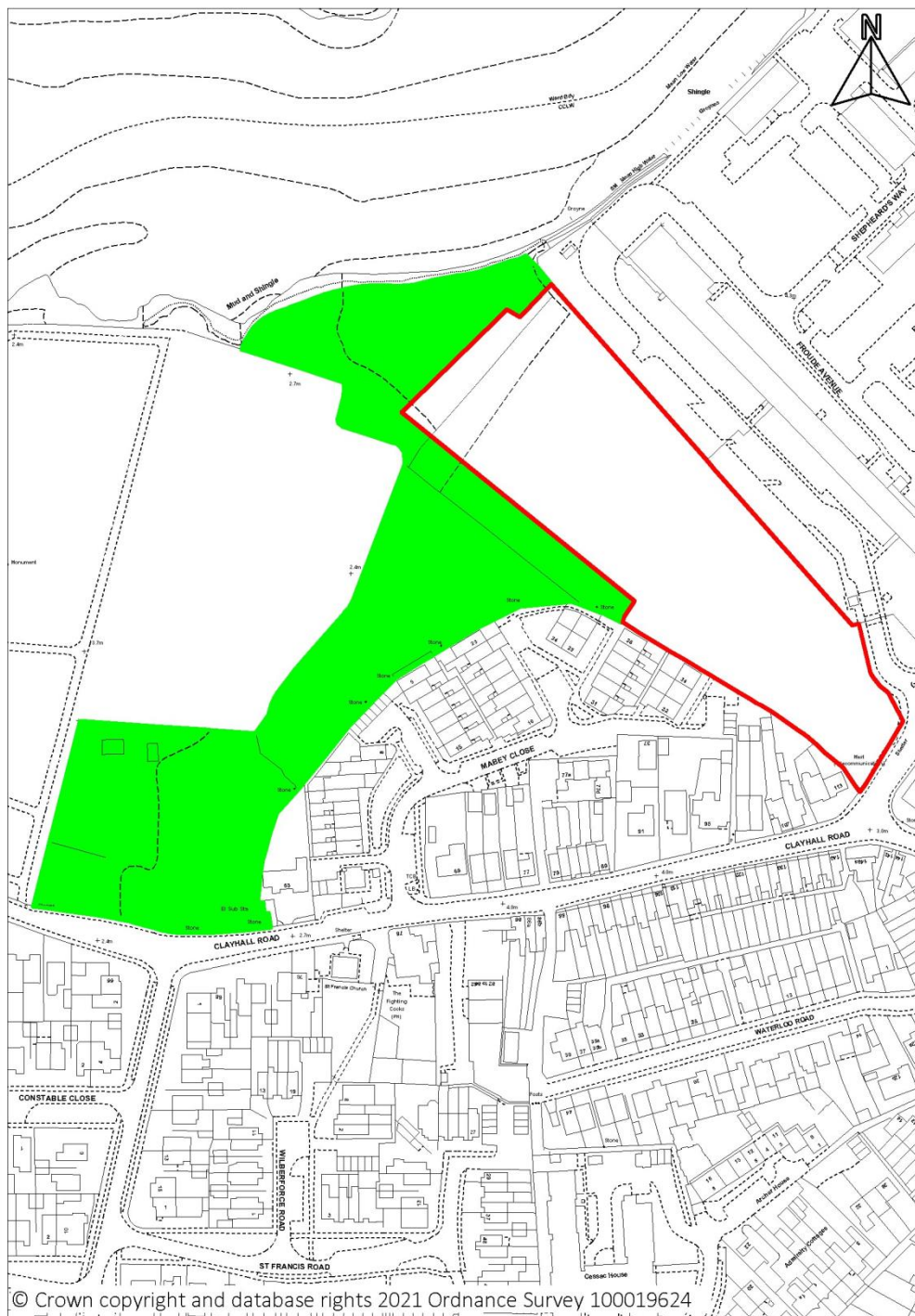
Maximising beneficial effects	
SA19	Consider whether the policy for Haslar Barracks and/or an alternative policy could ensure that proposals for new development protect and enhance the historic environment.

Policy SS8: The Piggeries

Overview

The Haslar Peninsula is covered by a number of site specific policies which must be read in conjunction with the overarching policy requirements set out in Policy D3. Policy SS8 relates to the Piggeries site and allocates it for mixed-use redevelopment to provide affordable residential dwellings and publically accessible open spaces.

Site plan for Policy SS8: The Piggeries



Policy SS8: The Piggeries**POLICY SS8: THE PIGGERIES**

1. Land at the Piggeries is allocated for residential development to provide the following:

- a) Up to 60 residential dwellings (Class C3 use) in a suitable mix of tenures and sizes;**
- b) Residential typologies which address through their design, current and forecasted flood risk from all relevant sources;**
- c) Provision of safe vehicular and pedestrian access and egress from the site taking flood risk into account; and**
- d) Publicly accessible open space providing suitably landscaped access to the Stoke Lake shoreline from Clayhall Road.**

Identified effects**Option 1: Residential with public open space provision****Policy SS8: The Piggeries**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2					-		M/L
SA3					-		M/L
SA4					-		M/L
SA5		+					S/M/L
SA6			n/a				
SA7		+					M/L
SA8		+					M/L
SA9	++						M/L
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17	++						S/M/L
SA18		+					S/M/L
SA19			o?				
SA20			?				
SA21			n/a				
SA22			o				
SA23					-		-
SA24			?				
SA25		+					M/L
SA26					-		M/L
SA27					-		M/L

Preferred options for Policy SS8: The Piggeries

Preferred option(s)	Option 1: Residential with public open space provision
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that allowing residential development on the site whilst providing and enhancing publically accessible open space and access to Stoke Lake would have a number of positive effects. While Option 2 and retaining the site for open space would also have a number of positive effects, there is no guarantee the site would be made available for public access and this would provide no contribution toward meeting the Borough's housing needs. Option 1 would therefore provide a compromise and ensure housing can be provided whilst securing significant other benefits on the site.
Justification	The site would help meet the Borough's housing needs and secure public open space and access to the Stoke Lake Shoreline.
Recommendation for Local Plan	Include policy in Local Plan.

Mitigating adverse effects and maximising beneficial effects for Policy SS8: The Piggeries

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	The Local Plan biodiversity and species protection policies will help to ensure that the future use of the site would not impact upon internationally and nationally important nature conservation assets which include the SSSI, Ramsar and SPA designations that cover the adjacent Stoke Lake and protected habitats and species that may exist within the site.

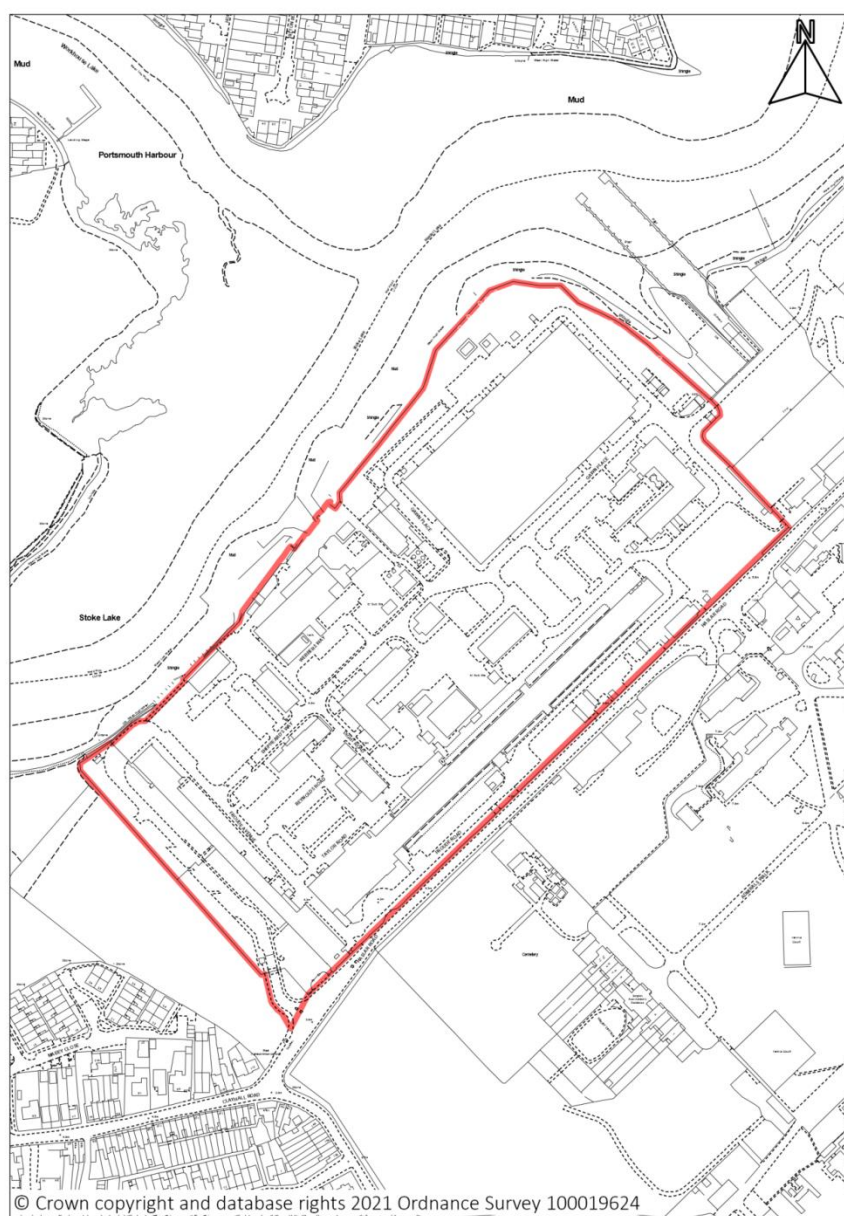
Maximising beneficial effects	
None identified	

Policy SS9: Haslar Marine Technology Park

Overview

The Haslar Peninsula is covered by a number of site specific policies which must be read in conjunction with the overarching policy requirements set out in Policy D2. Policy SS9 concerns the existing Haslar Marine Technology Park and provides permission for employment uses with high-tech employment uses given priority. The policy was previously covered by Policy LP6 of the GBLP 2011-2029. Haslar Marine Technology Park is not expected to be comprehensively redeveloped over the plan period and has therefore not been subject to sustainability appraisal. This site Proforma has been included for completeness however no SA has been undertaken. The Council acknowledges that the site could offer scope for intensification of the existing uses and has therefore included this Strategic Development Site policy to facilitate this.

Site plan for Policy SS9: Haslar Marine Technology Park



Policy SS9: Haslar Marine Technology Park**POLICY SS9: HASLAR MARINE TECHNOLOGY PARK**

- 1. Planning permission within the Haslar Marine Technology Park (as defined on the Policies Map) will be granted for employment uses (Class E9(g) and B uses) with high-tech employment uses given priority.**

Identified effects

N/A

Preferred options for Policy SS9: Haslar Marine Technology Park

Preferred option(s)	Option 1: Retain employment
Appraisal conclusion	Haslar Marine Technology Park is not expected to be comprehensively redeveloped over the plan period and has therefore not been subject to sustainability appraisal. The Council considers that the site could offer scope for intensification of the existing uses and has therefore included a Strategic Development Site policy to facilitate this.
Justification	The land owner/occupier has no intention to leave the site or redevelop it and is continuing to use the site for existing uses. The Council supports the protection and intensification of the site and has therefore included a Local Plan policy to facilitate this.
Recommendation for Local Plan	Include policy in Local Plan.

Mitigating adverse effects and maximising beneficial effects for Policy SS9: Haslar Marine Technology Park

N/A

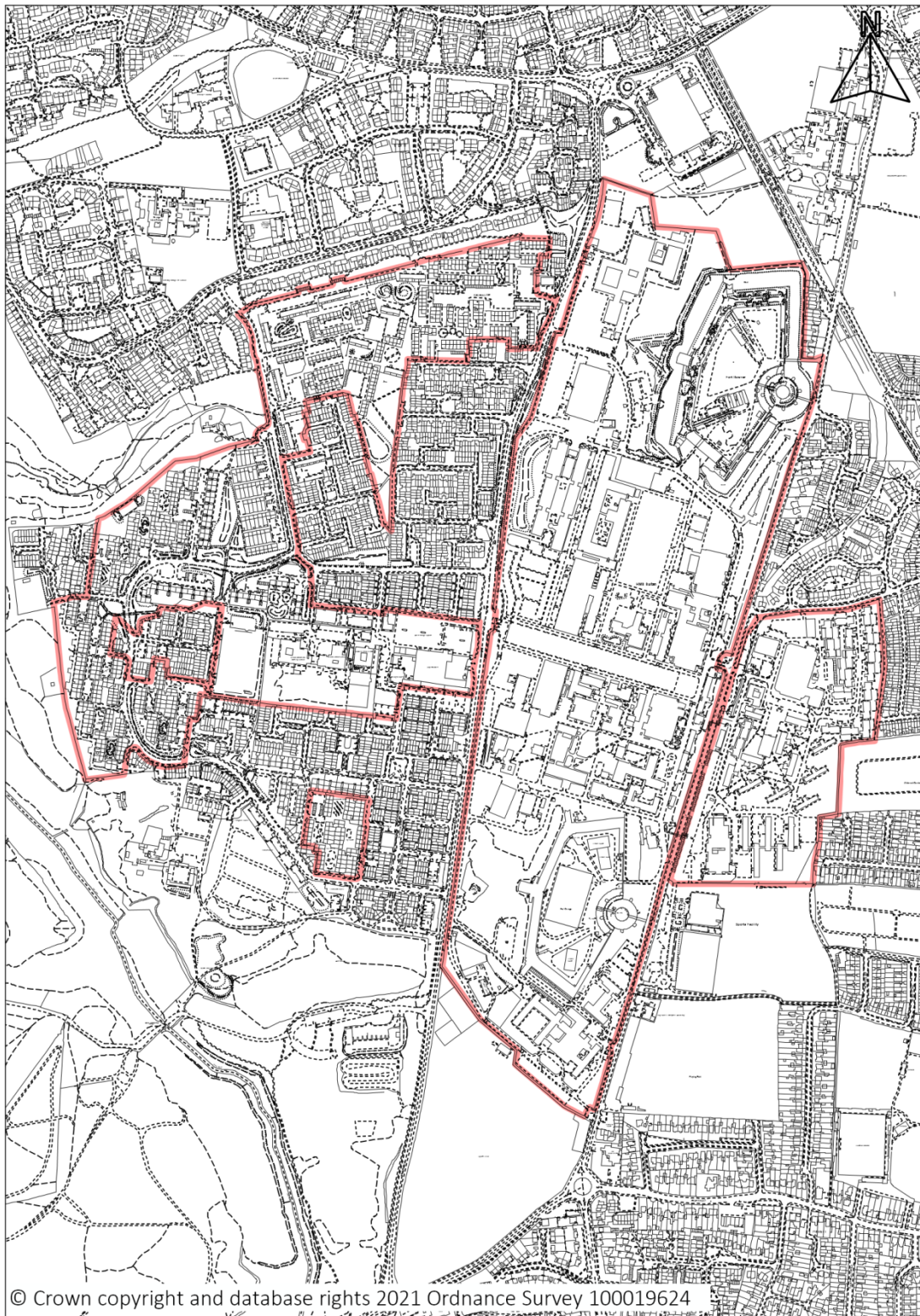
Policy SS10: Rowner and HMS Sultan

Overview

Policy SS10 allocates land at Rowner for regeneration throughout the plan period to create a range of high quality replacement new homes, open spaces, pedestrian and cycle routes and accessible community facilities. The Policy states that redevelopment should be in accordance with a Strategic Masterplan co-designed with the residents of Rowner and subject to comprehensive local consultation. The Policy sets out criteria which should be addressed. The area at Rowner now included with Policy SS10 was previously incorporated into Policy LP7 of the GBLP 2011-2029.

In addition Policy SS10 sets out the Council's approach to the release of HMS Sultan by the Ministry of Defence and the proposals which will be considered for the site. These include the intensification of employment uses and appropriate proposals to re-use Fort Grange. The policy also includes provision for a Supplementary Planning Document should the site be wholly or partially released.

Site plan for Policy SS10: Rowner and HMS Sultan



Policy SS10: Rowner and HMS Sultan**POLICY SS10: ROWNER AND HMS SULTAN**

- 1. Land at Rowner, as shown on the Policies Map, will continue to be regenerated throughout the plan period to create a range of high quality replacement new homes, open spaces, pedestrian and cycle routes and accessible community facilities. The further redevelopment of Rowner should be in accordance with a Strategic Masterplan to be agreed between the Local Planning Authority, site promoters and the local community. The Strategic Masterplan should be co-designed with the residents of Rowner and subject to comprehensive local consultation.**
- 2. A Strategic Masterplan for Rowner should positively address the following:**
 - a) Significant enhancement of the quality of the local environment through high quality urban design and landscaping;**
 - b) Provision of sustainable housing with a suitable mix of sizes, typologies and tenures;**
 - c) Mitigation of any impacts on the Strategic Road Network or other parts of the highway network;**
 - d) Creation of legible pedestrian and cycle linkages to and from neighbouring places including the Alver Valley;**
 - e) Improvements to public transport and other suitable measures to reduce car use;**
 - f) Appropriate mitigation to address flood risk;**
 - g) Enhancement of biodiversity through new green infrastructure and improvements to the built environment; and**
 - h) Development to be served by necessary infrastructure improvements.**
- 3. Land at HMS Sultan, as shown on the Policies Map, is scheduled to be released by the Ministry of Defence for redevelopment in 2029 at the earliest. The following proposals will be considered at the site:**
 - a) Proposals to encourage the intensification of employment uses will be permitted provided it accords with other Local Plan policies;**
 - b) Proposals to re-use Fort Rowner for residential and commercial uses will be permitted provided:**
 - i. Heritage assets are protected and enhanced;**
 - ii. Safe access and egress can be demonstrated; and**
 - iii. Sufficient vehicular parking to meet the Council's Adopted Parking Standards.**
 - c) If HMS Sultan is released, either wholly or partially, priority will be sought for employment and complementary commercial or community uses (as shown on the Policies Map as an Employment Priority Site) which help to deliver the Local Plan's objectives in accordance with a planned and coordinated programme of land release to be set out in a Supplementary Planning Document.**

Identified effects

Policy SS10: Rowner and HMS Sultan							
Option 1: Proactive approach – support continued regeneration of Land at Rowner through a Strategic Masterplan approach and enable intensification of employment uses at HMS Sultan							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3		+					M/L
SA4		+					M/L
SA5	++						M/L
SA6		+					M/L
SA7	++						M/L
SA8	++						M/L
SA9	++						M/L
SA10		+					M/L
SA11	++						M/L
SA12	++						M/L
SA13		+					M/L
SA14		+					M/L
SA15		+					M/L
SA16		+					M/L
SA17	++						M/L
SA18				?			
SA19		+					M/L
SA20	++						M/L
SA21	++						M/L
SA22		+					M/L
SA23	++						M/L
SA24				?			
SA25		+					M/L
SA26				?			
SA27					-?		M/L

Preferred options for Policy SS10: Rowner and HMS Sultan

Preferred option(s)	Option 1: Proactive approach – support continued regeneration of Land at Rowner through a Strategic Masterplan approach and enable intensification of employment uses at HMS Sultan
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that taking a proactive approach to continuing to support regeneration of the residual land at Rowner and the intensification of employment uses at HMS Sultan should it be release will result in the highest number of positive effects. While their regeneration is likely to be a long term project, there are significant opportunities to take an integrated approach to create new healthier communities on both sites. This will help to improve both the Borough's economy and the quality of resident's lives. Overall, it is considered that Option 1 will provide the most social, economic and environmental benefits.
Justification	<p>Rowner has a history of economic, social and environmental problems. Whilst there have been significant improvements with regeneration and new community facilities, retail units and new dwellings, the area still has outstanding areas which would benefit from redevelopment. Option 1 would significantly improve the built environment at Rowner, thereby improving people's health and wellbeing and quality of life.</p> <p>In addition Option 1 sets out the Borough Council's position which seeks to strongly support HMS Sultan's continued operation. The site is one of the largest employers in the Borough and Option 1 will prioritise the intensification of employment uses on the site to assist the diversification and renewal of the local economy. This is considered to have major positive effects for the local economy, resident's employment prospects, and overall prosperity and social outcomes.</p>
Recommendation for Local Plan	Include policy in Local Plan.

Mitigating adverse effects and maximising beneficial effects for Policy SS10: Rowner and HMS Sultan

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA2	The policy relating to Rowner and HMS Sultan and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SA3	The policy relating to Rowner and HMS Sultan and/or an alternative policy needs to ensure sites are well connected to public transport links and for cycling and walking.
SA18	Consider whether the policy and/or an alternative policy should make reference to maintain and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.

SA25	It is important that development at Rowner and HMS Sultan satisfactorily addresses any flood risk. It should ensure relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy for Rowner and HMS Sultan and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy for Rowner and HMS Sultan and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects

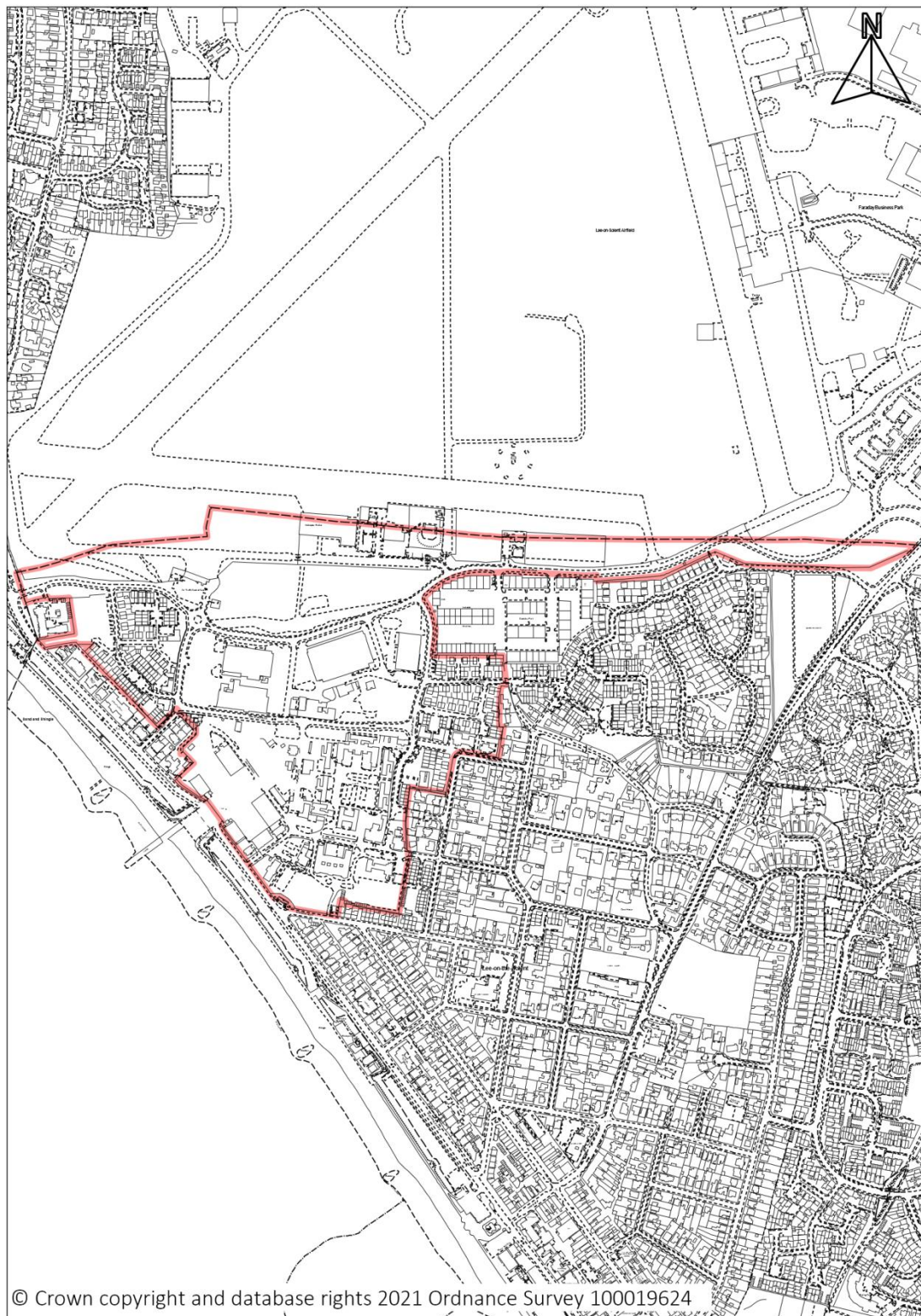
SA9	Consider whether the policy for Rowner and HMS Sultan and/or an alternative policy enables site to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA10	Consider whether relevant policies should include provisions to require developers to produce training and employment plans which can help to deliver jobs and enhanced skills and training.
SA11	Consider whether the policy for Rowner and HMS Sultan and/or an alternative policy should also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
SA18	Consider whether the policy for Rowner and HMS Sultan and/or an alternative policy could include measures which seek a net gain in biodiversity.
SA19	Consider whether the policy for Rowner and HMS Sultan and/or an alternative policy could ensure that proposals for new development protect and enhance the historic environment.

Policy SS11: Daedalus

Overview

The Daedalus Regeneration area is the main focus for urban renewal, employment growth and housing in Lee-on-the-Solent. Policy SS11 sets out how this will be achieved through the protection and enhancement of heritage assets and waterfront townscape. The Policy identifies three sites within the Regeneration Area and sets out appropriate uses for them. It also specifies overarching policy criteria which should be addressed by development proposals. The area now included within Policy SS11 was previously incorporated into Policy LP5 of the GBLP 2011-2029.

Site plan for Policy SS11: Daedalus Regeneration Area



Policy SS11: Daedalus Regeneration Area**POLICY SS11: DAEDALUS**

- 1. The Daedalus Regeneration Area (DRA) is the main focus for urban renewal, employment growth and housing in Lee-on-the-Solent during the plan period to 2038. All regeneration proposals should protect and enhance Daedalus heritage assets and waterfront townscape. The following development is allocated at the DRA within the three sites identified below:**
 - a) A heritage-led mixed-use scheme at Seaplane Square including a renewed Hovercraft Museum with new commercial and community uses (Site A);**
 - b) A heritage-led mixed-use scheme comprising commercial, community uses and approximately 300 Class C3 and/or C2 residential dwellings (Site B);**
 - c) Employment and/or residential-led mixed-use at the triangular shaped site bounded by Hermes Road, Unicorn Road and Implacable Road (Site C); and**
 - d) Approximately 35,000 sq.m. (gross) employment floorspace (Site D).**
- 2. All development proposals within the DRA should address the following overarching policy criteria:**
 - a) Heritage assets and their settings are conserved and enhanced through appropriate and viable uses, and all possible opportunities to interpret their historic significance are taken;**
 - b) Appropriate design responses to the scale, layout and character of heritage assets with the aim of enhancing or better revealing their significance;**
 - c) Use of an appropriate materials palette which reflects and enhances the local context;**
 - d) The provision of multifunctional and connected public open spaces which form strategically important links to the surrounding areas, provide accessible routes for people and wildlife, suitable open spaces for recreation for all, and provide part of a wider flood risk and surface water drainage mitigation strategy;**
 - e) Delivery of safe pedestrian and cycle links in all development sites and where feasible integration with local, regional and nationally important routes;**
 - f) Consideration of capacity of the road network and potential need for mitigation measures to improve road capacity;**
 - g) Provision of new public transport infrastructure and routes to assist modal shift away from private vehicles; and**
 - h) Measures to avoid and mitigate any adverse impacts on internationally important habitats. Proposals should preserve and where possible enhance biodiversity.**
- 3. Planning permission will not be given for incremental development that would unacceptably hamper or reduce the development options for any of the sites.**
- 4. Proposals should be accompanied with the necessary infrastructure, where appropriate, to serve the development and ensure it is acceptable in planning terms.**

Identified effects

Option 1: Mixed-use site with heritage-led residential, employment and leisure uses
Policy SS11: Daedalus Regeneration Area

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2		+					M/L
SA3	++						S/M/L
SA4		+					S/M/L
SA5	++						S/M/L
SA6				?			
SA7	++?						M/L
SA8		+					M/L
SA9		+					M/L
SA10		+					M/L
SA11	++						M/L
SA12	++?						M/L
SA13		+					M/L
SA14	++						M/L
SA15		+					S/M/L
SA16			n/a				
SA17		+					M/L
SA18				?			
SA19	++						M/L
SA20		+					M/L
SA21		+					M/L
SA22		+					M/L
SA23	++						M/L
SA24				?			
SA25		+					M/L
SA26					-		M/L
SA27					-?		M/L

Preferred options for Policy SS11: Daedalus Regeneration Area

Preferred option(s)	Option 1: Mixed-use site with heritage-led residential, employment and leisure uses
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing Option 1 would likely result in the most positive effects. By redeveloping the Daedalus site as a mixed-use site and providing both heritage-led residential development along with significant employment uses and complementary leisure uses, Option 1 can ensure development at Daedalus remains viable. While the other Options will also result in positive effects in many areas, it is considered that a mix of uses is necessary in order for redevelopment of the site to be viable and to ensure the site becomes a sustainable and mixed community to live and work in.
Justification	<p>Option 1 will facilitate re-development at Daedalus and provide a mix of uses to help meet identified development needs. The proposed approach will ensure the protection and enhancement of heritage assets, the delivery of a significant amount of employment land, and a significant number of new homes.</p> <p>The site has a number of important employment assets which will be retained in Option 1. These assets relate well to the strengths of Gosport's economy and consequently the site provides a good location to enhance certain sectors, provide employment and reduce issues of out-commuting and traffic congestion. As stated above, in order to ensure the redevelopment of the site is viable and to ensure effective place making, the Council's preferred approach will also provide up to 300 homes. The pursuit of mixed-use development on the site will result in a number of social benefits and ensure the re-development of Daedalus provides wider public benefits.</p>
Recommendation for Local Plan	Include policy in Local Plan.

Mitigating adverse effects and maximising beneficial effects for Policy SS11: Daedalus Regeneration Area

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA2	The policy relating to Daedalus and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SA3	The policy relating to Daedalus and/or an alternative policy needs to ensure sites are well connected to public transport links and for cycling and walking.
SA15	The policy relating to Daedalus and/or an alternative policy will need to ensure any retail uses at Daedalus do not have an adverse impact on Lee-on-the-Solent District Centre.
SA18	Consider whether the policy and/or an alternative policy should make reference to maintain and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to

	protected species.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that the policy for Daedalus fully incorporates appropriate flood risk requirements. It should ensure relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy for Daedalus and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy for Daedalus and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects

SA8	Consider whether the policy for Daedalus and/or an alternative policy enables the site to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA10	Consider whether relevant policies should include provisions to require developers to produce training and employment plans which can help to deliver jobs and enhanced skills and training.
SA15	Consider whether the policy for Daedalus and/or an alternative policy could help towards improving linkages between Daedalus and Lee-on-the-Solent District Centre to help maintain and improve the vitality and viability of the centre.
SA18	Consider whether the policy for Daedalus and/or an alternative policy could include measures which seek a net gain in biodiversity.
SA19	Consider whether the policy for Daedalus and/or an alternative policy could ensure that proposals for new development protect and enhance the historic environment.

SA of the other Allocation Sites (Policy A1 – A6)

- 6.6 This section summarises the SA findings for the twenty six allocation sites which are allocated by the Local Plan's six allocation Policies A1 to A6. These are:

Policy A1: Enabling Allocations
Fort Gilkicker, Stokes Bay
QinetiQ, Fort Road
Policy A2: Housing
Land at Heritage Way and Frater Lane, Elson
Land at Gasworks Site, Mariners Way
Land at Addenbrooke House, Willis Road
Anglesey Lodge, Alverstoke
Land at Stoners Close, Bridgemary
Land at Lapthorn Close, Bridgemary
Land at Prideaux-Brune Avenue, Bridgemary
Land at Rowner Road Service Station, Bridgemary
Land at Forton Road, Forton
Land at Wheeler Close, Forton
Land at Whitworth Close, Leesland
Land between Woodside and Wych Lane, Bridgemary
Land at Bridgemary Road, Bridgemary
Land at Montgomery Road, Bridgemary
Land at Grove Road, Hardway
Policy A3: Employment
Land at Aerodrome Road
Land adjacent the Huhtamaki site off Rowner Road
Policy A4: Leisure, Community Uses and Open Spaces
Gosport Leisure Park
Stokesmead
Land south of Huhtamaki Grange Road Site
Browndown Camp
Policy A5: Allotments
Manor Way, Lee-on-the-Solent
Policy A6: Safeguarded Land for Transport Improvements
Land at Huhtamaki
Land between Rowner Road and Lees Lane

SA of the other Allocation Sites: Policy A1

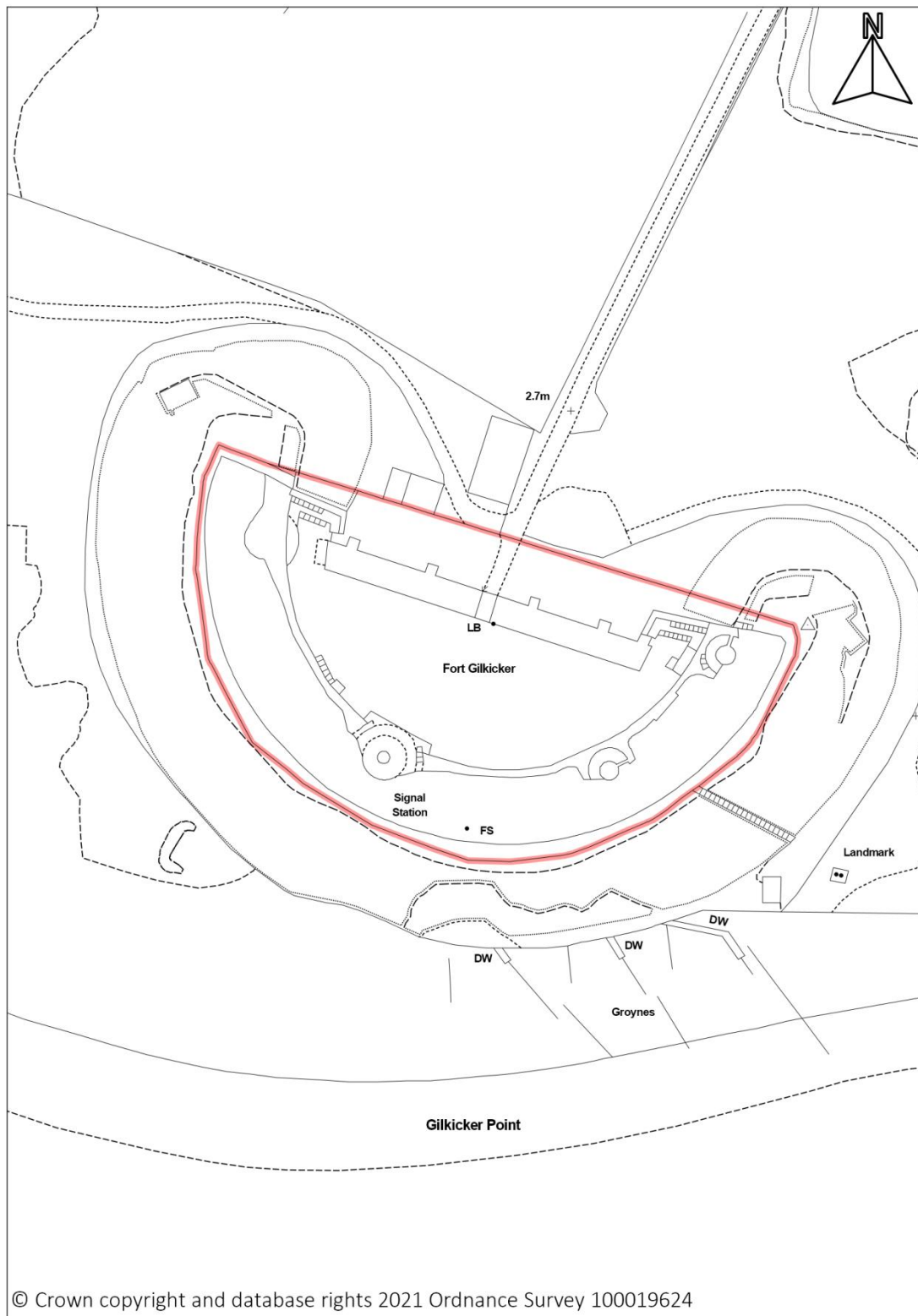
Fort Gilkicker, Stokes Bay

Overview

The NPPF paragraph 80 sets out that planning policies and decisions should avoid the development of isolated homes in the countryside unless, inter alia, the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets. In this case the Council considers this paragraph applies because it is outside the long established Urban Area Boundary. NPPF paragraph 208 sets out that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Fort Gilkicker is a historic Palmerston fort built at the eastern end of Stokes Bay, Gosport. The fort was erected between 1863 and 1871 and is a Grade II* listed Schedule Ancient Monument. The site currently lies unused but has planning permission for conversion to 26 residential units. While the implementation of planning permission has currently stalled, the Council still considers the site suitable for residential conversion and has tested this option through the SA.

Site plan for Fort Gilkicker



Identified effects

Option 1: Redevelop Fort for residential or suitable mixed use development
Fort Gilkicker

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2				?			
SA3			o				
SA4			n/a				
SA5			o				
SA6			o				
SA7			o				
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17		+					
SA18				?			
SA19	++						
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Fort Gilkicker

Preferred option(s)	Option 1: Redevelop Fort for residential or suitable mixed use development
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing Option 1 and allowing the redevelopment of Fort Gilkicker for residential or suitable mixed use development would have the highest number of positive effects. Option 2 and doing nothing would have no positive effects and potentially result in a number of negative effects, particularly in relation to the future of the Fort itself.
Justification	The SA appraisal shows that allowing the redevelopment of Fort Gilkicker for residential uses, or suitable mixed use development, as previously consented by the Borough Council will be likely to have a number of positive effects. It is considered that such development is necessary to ensure the restoration of Fort Gilkicker itself. Nonetheless the redevelopment of the Fort will likely be costly and there is significant uncertainty regarding when and if such development will occur. Nonetheless, Option 1 is considered most likely to secure the long term conservation of the heritage asset. Option 2 and doing nothing is considered to result in a number of negative effects and is therefore not considered an appropriate option to pursue.
Recommendation for Local Plan	Allocate site for enabling development in the Local Plan.

Mitigating adverse effects and maximising beneficial effects for Fort Gilkicker

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new

	development proposals are appropriately addressed.
--	--

Maximising beneficial effects

SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

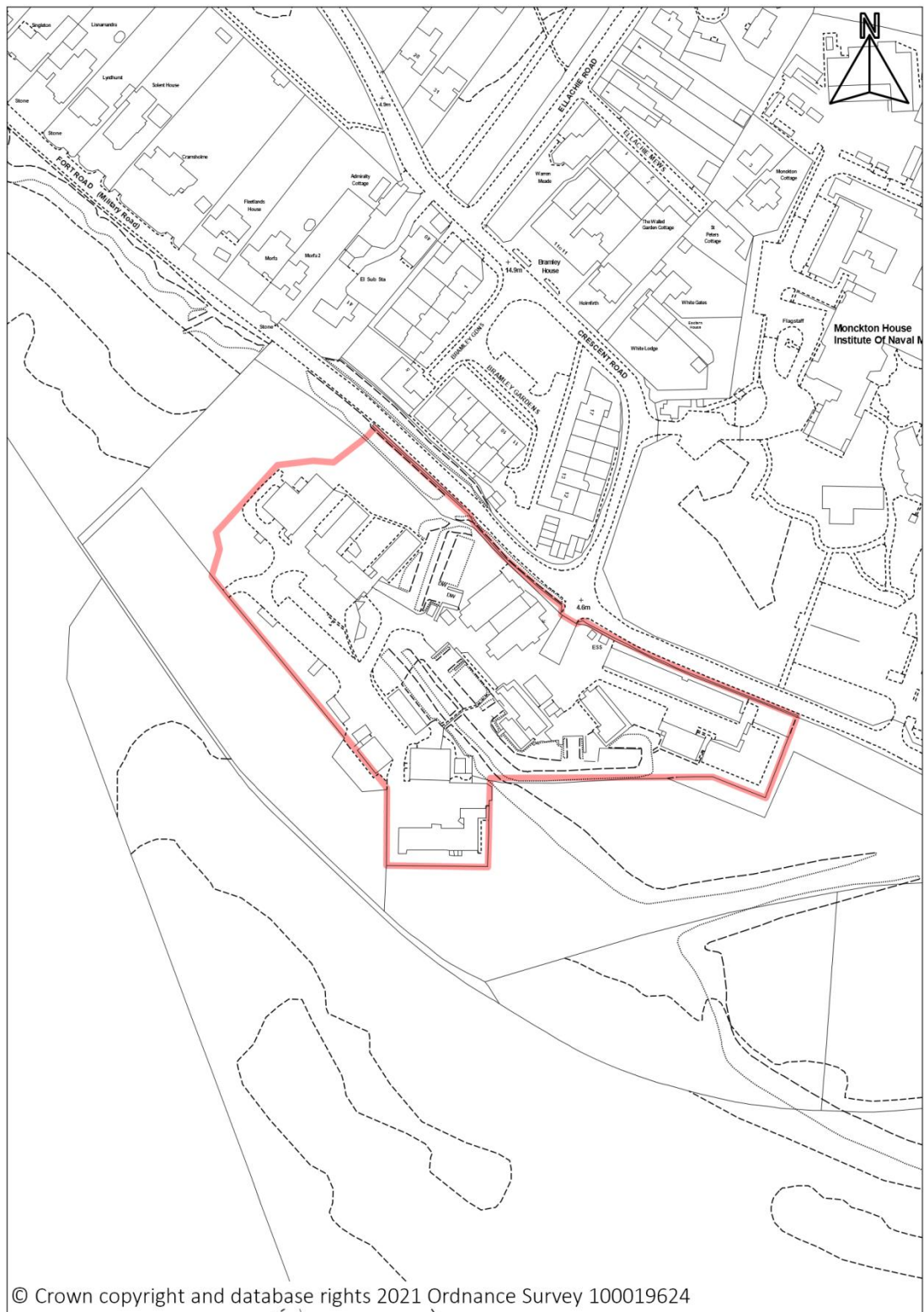
Qinetiq, Fort Road

Overview

The NPPF paragraph 80 sets out that planning policies and decisions should avoid the development of isolated homes in the countryside unless, inter alia, the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets. In this case the Council considers this paragraph applies because it is outside the long established Urban Area Boundary. NPPF paragraph 208 sets out that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

The former QinetiQ site at Fort Road includes a Scheduled Ancient Monument and is located outside the Gosport urban area boundary but has capacity to provide either residential dwellings or commercial uses to assist the sites future conservation. The Council therefore considers the central portion of the site suitable for enabling development. This should include a sensitive residential development which respects its prominent location overlooking Stokes Bay. The outer portion of the Qinetiq Fort Road site is open space and will remain as such and is included within the Gosport Strategic Open Space (Policy D6). The Council has tested the approach outlined above through the SA along with the alternative option of 'doing nothing'.

Site plan for Qinetiq Fort Road



Identified effects

Option 1: Allow limited residential redevelopment or suitable mixed-use development Qinetiq Fort Road							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2				?			
SA3			o				
SA4			n/a				
SA5		+					
SA6			o				
SA7			o				
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17		+					
SA18				?			
SA19	++						
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Qinetiq Fort Road

Preferred option(s)	Option 1: Allow limited residential redevelopment or suitable mixed-use development
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing Option 1 and allowing limited residential development or suitable mixed-use development on the site would likely result in a number of positive effects. Option 2 and doing nothing would have no positive effects and could result in a number of potentially negative effects.
Justification	The SA appraisal shows that allowing limited residential development or suitable mixed-use development at the Fort Road QinetiQ site is likely to have the highest number of positive effects. It is considered that such development on the site would enable the enhancement of the existing Scheduled Ancient Monument. Overall Option 1 would help to secure the long term conservation of the heritage assets. It is considered appropriate to include Option 1 within the Local Plan, while Option 2 and doing nothing would not necessarily prevent development on the site, it is considered that a proactive enabling policy would likely result in better outcomes for the wider public from the development of the site.
Recommendation for Local Plan	Allocate site for enabling development in the Local Plan.

Mitigating adverse effects and maximising beneficial effects for Qinetiq Fort Road

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

SA of the other Allocation Sites: Policy A2

Land at Heritage Way and Frater Lane, Elson

Overview

The site is open space situated to the south of Heritage Way and accessed from Frater Lane. The site has been identified by the Borough Council as having suitability for residential development as part of its Council house building programme. Consequently, the Council has considered the option of developing the site for residential use and the option of leaving the site as open space.

Site plan for Land at Heritage Way and Frater Lane, Elson



Identified effects

**Option 1: Residential and improvements to open space in the vicinity
Land at Heritage Way and Frater Lane, Elson**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6			n/a				
SA7		+					
SA8			o				
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17			o				
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Heritage Way and Frater Lane, Elson

Preferred option(s)	Option 1: Residential and improvements to open space in the vicinity
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 and retaining the site as open space would have some positive effects however overall the need for housing is considered to outweigh the loss of this open space given that improvements can also be secured to existing open space provision in the vicinity of the site.
Justification	<p>The SA appraisal shows that developing the site for residential will be likely to have a number of positive effects. The site will provide a contribution to meeting the Borough's housing requirements and can also be achieved in a way which while resulting in the loss of some open space can secure improvements to existing open space provision in the local area.</p> <p>Option 2 would result in some positive effects as the site would be retained for open space however the overall benefits to the community of providing new housing are considered to outweigh the benefits of protecting this specific piece of open space. A contribution towards improving open space will also assist in mitigating the loss of this site.</p>
Recommendation for Local Plan	Allocate site for housing in the Local Plan.

Mitigating adverse effects and maximising beneficial effects for Land at Heritage Way and Frater Lane, Elson

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

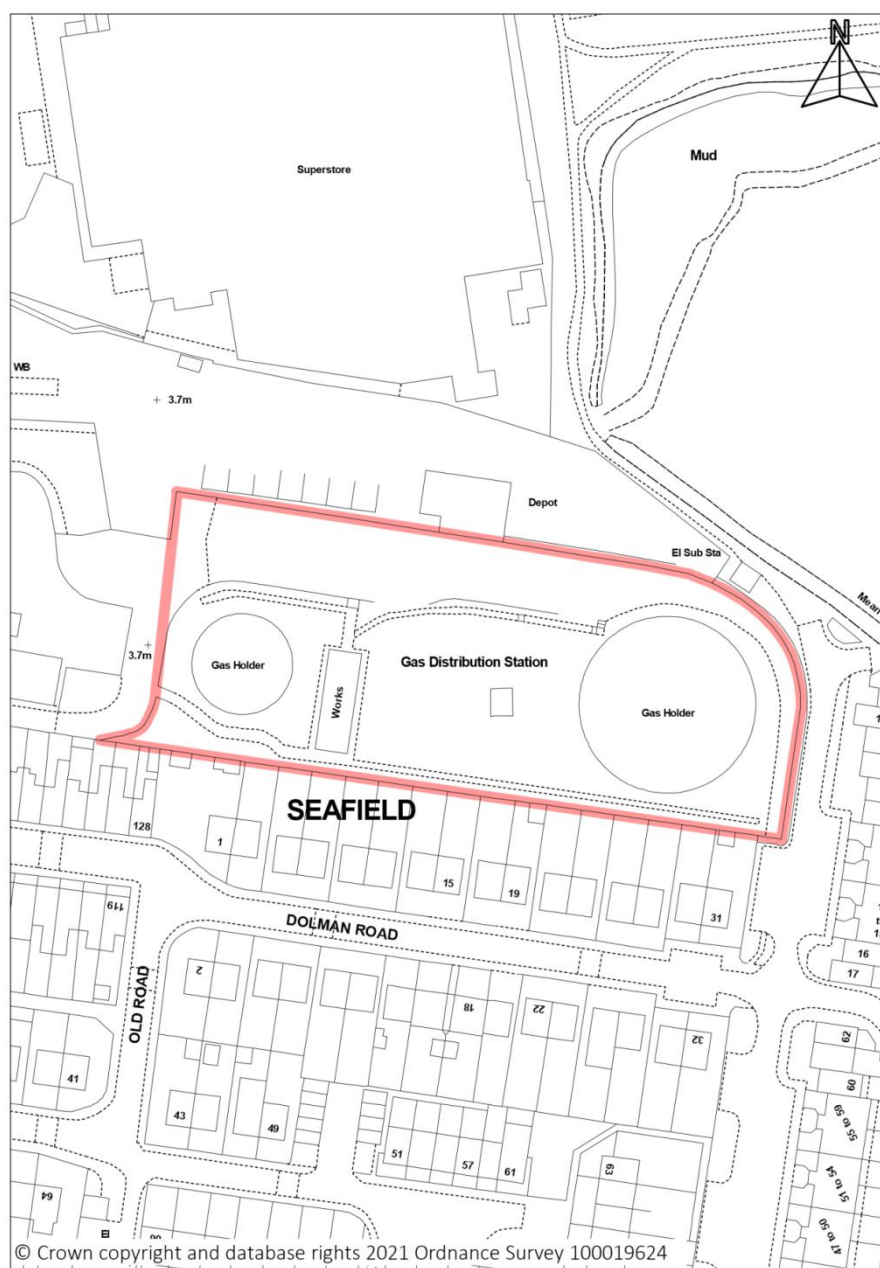
Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land at Gasworks Site, Mariners Way

Overview

The site is a former gas storage facility operated by Southern Gas Networks and promoted for residential redevelopment in the Call for Sites. Consequently, the Council has considered the option of developing the site for residential use and the option of doing nothing and leaving the site as it currently is within an existing employment area. Within this option testing it should be recognised that although the site sits within an employment area, it is unused and will require significant decontamination and clearance works in order to be reused for any use. This may therefore result in viability constraints.

Site plan for Land at Gasworks Site, Mariners Way



Identified effects

Option 1: Residential Land at Gasworks Site, Mariners Way							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8			o				
SA9		+					
SA10			n/a				
SA11			o				
SA12			o				
SA13			o				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17		+					
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Gasworks Site, Mariners Way

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 and retaining the site for employment uses would have no positive effects whilst resulting in a number of potentially negative and uncertain effects.
Justification	The SA appraisal shows that developing the site for residential will be likely to have a number of positive effects. Furthermore, the site is disused brownfield land that would benefit from regeneration. The removal of the gas storage infrastructure, decontamination and remediation of the site will likely be costly and therefore consideration needs to be given to the viability of the site. Redeveloping the site with new housing would be more in keeping with the existing residential area to the south and improve the overall built environment in this area of the Borough. The site will also contribute to meeting the Borough's housing requirements while only sacrificing a small area of poor quality employment land. Compared to option 1, option 2 could see the site further neglected as the viability of redeveloping the site for employment uses it considered to be less attractive to any developer.
Recommendation for Local Plan	Allocate site for housing in the Local Plan.

Mitigating adverse effects and maximising beneficial effects for Land at Gasworks Site, Mariners Way

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

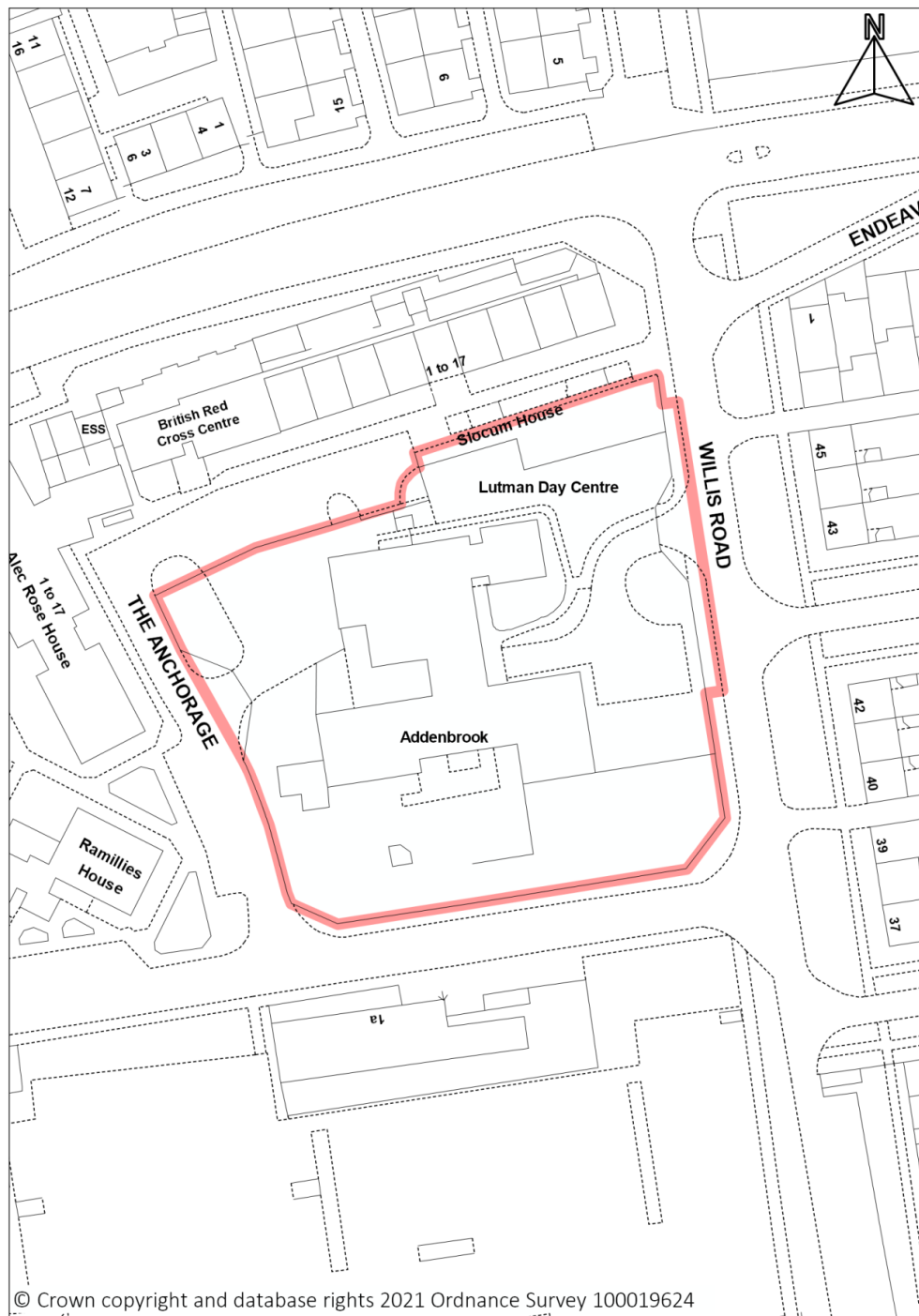
Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land at Addenbrooke House, Willis Road

Overview

The site is a former community care facility operated by Hampshire County Council who has planning permission for the redevelopment of the site to provide a new care home facility. The Council has therefore considered it appropriate to allocate the site for this use.

Site plan for Land at Addenbrooke House, Willis Road



Identified effects

Option 1: Residential

Land at Addenbrooke House, Willis Road

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8			o				
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17		+					
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Addenbrooke House, Willis Road

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 and doing nothing on the site would have no positive effects whilst resulting in a number of potentially negative and uncertain effects.
Justification	The SA appraisal shows that developing the site for residential will be likely to have a number of positive effects. Furthermore, the site would be redeveloped to provide assisted living accommodation for older people; this will help in meeting the identified need within the Borough. Compared to option 1, option 2 could see the site unused. Given the site was previously used by the County Council for older persons care, it is considered an appropriate location to build a replacement facility.

Recommendation for Local Plan	Allocate site for housing in the Local Plan.
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Mitigating adverse effects and maximising beneficial effects for Land at Addenbrooke House, Willis Road

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

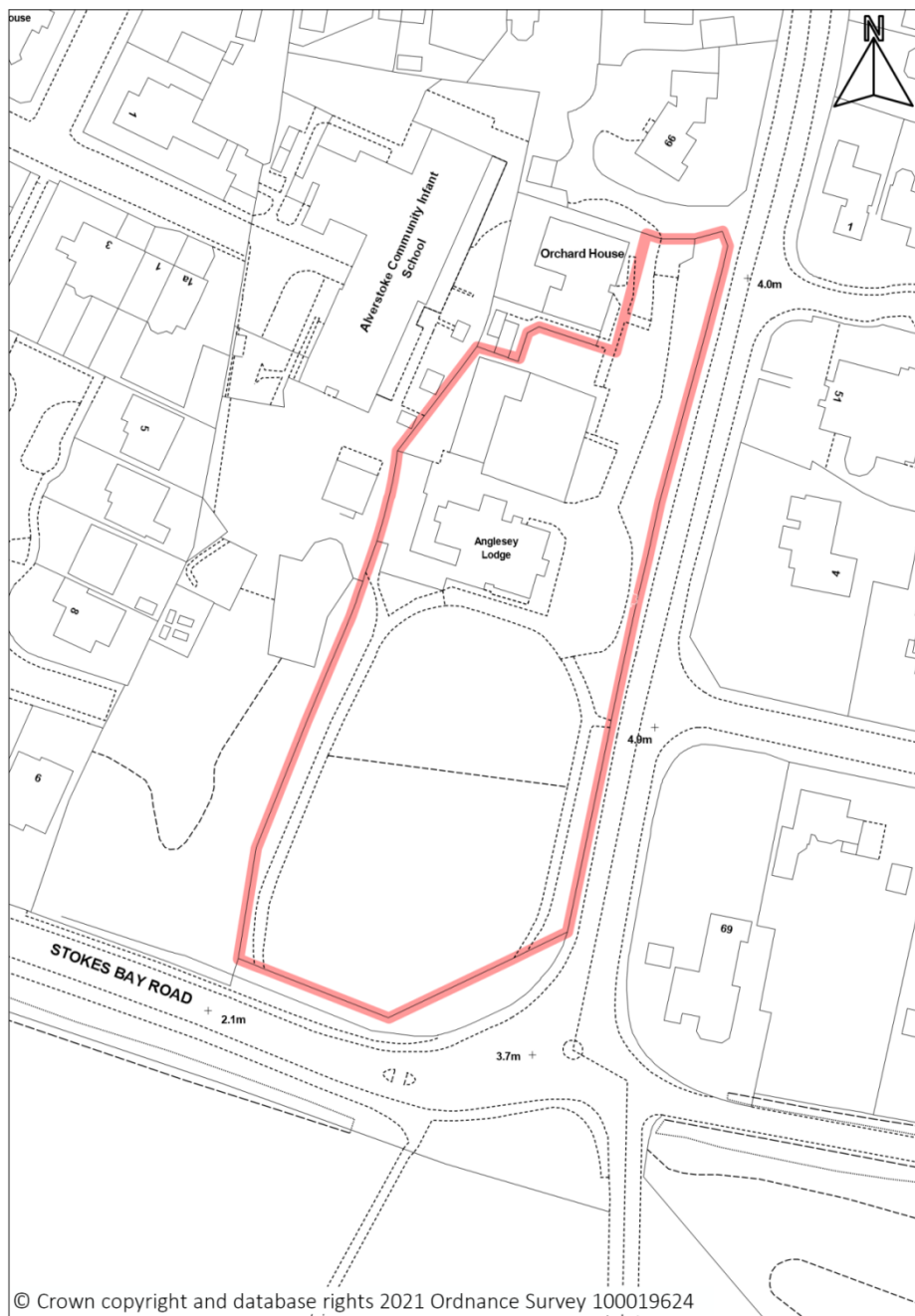
Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Anglesey Lodge, Alverstoke

Overview

The site has planning permission for conversion to 20 assisted living units which is equivalent to 11 C3 dwellings. The site is considered suitable for development by the Council. A fire occurred on the site in 2020 so it is considered appropriate to allocate the site in case the existing planning permission is not implemented.

Site plan for Anglesey Lodge, Alverstoke



Identified effects**Option 1: Residential****Anglesey Lodge, Alverstoke**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					M/L
SA2			o				
SA3			o				
SA4			o				
SA5			o				
SA6		+					M/L
SA7			o				
SA8			o				
SA9		+					M/L
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			o				
SA18				?			
SA19		+					M/L
SA20		+					M/L
SA21			o				
SA22			o				
SA23		+					M/L
SA24				?			
SA25			n/a				
SA26			o				
SA27			o				

Preferred options for Anglesey Lodge, Alverstoke

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects.
Justification	The SA appraisal shows that developing the site for residential will be likely to have a number of positive effects. The site already has planning permission and will provide a contribution to meeting the Borough's housing requirements.
Recommendation for Local Plan	Allocate site for housing in the Local Plan

Mitigating adverse effects and maximising beneficial effects for Anglesey Lodge, Alverstoke

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects

SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

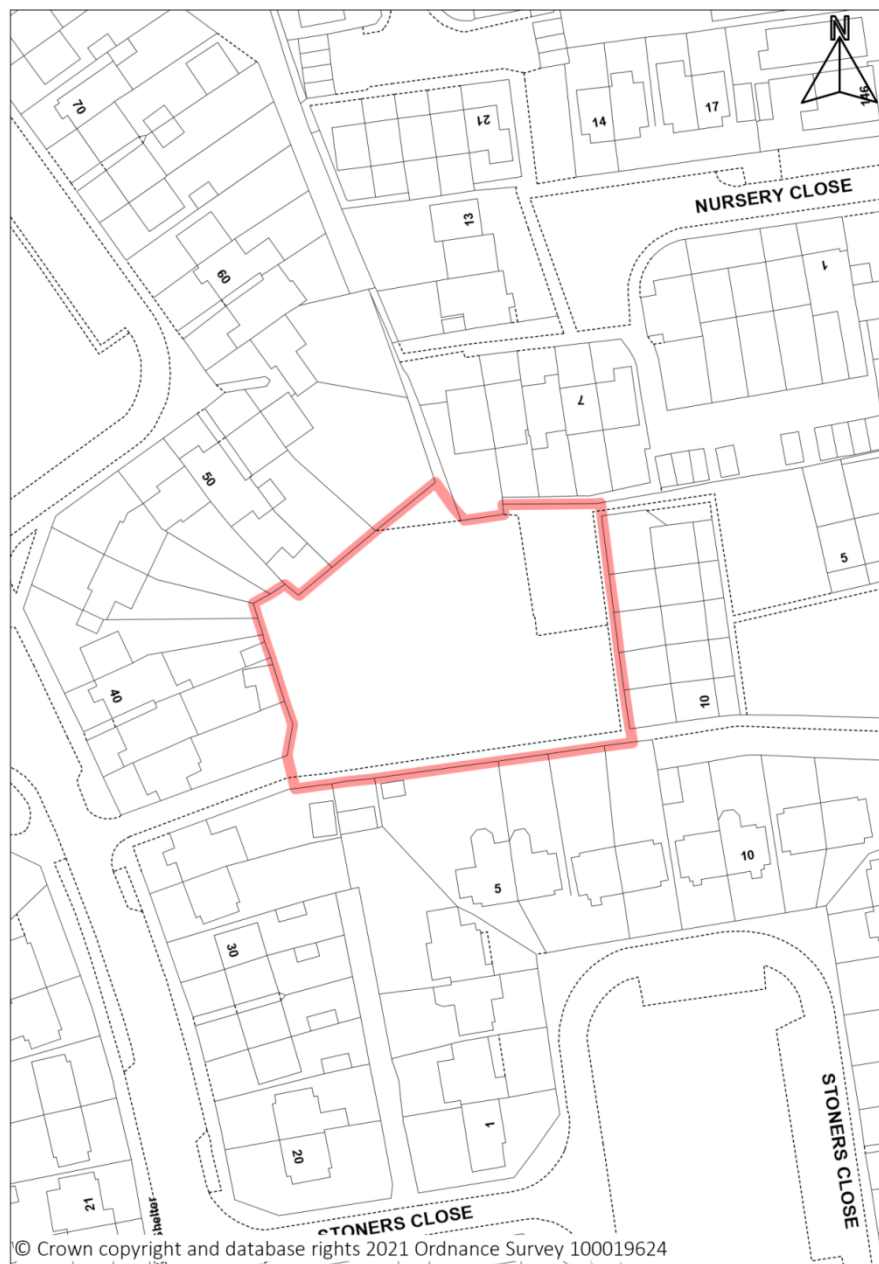
Land at Stoners Close, Bridgemaury

Overview

The site is currently a former garage site and has been identified by the Borough Council as having suitability for residential development as part of its Council house building programme.

Consequently, the Council has considered the option of developing the site for residential use and the option of doing nothing and leaving the site as it currently is. The site is a modestly sized area of hardstanding situated to the east of Tukes Avenue and north of Stoners Close. The surrounding area is characterised by two storey traditional post war properties.

Site plan for Land at Stoners Close, Bridgemaury



Identified effects**Option 1: Residential****Land at Stoners Close, Bridgemarky**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Stoners Close, Bridgemarky

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 – retaining the site in its current use would have no positive effects whilst a number of potentially negative and uncertain effects.
Justification	The SA appraisal shows that developing the site for residential will be likely to have some positive effects. Furthermore, the site is located in an existing residential area and lends itself to this use. The site could provide a small but additional contribution to the Borough's housing requirements. Compared to Option 1, retaining the hardstanding area under Option 2 could lead to the site being further neglected and would not provide an overall benefit to the community as a whole.

Recommendation for Local Plan	Allocate site for housing in the Local Plan.
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Mitigating adverse effects and maximising beneficial effects for Land at Stoners Close, Bridgemary

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

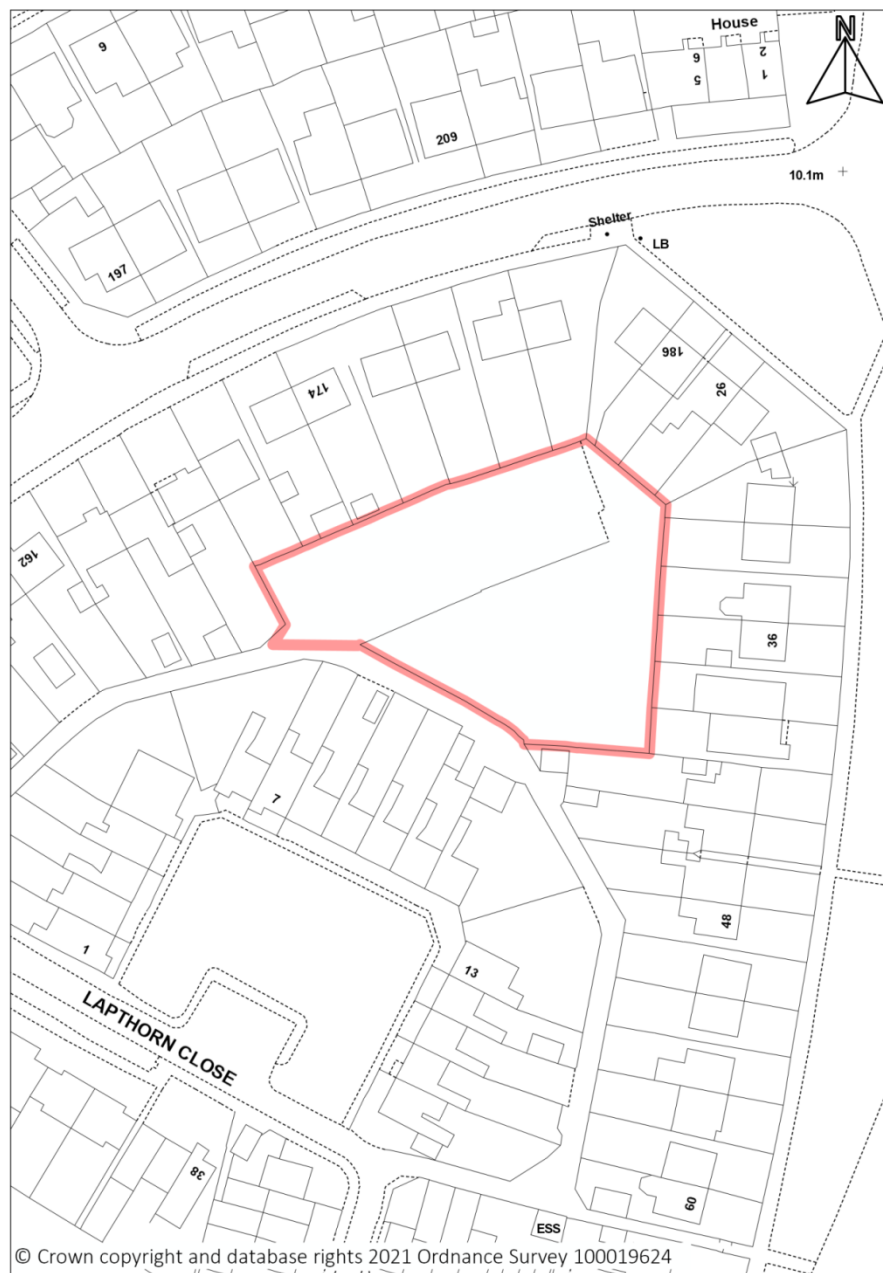
Land at Lapthorn Close, Bridgemary

Overview

The site is currently a hardstanding parking area situated to the rear of existing properties and accessed from Lapthorn Close. The site has been identified by the Borough Council as having suitability for residential development as part of its Council house building programme.

Consequently, the Council has considered the option of developing the site for residential use and the option of doing nothing and leaving the site as it currently is. The surrounding area is characterised by two storey traditional post war properties.

Site plan for Land at Lapthorn Close, Bridgemary



Identified effects**Option 1: Residential****Land at Lapthorn Close, Bridgemary**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Lapthorn Close, Bridgemary

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 – retaining the site in its current use would have no positive effects whilst a number of potentially negative and uncertain effects.
Justification	The SA appraisal shows that developing the site for residential will be likely to have some positive effects. Furthermore, the site is located in an existing residential area and lends itself to this use. The site could provide a small but additional contribution to the Borough's housing requirements. Compared to Option 1, retaining the hardstanding area under Option 2 could lead to the site being further neglected and would not provide an overall benefit to the community as a whole.

Recommendation for Local Plan	Allocate site for housing in the Local Plan.
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Mitigating adverse effects and maximising beneficial effects for Land at Lapthorn Close, Bridgemary

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land at Prideaux-Brune Avenue, Bridgemarky

Overview

The site is currently a parking area accessed from Prideaux-Brune Avenue and has been identified by the Borough Council as having suitability for residential development as part of its Council house building programme. Consequently, the Council has considered the option of developing the site for residential use and the option of doing nothing and leaving the site as it currently is. The surrounding area is characterised by two storey traditional post war properties however given the enclosure of the site lends itself to a small development of bungalows.

Site plan for Land at Prideaux-Brune Avenue, Bridgemarky



Identified effects**Option 1: Residential****Land at Prideaux-Brune Avenue, Bridgemary**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Prideaux-Brune Avenue, Bridgemary

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 – retaining the site in its current use would have no positive effects whilst a number of potentially negative and uncertain effects.
Justification	The SA appraisal shows that developing the site for residential will be likely to have some positive effects. Furthermore, the site is located in an existing residential area and lends itself to this use. The site could provide a small but additional contribution to the Borough's housing requirements. Compared to Option 1, retaining the hardstanding area under Option 2 could lead to the site being further neglected and would not provide an overall benefit to the community as a whole.

Recommendation for Local Plan	Allocate site for housing in the Local Plan.
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Mitigating adverse effects and maximising beneficial effects for Land at Prideaux-Brune Avenue, Bridgemary

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land at Rowner Road Service Station, Bridgemary South

Overview

The site is a former Service Station situated to the north of Rowner Road and currently subject to a planning application for residential development. The proposal has not yet been determined by the Borough Council, although is considered acceptable in principle and is therefore being considered for allocation in the Local Plan. Consequently, it is considered appropriate to test the option of redeveloping the site for residential use and the option of retaining the site for employment related uses.

Site plan for Land at Rowner Road Service Station



Identified effects**Option 1: Residential****Land at Rowner Road Service Station**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6			n/a				
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			o				
SA13			o				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17		+					
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Rowner Road Service Station

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 and doing nothing on the site would have no positive effects whilst resulting in a number of potentially negative and uncertain effects.
Justification	The SA appraisal shows that developing the site for residential will likely have a number of positive effects. The site is brownfield land that would benefit from redevelopment. Redeveloping the site has the potential to significantly improve the townscape in this area. The site will contribute to meeting the Borough's housing requirements and result in the loss of a site which has limited utility to many potential employment operators. Compared to option 1, option 2 would likely see the site disused or in limited use.

Recommendation for Local Plan	Allocate site for housing in the Local Plan.
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Mitigating adverse effects and maximising beneficial effects for Land at Rowner Road Service Station

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects

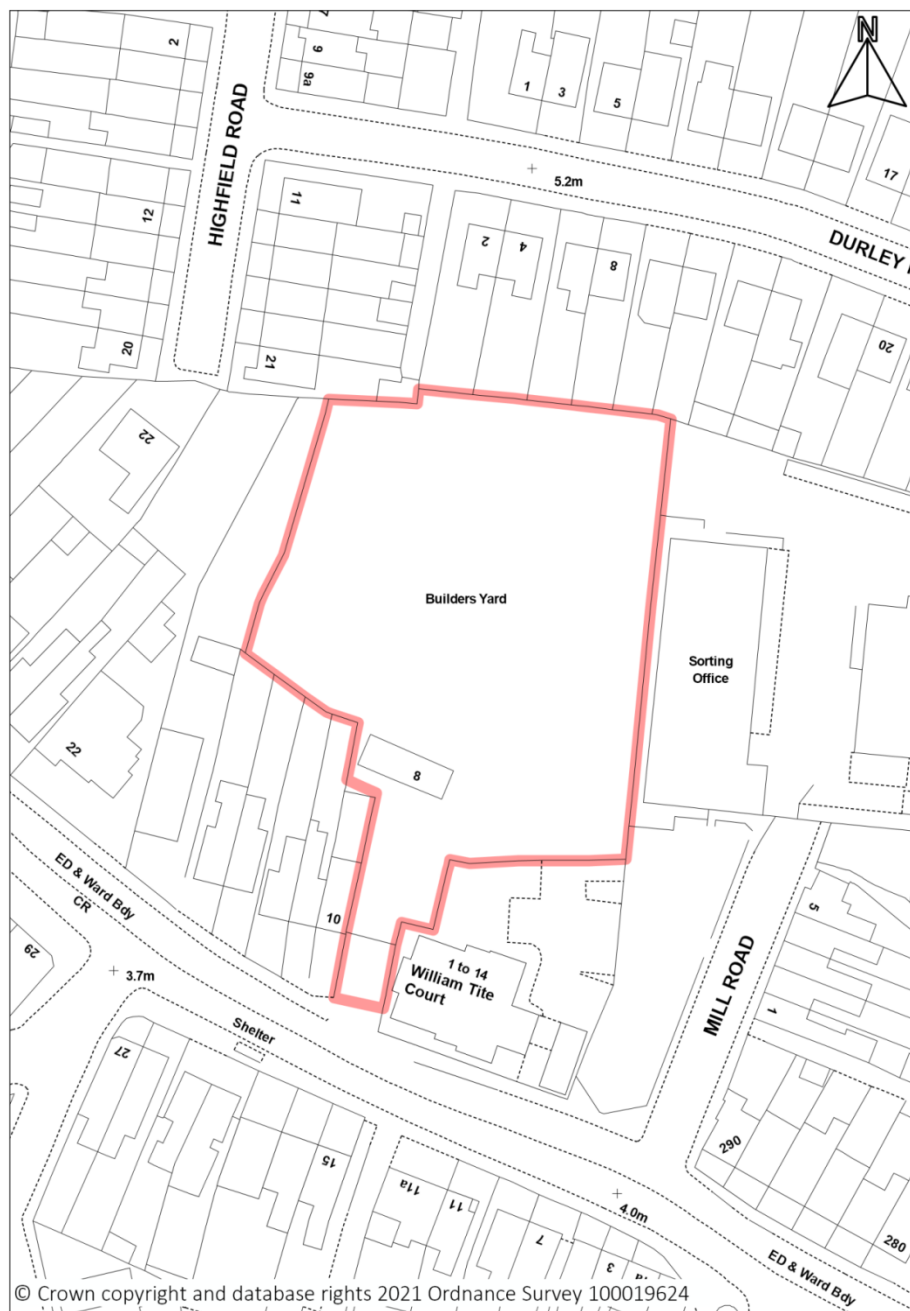
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land at Forton Road, Forton

Overview

The site is a former builders yard which is now disused following a relocation to Cranbourne Road. The site is adjacent to the Royal Mail Delivery Office and is surrounded on three sides by existing residential areas. Pre-application advice for residential development has previously been sought and the Council considers the site has the potential for redevelopment. Consequently, the Council has considered the option of developing the site for residential use and the option of doing nothing and leaving the site as it currently is.

Site plan for Land at Forton Road, Forton



Identified effects

Option 1: Residential Land at Forton Road							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			o				
SA13			o				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17		+					
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Forton Road, Forton

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 and doing nothing on the site would have no positive effects whilst resulting in a number of potentially negative and uncertain effects.
Justification	The SA appraisal shows that developing the site for residential will be likely to have a number of positive effects. The site is disused brownfield land and would benefit from regeneration. The site is also surrounded by a largely residential area, redevelopment for housing would therefore be appropriate in this area and could lead to improvements in the built environment. The site will also contribute to meeting the Borough's housing needs using brownfield land. Compared to option 1, option 2 could see the site unused.

Recommendation for Local Plan	Allocate site for housing in the Local Plan.
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Mitigating adverse effects and maximising beneficial effects for Land at Forton Road, Forton

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects

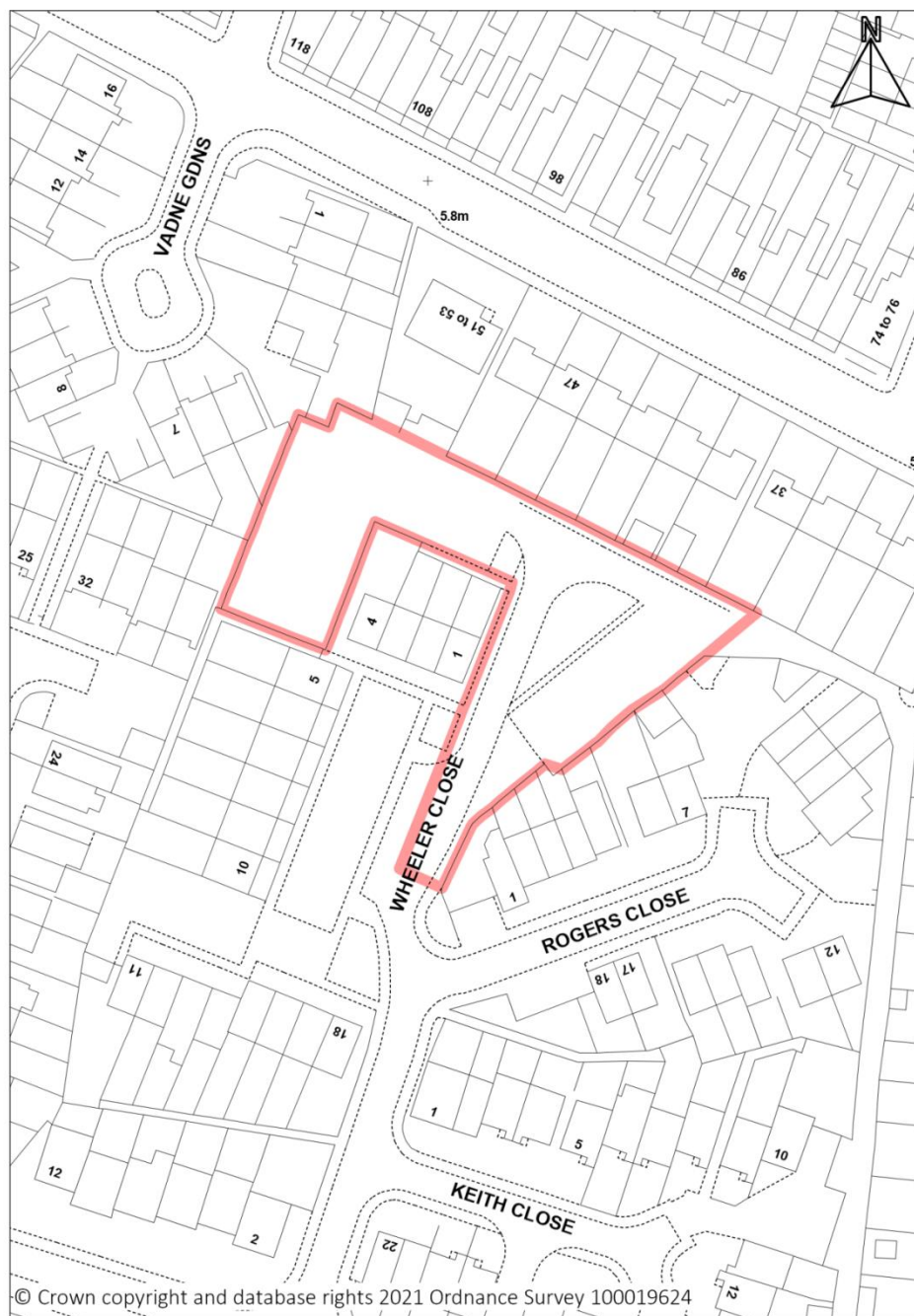
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land at Wheeler Close, Forton

Overview

The site is currently a hardstanding parking area that is allocated for residential development in the current Local Plan. The site has been identified by the Borough Council as having suitability for residential development as part of its Council house building programme. Consequently, the Council has considered the option of developing the site for residential use and the option of doing nothing and leaving the site as it currently is.

Site plan for Land at Wheeler Close, Forton



Identified effects**Option 1: Residential****Land at Wheeler Close, Forton**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Wheeler Close, Forton

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 – retaining the site in its current use would have no positive effects whilst a number of potentially negative and uncertain effects.
Justification	The SA appraisal shows that developing the site for residential will be likely to have some positive effects. Furthermore, the site is located in an existing residential area and lends itself to this use. The site could provide a small but additional contribution to the Borough's housing requirements. Compared to Option 1, retaining the hardstanding area under Option 2 could lead to the site being further neglected and would not provide an overall benefit to the community as a whole.

Recommendation for Local Plan	Allocate site for housing in the Local Plan.
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Mitigating adverse effects and maximising beneficial effects for Land at Wheeler Close, Forton

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects

SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land at Whitworth Close, Leesland

Overview

The site is currently a former builders yard. The landowner has sought planning permission for residential led redevelopment. The Council consider the principle of residential development on the site appropriate given the area is characterised by residential properties and such as scheme could result in the effective re-use of previously developed land. Consequently, the Council has considered the option of developing the site for residential use and the option of doing nothing and leaving the site as it currently is.

Site plan for Land at Whitworth Close, Leesland



Identified effects**Option 1: Residential****Land at Whitworth Close, Leesland**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6			n/a				
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			o				
SA12			n/a				
SA13			o				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17		+					
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Whitworth Close, Leesland

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that option 1 and developing the site for residential would have the highest number of positive effects. Option 2 and doing nothing would have no positive effects whilst resulting in a number of potentially negative and uncertain effects.
Justification	The SA appraisal shows that developing the site for residential will be likely to have a number of positive effects. Furthermore, the site is disused brownfield land that would benefit from regeneration. The landowner has put forward a viable proposal. Redeveloping the site with new housing would be more in keeping with the existing residential area and improve the overall built environment in this area of the Borough. The site will also contribute to meeting the Borough's housing requirements. Compared to option 1, option 2 could see the site further

	neglected until such time that another landowner seeks to redevelop the site or re-use it for employment purposes.
Recommendation for Local Plan	Allocate site for housing in the Local Plan.

Mitigating adverse effects and maximising beneficial effects for Land at Whitworth Close, Leesland

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

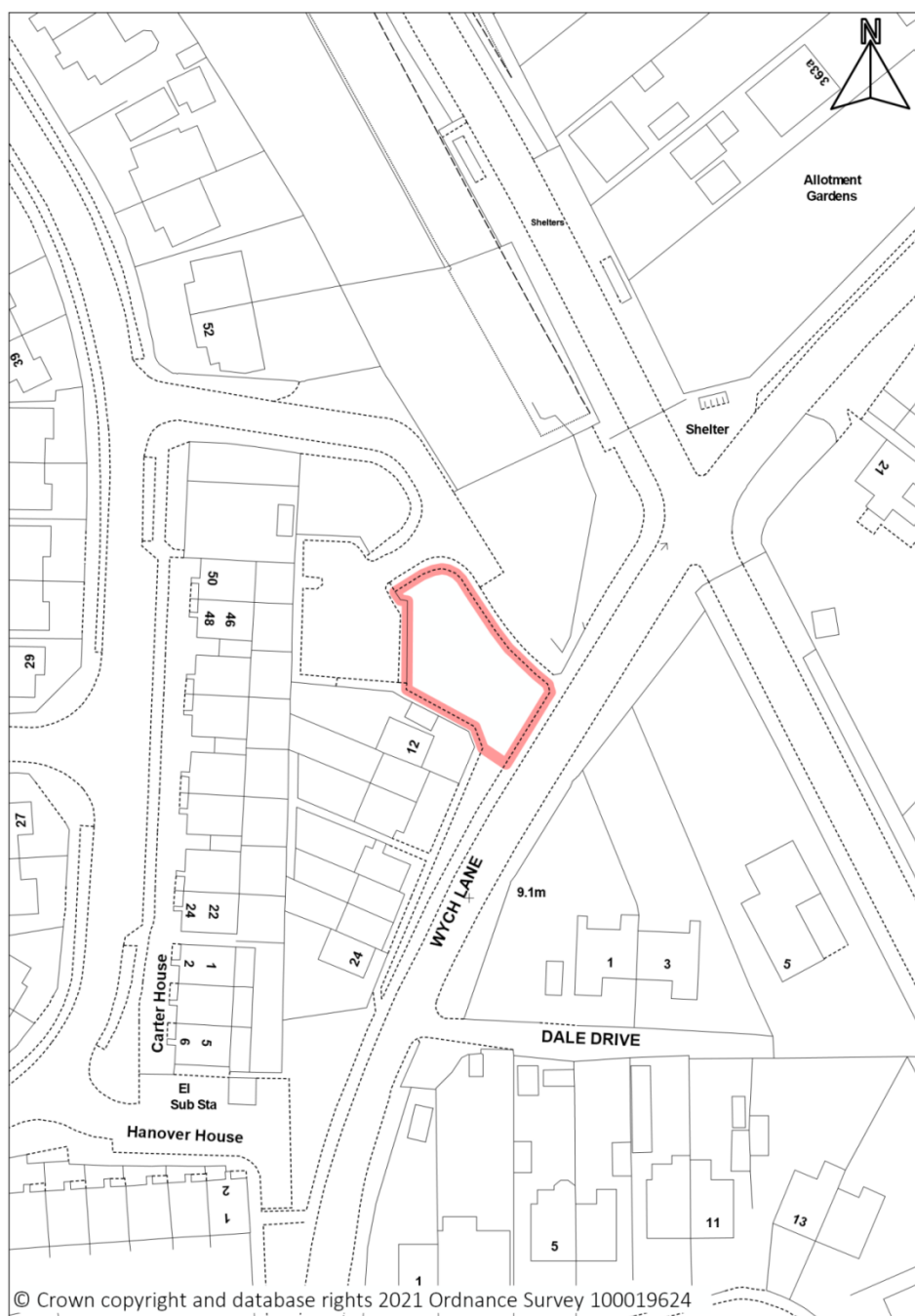
Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land between Woodside and Wych Lane, Bridgemark North

Overview

The site has been put forward for residential development by the landowner who is Gosport Borough Council. The site is a small piece of open space leftover from the development of Woodside. The site is considered to offer the potential for a small residential development, perhaps five flats, so long as pedestrian access from Wych Lane to Woodside is retained and enhanced. Two broad options are therefore assessed.

Site plan for Land between Woodside and Wych Lane



Identified effects

Option 1: Residential

Land between Woodside and Wych Lane

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6			n/a				
SA7		+					
SA8			o				
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17			o				
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land between Woodside and Wych Lane

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 and retaining the site as open space would have some positive effects however overall the need for housing is considered to outweigh the loss of this open space given that improvements can also be secured to existing open space provision in the vicinity of the site.
Justification	The SA appraisal shows that developing the site for residential will be likely to have a number of positive effects. The site will provide a contribution to meeting the Borough's housing requirements and can also be achieved in a way which while resulting in the loss of some open space can secure improvements to existing open space provision in the local area.

	Option 2 would result in some positive effects as the site would be retained for open space however the overall benefits to the community of providing new housing are considered to outweigh the benefits of protecting this specific piece of open space. A contribution towards improving open space will also assist in mitigating the loss of this site.
Recommendation for Local Plan	Allocate site for housing in the Local Plan

Mitigating adverse effects and maximising beneficial effects for Land between Woodside and Wych Lane

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

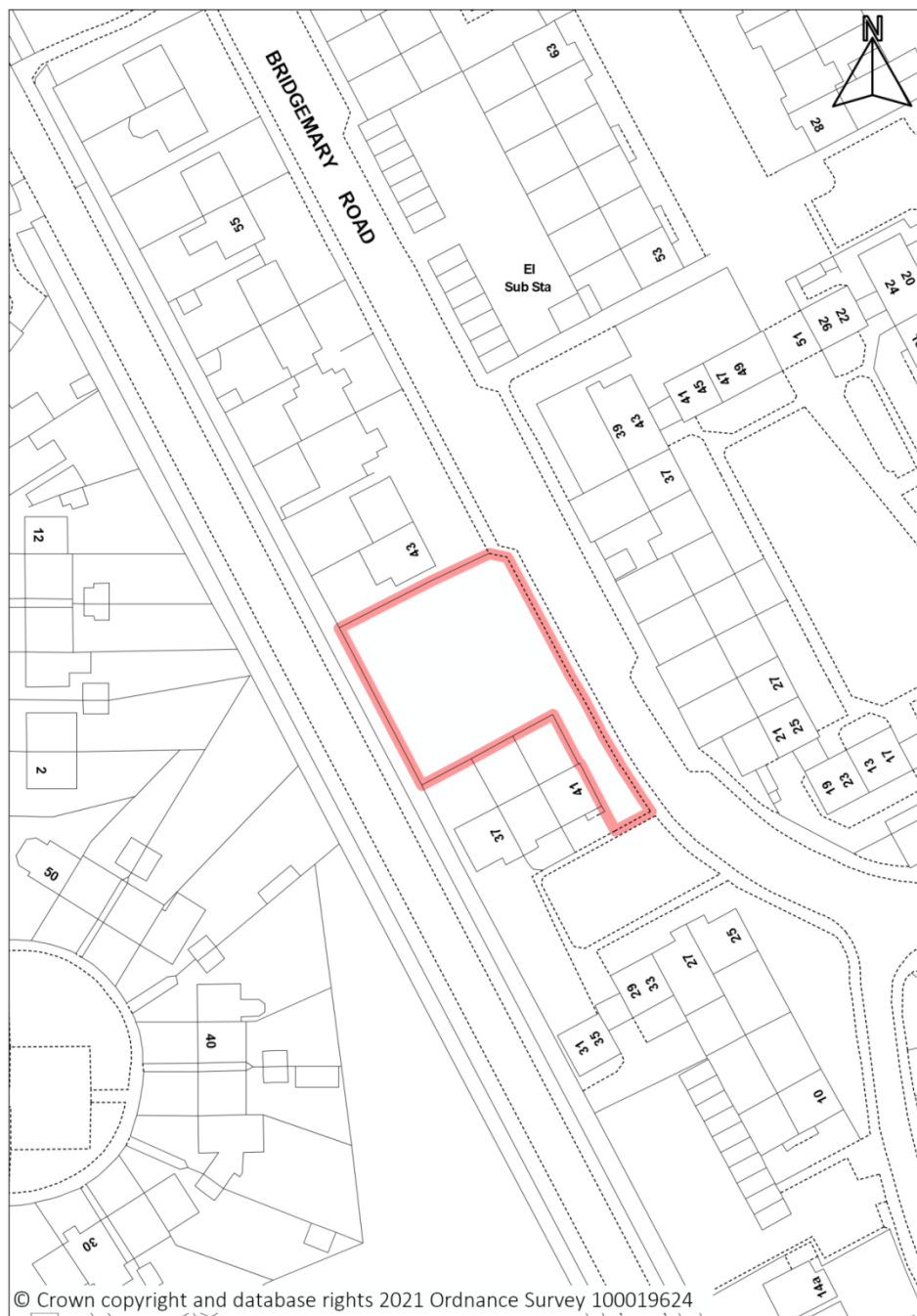
Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land at Bridgemary Road, Bridgemary

Overview

The site is currently a small piece of open space and has been identified by the Borough Council as having suitability for residential development as part of its Council house building programme. Consequently, the Council has considered the option of developing the site for residential use and the option of retaining the site as open space. The surrounding area is characterised by two storey traditional post war properties.

Site plan for Land at Bridgemary Road, Bridgemary



Identified effects**Option 1: Residential****Land at Bridgemary Road**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6			n/a				
SA7		+					
SA8			o				
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17			o				
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Bridgemary Road, Bridgemary

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 and retaining the site as open space would have some positive effects however overall the need for housing is considered to outweigh the loss of this open space given that improvements can also be secured to existing open space provision in the vicinity of the site.
Justification	The SA appraisal shows that developing the site for residential will be likely to have a number of positive effects. The site will provide a contribution to meeting the Borough's housing requirements and can also be achieved in a way which while resulting in the loss of some open space can secure improvements to existing open space provision in the local area.

	Option 2 would result in some positive effects as the site would be retained for open space however the overall benefits to the community of providing new housing are considered to outweigh the benefits of protecting this specific piece of open space. A contribution towards improving open space will also assist in mitigating the loss of this site.
Recommendation for Local Plan	Allocate site for housing in the Local Plan

Mitigating adverse effects and maximising beneficial effects for Land at Bridgemary Road, Bridgemary

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land at Montgomery Road, Bridgemary South

Overview

The site is two small parcels of open space situated to the west of Montgomery Road. The sites have been identified by the Borough Council as having suitability for residential development as part of its Council house building programme. Consequently, the Council has considered the option of developing the site for residential use and the option of retaining the site as open space. The surrounding area is characterised by two storey traditional post war properties.

Site plan for Land at Montgomery Road



Identified effects

Option 1: Residential

Land at Montgomery Road

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6			n/a				
SA7		+					
SA8			o				
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17			o				
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Montgomery Road

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 and retaining the site as open space would have some positive effects however overall the need for housing is considered to outweigh the loss of this open space given that improvements can also be secured to existing open space provision in the vicinity of the site.
Justification	The SA appraisal shows that developing the site for residential will be likely to have a number of positive effects. The site will provide a contribution to meeting the Borough's housing requirements and can also be achieved in a way which while resulting in the loss of some open space can secure improvements to existing open space provision in the local area.

	Option 2 would result in some positive effects as the site would be retained for open space however the overall benefits to the community of providing new housing are considered to outweigh the benefits of protecting this specific piece of open space. A contribution towards improving open space will also assist in mitigating the loss of this site.
Recommendation for Local Plan	Allocate site for housing in the Local Plan

Mitigating adverse effects and maximising beneficial effects for Land at Montgomery Road

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

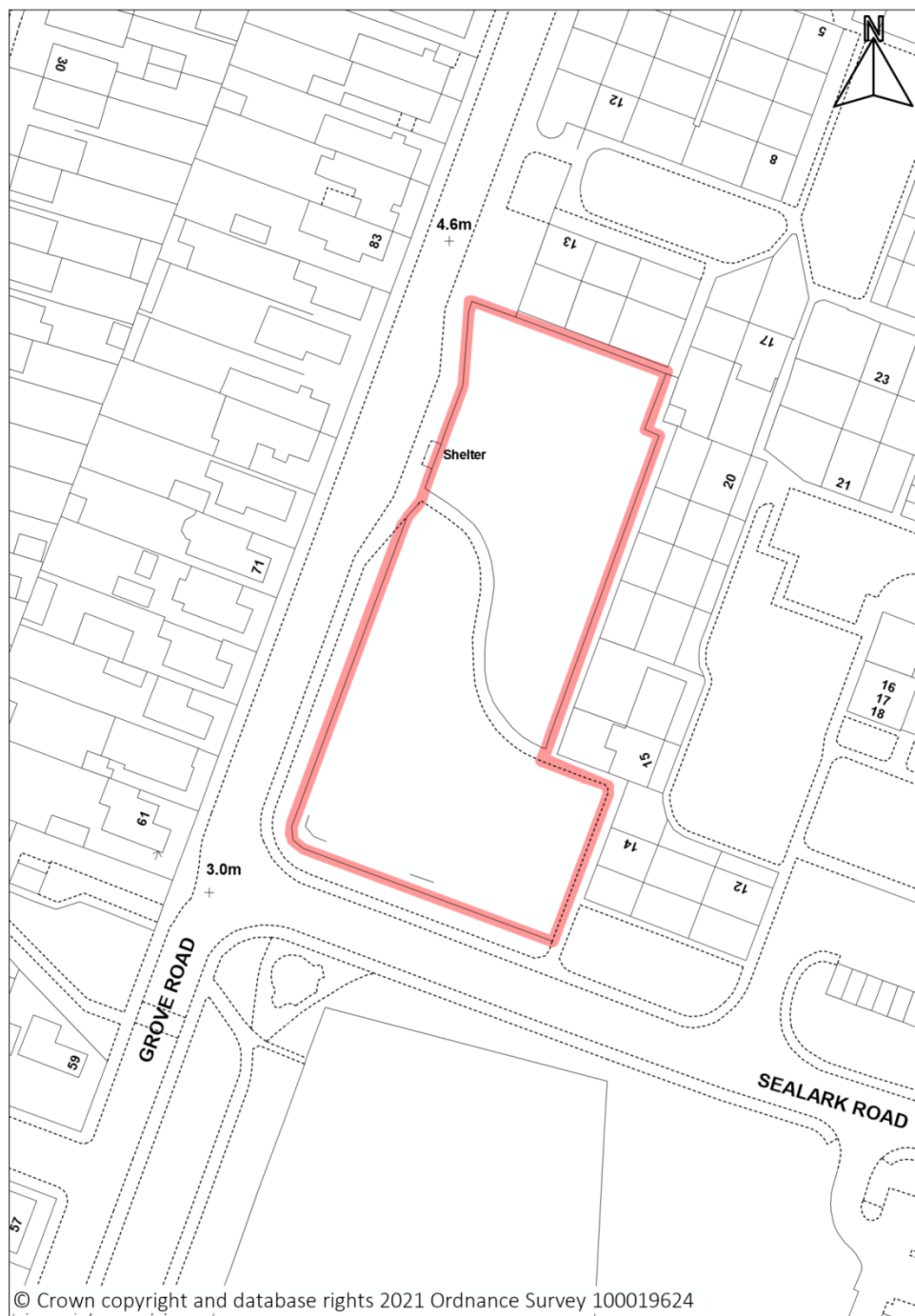
Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land at Grove Road, Hardway

Overview

This area of open space has been promoted by the landowner for a residential led scheme. The Council consider the site presents an opportunity to be more effectively used for housing development providing improvements are made to nearby open space. It is considered appropriate to test this option against the option of retaining the site and improving the open space.

Site plan for Land at Grove Road



Identified effects

Option 1: Residential
Land at Grove Road

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o?				
SA3			o				
SA4			n/a				
SA5		+					
SA6			n/a				
SA7		+					
SA8			o				
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17			o				
SA18				?			
SA19			n/a				
SA20		+					
SA21			n/a				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Grove Road

Preferred option(s)	Option 1: Residential
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing option 1 and developing the site for residential would have the highest number of positive effects. Option 2 and retaining the site as open space would have some positive effects however overall the need for housing is considered to outweigh the loss of this open space given that improvements can also be secured to existing open space provision in the vicinity of the site.
Justification	The SA appraisal shows that developing the site for residential will be likely to have a number of positive effects. The site will provide a contribution to meeting the Borough's housing requirements and can also be achieved in a way which while resulting in the loss of some open space can secure improvements to existing open space provision in the local area.

	Option 2 would result in some positive effects as the site would be retained for open space however the overall benefits to the community of providing new housing are considered to outweigh the benefits of protecting this specific piece of open space. A contribution towards improving open space will also assist in mitigating the loss of this site.
Recommendation for Local Plan	Allocate site for housing in the Local Plan

Mitigating adverse effects and maximising beneficial effects for Land at Grove Road

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

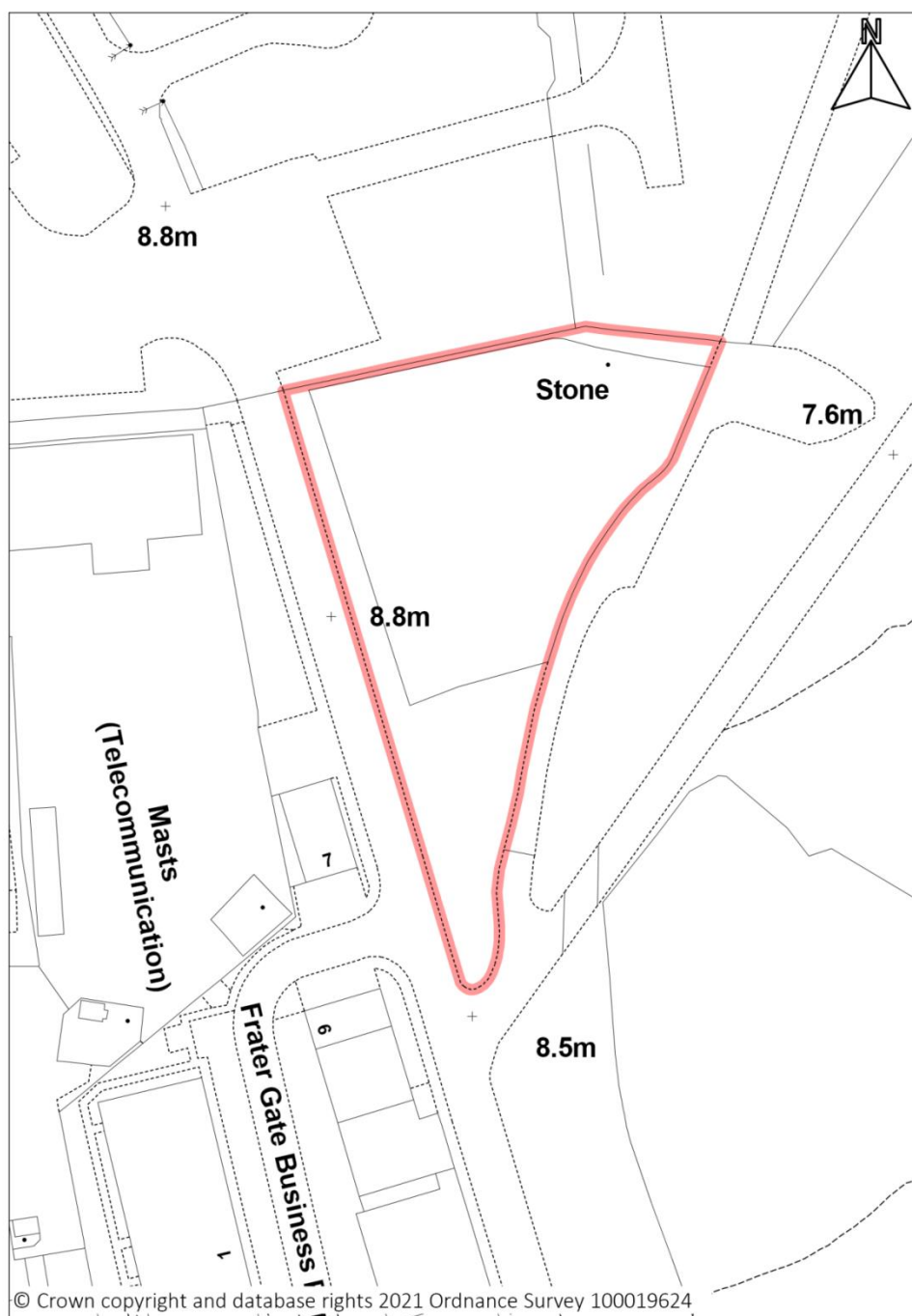
SA of the other Allocation Sites: Policy A3

Land at Aerodrome Road

Overview

The site is a small parcel of land adjacent to Aerodrome Road and situated close to the existing employment area at Fareham Road/Aerodrome Road. It sits outside of the fence for the adjacent Defence Munitions site and is currently available for development. The Council considers the site suitable for allocation as employment land.

Site plan for Land at Aerodrome Road



Identified effects

Option 1: Employment site Land at Aerodrome Road

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1				?			
SA2			o				
SA3		+					M/L
SA4		+					M/L
SA5		+					M/L
SA6			o				
SA7		+					M/L
SA8		+					M/L
SA9			n/a				
SA10		+					M/L
SA11		+					M/L
SA12		+					M/L
SA13		+					M/L
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			o				
SA18				?			
SA19			o				
SA20				?			
SA21		+					M/L
SA22			o				
SA23			o				
SA24				?			
SA25				?			
SA26					-		M/L
SA27					-		M/L

Preferred options for Land at Aerodrome Road

Preferred option(s)	Option 1: Employment site
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that Option 1 and allocating the site for employment uses results in the most positive effects. Option 2 and doing nothing on the site would have no positive effects and potentially result in a number of negative effects.
Justification	The SA appraisal shows the allocating the site for employment will be likely to have a number of positive effects. The site can help to meet identified employment needs and contribute to a successful economy. It is uncertain what would happen under Option 2 (Do nothing). Given the sites proximity to an existing employment area and its location outside of the Defence Munitions site, the site is unsuited to other uses such as housing. Employment uses are therefore considered the most

	appropriate use for the site.
Recommendation for Local Plan	Allocate site for employment in the Local Plan.

Mitigating adverse effects and maximising beneficial effects for Land at Aerodrome Road

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

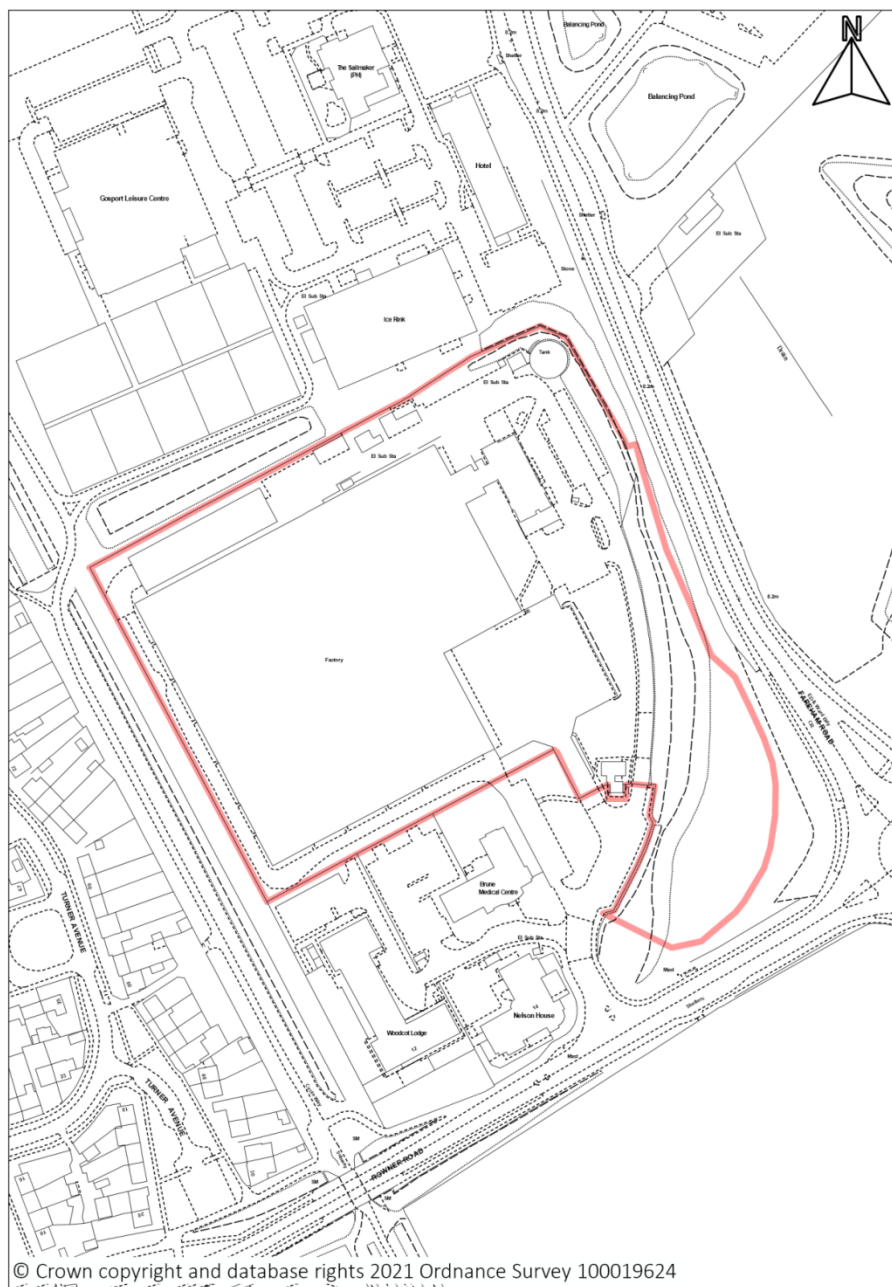
Maximising beneficial effects	
None identified	

Land adjacent the Huhtamaki site off Rowner Road

Overview

The site sits within the existing Huhtamaki site at the corner of Rowner Road and Fareham Road. It is considered appropriate to allocate this remaining land for employment uses given its adjacency to the existing Huhtamaki site to enable an extension and reorganisation of operations on-site. To mitigate the loss of open space, the Council has also allocated land south of the Huhtamaki Grange Road site (situated approx. 330m to the south) for the provision of public open space and new cycle/pedestrian links.

Site plan for Land adjacent the Huhtamaki site off Rowner Road



Identified effects

Option 1: Employment site

Land adjacent the Huhtamaki site off Rowner Road

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1				?			
SA2			o				
SA3		+					M/L
SA4		+					M/L
SA5		+					M/L
SA6			o				
SA7		+					M/L
SA8		+					M/L
SA9			n/a				
SA10		+					M/L
SA11		+					M/L
SA12		+					M/L
SA13		+					M/L
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17					-		M/L
SA18				?			
SA19			o				
SA20				?			
SA21		+					M/L
SA22			o				
SA23			o				
SA24				?			
SA25				?			
SA26					-		M/L
SA27					-		M/L

Preferred options for Land adjacent the Huhtamaki site off Rowner Road

Preferred option(s)	Option 1: Employment site
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that Option 1 and allocating the site for employment uses results in the most positive effects. Option 2 and retaining open space on the site would have no positive effects and potentially result in a number of negative effects.
Justification	The SA appraisal shows the allocating the site for employment will be likely to have a number of positive effects. The site can help to meet identified employment needs and contribute to a successful economy. Option 2 and retaining the site for open space would be unlikely to result in any positive effects and there is uncertainty that the site would ever be made publically accessible. It therefore considered most beneficial to release this land for employment uses to allow the reorganisation and expansion of existing operations on the Huhtamaki site. In addition, it is considered that improvements to open space on the Huhtamaki site off Grange Road could be secured which would provide wider public benefits.
Recommendation for Local Plan	Allocate site for employment in the Local Plan.

Mitigating adverse effects and maximising beneficial effects for Land adjacent the Huhtamaki site off Rowner Road

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA17	Consider whether the policy relating to the allocation of this site and/or an alternative policy could make provision for improvements to other open spaces within the Borough.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.
Maximising beneficial effects	
None identified	

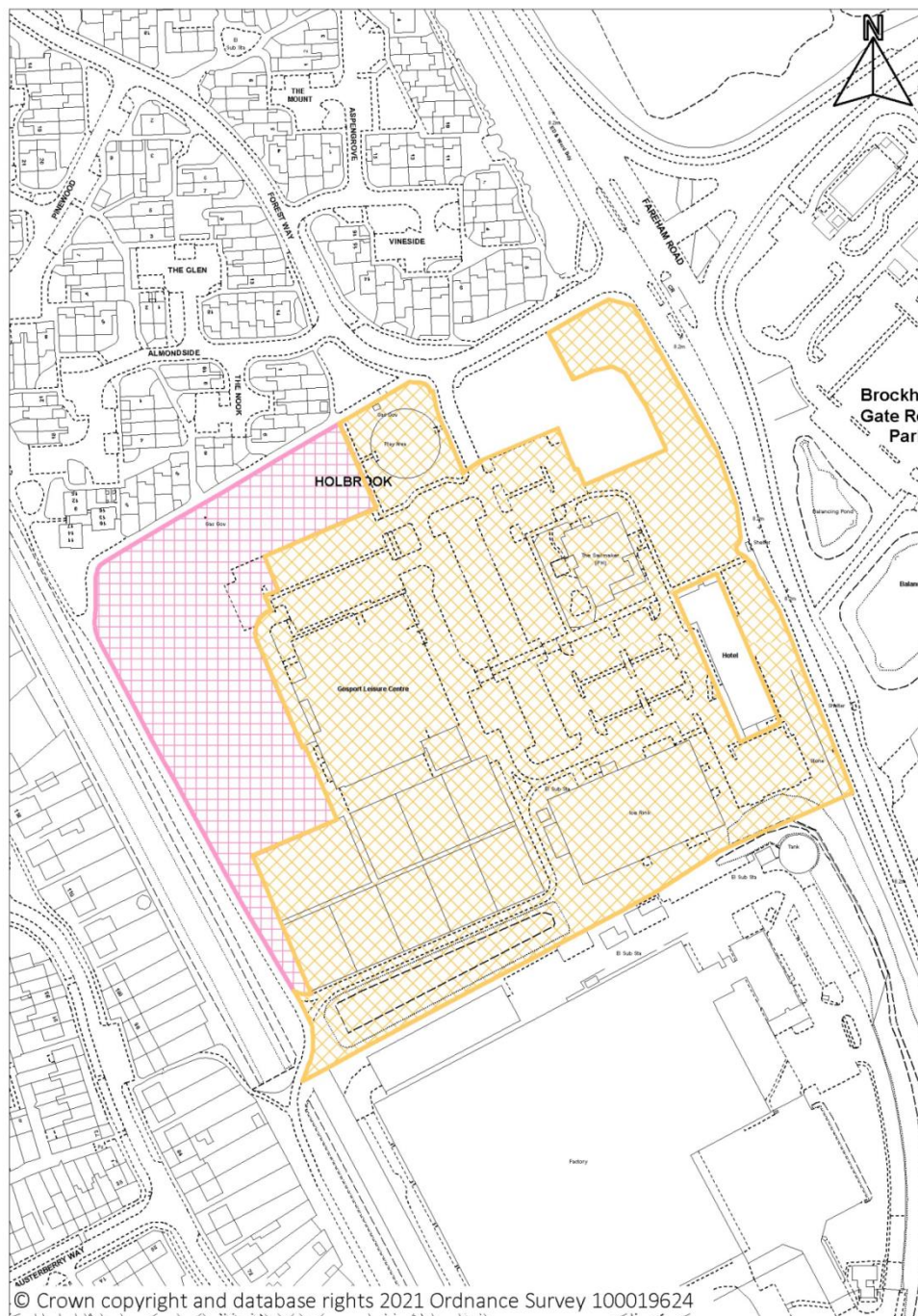
SA of the other Allocation Sites: Policy A4

Gosport Leisure Park

Overview

The provision of leisure uses are well established at Gosport Leisure Park through the demolition of Holbrook Leisure Centre and the granting of planning permission and subsequent completion of developments at the site. Therefore, the principle of leisure uses on the site is well established. The site is considered in the SA as there are remaining parts of the site available for development and the Council considers it appropriate that these are developed for leisure uses.

Site plan for Gosport Leisure Park



Identified effects

Option 1: Allocate for leisure uses Gosport Leisure Park							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					M/L
SA2		+					M/L
SA3		+					M/L
SA4		+					M/L
SA5	++						M/L
SA6			o				
SA7		+					M/L
SA8	++						M/L
SA9			n/a				
SA10		+					M/L
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14		+					M/L
SA15			n/a				
SA16	++						M/L
SA17					-		M/L
SA18		+					M/L
SA19			n/a				
SA20				?			
SA21			o				
SA22			o				
SA23			n/a				
SA24			o				
SA25			n/a				
SA26				?			
SA27			o				

Preferred options for Gosport Leisure Park

Preferred option(s)	Option 1: Allocate for leisure uses
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that Option 1 would result in a high number of positive effects.
Justification	It is considered appropriate to allocate the remaining land at Gosport Leisure Park for leisure uses to provide flexibility for the existing leisure centre to expand its operations should it be required.
Recommendation for Local Plan	Allocate site for leisure uses in Local Plan.

Mitigating adverse effects and maximising beneficial effects for Gosport Leisure Park

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

Stokesmead

Overview

This site is an open area of land in Alverstoke Village which has remained overgrown and unmanaged for several decades. The Borough Council wishes to see this area of land made available as an open space for public use and the Council considers that the site should remain allocated for open space in the Local Plan. The site was allocated in the Local Plan Review 2006 and the Gosport Borough Local Plan 2011-2029.

Site plan for Stokesmead



Identified effects

Option 1: Open space Stokesmead							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o				
SA3		+					
SA4		+					
SA5		+					
SA6			n/a				
SA7			n/a				
SA8			o				
SA9			o				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17	++						
SA18		+					
SA19		+					
SA20			o				
SA21			n/a				
SA22			o				
SA23			o				
SA24				?			
SA25			o				
SA26			o				
SA27			o				

Preferred options for Stokesmead

Preferred option(s)	Option 1: Open space
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that by following Option 1 and transforming the site into publicly accessible open space with on-site improvements would have a number of positive effects. Pursuing a residential option would have a number of negative effects.
Justification	<p>The site has some key constraints that restrict its appropriateness for residential and therefore makes pursuing option 2 difficult. For example, option 2 would result in negative effects in relation to the loss of open space, not making use of PDL, and development within areas of flood risk.</p> <p>The positive effects associated with option 1 combined with the Borough Council's long held aim to see the site used for public open space mean it is the Borough Council's preferred option to see the site benefit from continued allocation as open space. This would offer multiple benefits beyond introducing new open space provision, this would include opportunities to enhance the setting of the Conservation Area and mitigate flood risk.</p>
Recommendation for Local Plan	Continue to allocate site for open space in the Local Plan.

Mitigating adverse effects and maximising beneficial effects for Stokesmead

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

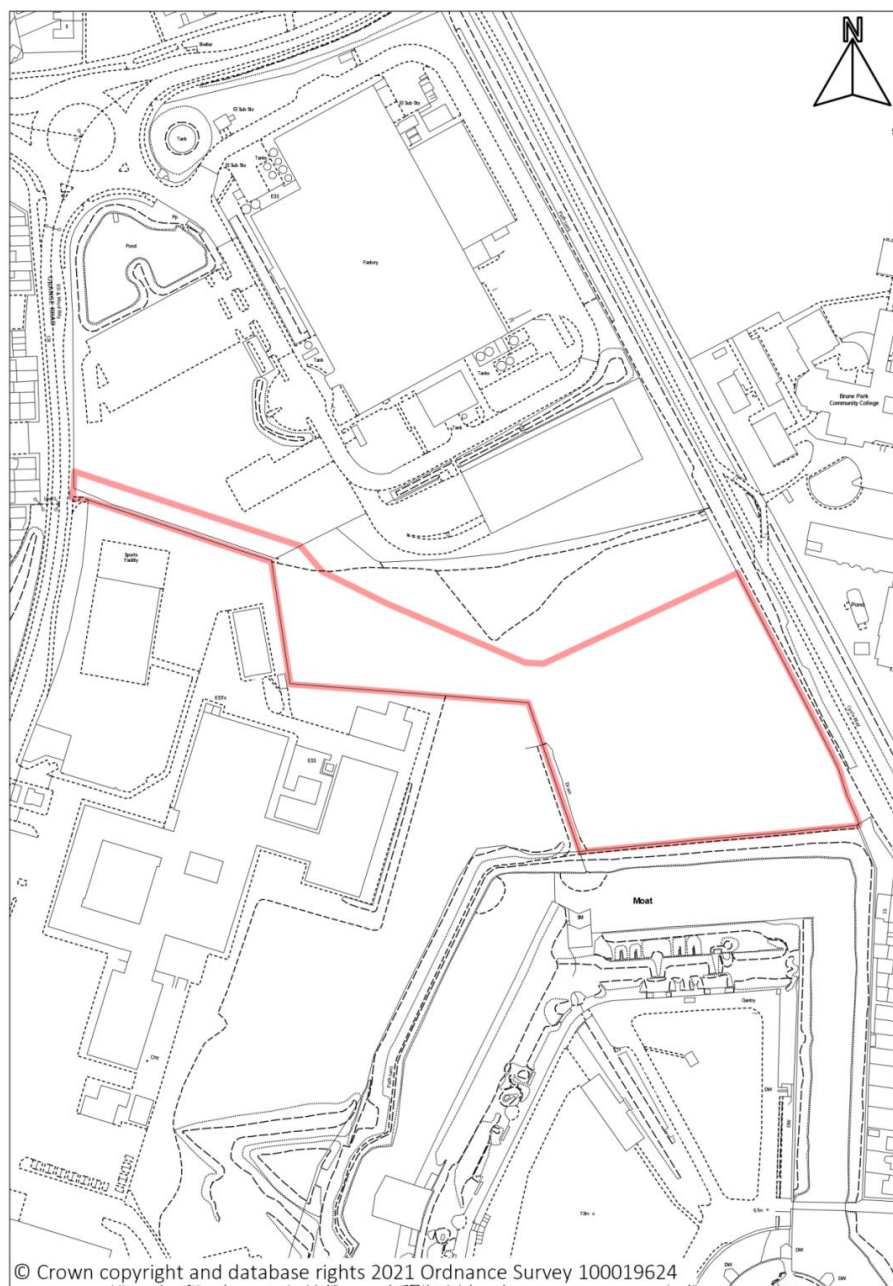
Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Land south of Huhtamaki, Grange Road

Overview

The site is situated to the south of the Huhtamaki, Grange Road site and is currently unused. While the site was previously allocated for employment land in the GBLP 2011-2029, it is considered appropriate to review this designation and allocate the site as public open space. This would facilitate the reorganisation and expansion of employment uses at the Huhtamaki site off Rowner Road (to the north) and provide mitigation for the loss of open space on that site. The provision of open space on land south of Huhtamaki would enable the provision of a pedestrian/ cycle link between Grange Road and the existing strategic cycle network near Brune Park School.

Site plan for Land south of Huhtamaki, Grange Road



Identified effects

Option 1: Allocate as public open space Land south of Huhtamaki, Grange Road							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o				
SA3	++						
SA4			n/a				
SA5		+					
SA6			n/a				
SA7			o				
SA8			o				
SA9			n/a				
SA10			o				
SA11			o				
SA12			o				
SA13			o				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17	++						
SA18		+					
SA19		+					
SA20		+					
SA21			n/a				
SA22			n/a				
SA23			o				
SA24				?			
SA25			n/a				
SA26			o				
SA27			o				

Preferred options for Land south of Huhtamaki, Grange Road

Preferred option(s)	Option 1 – Allocate as public open space
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that Option 1 and allocating the site as public open space would have the highest number of positive effects.
Justification	<p>By allocating this site as public open space there is potential to improve employment facilities on the other Huhtamaki site (off Rowner Road). This site is therefore facilitating employment development elsewhere, whilst allowing improvements to be made to the pedestrian/cycle network on this site.</p> <p>The site's location provides a significant opportunity to provide a east/west link between the existing strategic cycle network and residential areas to the west of Grange Road. The benefits of allocating the site for open space are considered to outweigh any potential employment provision on this site.</p>
Recommendation for Local Plan	Allocate as public open space in Local Plan.

Mitigating adverse effects and maximising beneficial effects for Land south of Huhtamaki, Grange Road

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.

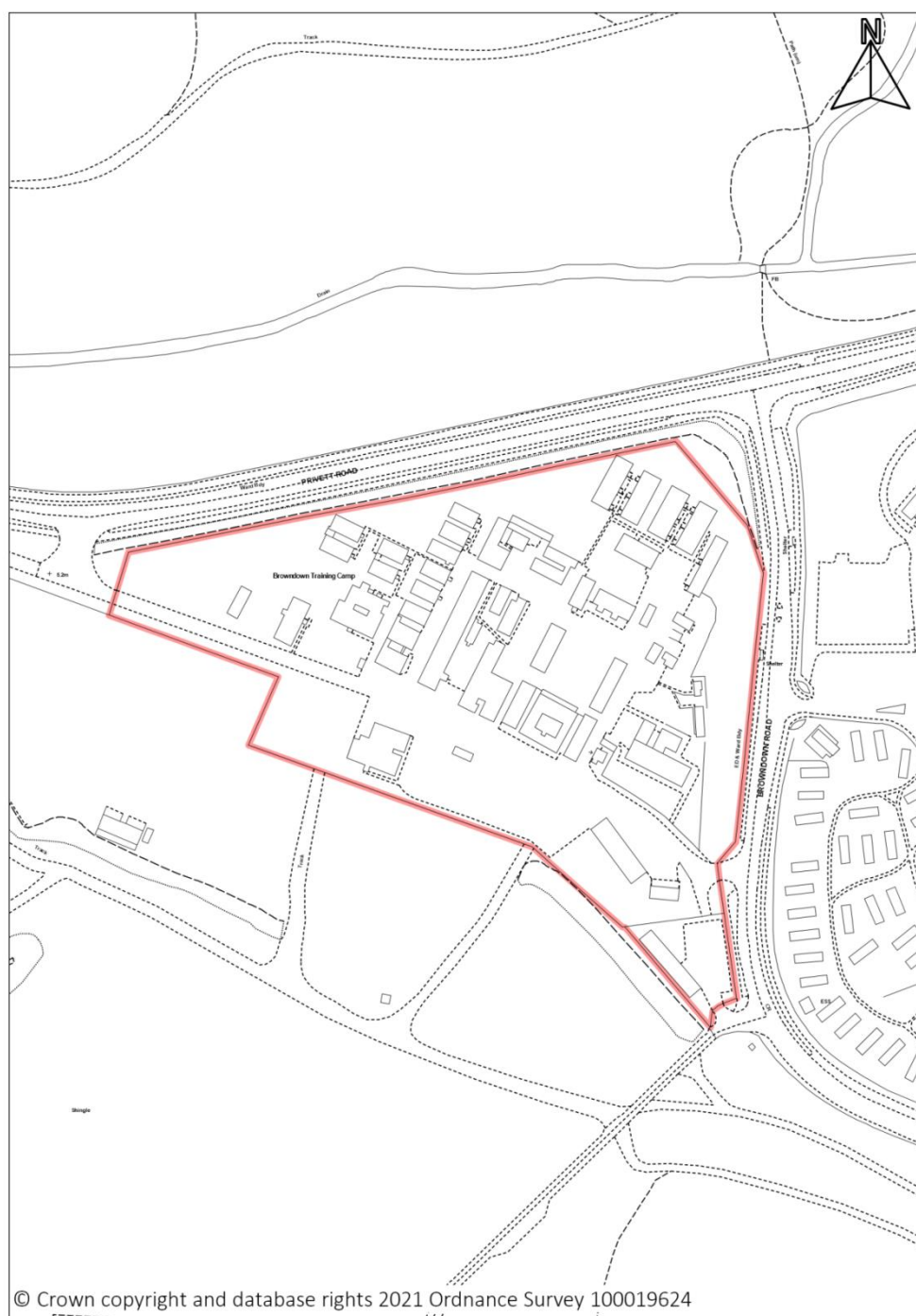
Maximising beneficial effects	
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land at Browdown Camp, Gosport

Overview

Browdown Camp is a former Ministry of Defence site immediately south of the Alver Valley. The Council considers the site suitable for outdoor leisure use or non-permanent holiday accommodation (tents, touring caravans, motor-homes and self-catering cabins). Consequently it has tested the option of allocating the site for leisure uses as well as alternative options proposed in the Call for Sites.

Site plan for Land at Browdown Camp, Gosport



Identified effects

Option 1: Outdoor leisure use or non-permanent holiday accommodation Land at Browndown Camp, Gosport							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					
SA2			o				
SA3		+					
SA4		+					
SA5		+					
SA6			n/a				
SA7			o				
SA8			o				
SA9			o				
SA10			o				
SA11			o				
SA12			o				
SA13			o				
SA14	++						
SA15			o				
SA16		+					
SA17		+					
SA18				?			
SA19			o				
SA20			o				
SA21			o?				
SA22				?			
SA23	++						
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-?		M/L

Preferred options for Land at Browdown Camp, Gosport

Preferred option(s)	Option 1: Outdoor leisure use or non-permanent holiday accommodation
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that Option 1 results in a number of positive effects and is best suited to the Borough's overall development strategy. While Option 2 and 3 may also result in a number of positive effects, there are significant uncertainties with these proposals and the two spatial options are considered unsuited to this location.
Justification	<p>Option 1 is considered to be of an appropriate scale given the sites prominent rural location and the environmental constraints. Overall, Option 1 would result in a number of positive effects and facilitate the redevelopment of the site in a way which is in keeping with the sites surroundings and the rural character of this undeveloped gap.</p> <p>At this time there is insufficient evidence to support the viability and suitability of Option 2 and 3 which results in significant uncertainty about whether the spatial options are deliverable in this location. In particular, the marina facility proposed by Option 3 would likely need to overcome significant environmental constraints and is therefore considered unviable at this time.</p>
Recommendation for Local Plan	Allocate for outdoor leisure use in Local Plan.

Mitigating adverse effects and maximising beneficial effects for Land at Browdown Camp, Gosport

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects	
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

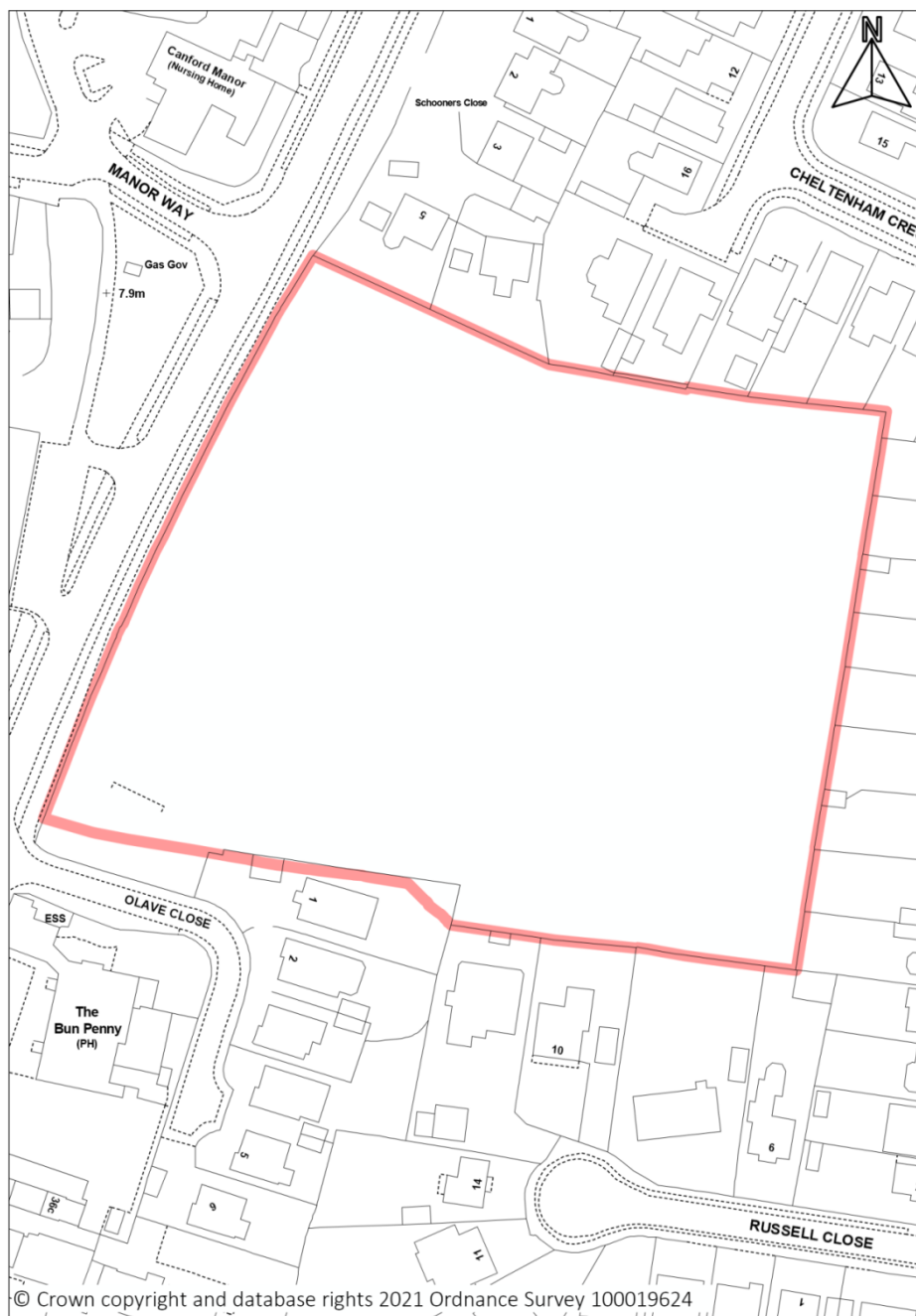
SA of the other Allocation Sites: Policy A5

Allotments, Manor Way, Lee-on-the-Solent

Overview

The site has been identified for new allotment provision to meet the high demand in the Borough. The site is currently allocated as open space, it is therefore necessary to introduce a new policy to establish the site for allotments and test this through the SA. The Council has sought the views of the public through a process separate to the Local Plan for a proposed rest garden and allotment site.

Site plan for Allotments, Manor Way



Identified effects

Option 1: Allotments Allotments, Manor Way							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					
SA2			o				
SA3		+					
SA4		+					
SA5	++						
SA6			o				
SA7			o				
SA8		+					
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17		+					
SA18			o				
SA19		+					
SA20		+					
SA21			o				
SA22			n/a				
SA23			n/a				
SA24			o				
SA25			o				
SA26					-?		
SA27			n/a				

Preferred options for Allotments, Manor Way

Preferred option(s)	Option 1 - Allotments
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that Option 1 would have the highest number of positive effects. Option 2 and retaining the site as open space would also have a high number of positive effects; however it would not assist in meeting the Borough's allotment requirements.
Justification	Option 1 would provide new allotment provision to help meet the Borough's requirements. The site has been identified by the Borough Council's StreetScene section for new allotment provision to meet the high demand in the Borough. While the site is currently open space, it is considered that by redeveloping the site for allotments and including a rest garden there is potential to improve public access to the site and make more effective use of the land. Option 1 is assessed as resulting in many positive effects and it is therefore considered appropriate to allocate the site for allotment use in the Local Plan.
Recommendation for Local Plan	Allocate as allotment in Local Plan.

Mitigating adverse effects and maximising beneficial effects for Allotments, Manor Way

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.

Maximising beneficial effects	
None identified	

SA of the other Allocation Sites: Policy A6

Policy A6: Safeguarded Land for Transport Improvements

Overview

Policy A6 safeguards two areas of the Borough for potential future transport improvements. This includes land at Huhtamaki to provide a new shared-use path through land lying to the south of the Huhtamaki factory to link Grange Road to the existing cycle track on the former railway line. The policy also allocates a corridor of land between Rowner Road and Lees Lane for possible future extensions of the Bus Rapid Transit / Eclipse corridor as part of the wider South East Hampshire Rapid Transit (SEHRT) network.

Policy A6: Safeguarded Land for Transport Improvements

POLICY A6: SAFEGUARDED LAND FOR TRANSPORT IMPROVEMENTS

- 1. Land at Huhtamaki, as shown on the Policies Map, is safeguarded for a shared-use path linking the existing cycle track to Grange Road.**
- 2. Land between Rowner Road and Lees Lane, as shown on the Policies Map, is safeguarded for a future extension to the Bus Rapid Transit route.**

Identified effects

Option 1: Safeguard land for transport improvements Policy A6: Safeguarded Land for Transport Improvements

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					M/L
SA2	++?						M/L
SA3	++						M/L
SA4		+					M/L
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8			n/a				
SA9			n/a				
SA10			n/a				
SA11		+					M/L
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy A6: Safeguarded Land for Transport Improvements

Preferred option(s)	Option 1: Safeguard land for transport improvements
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that Option 1 would have the most positive effects.
Justification	It is considered appropriate to safeguard land within the Borough for potential transport improvements. By safeguarding land at Huhtamaki the policy will enable a proposal to provide a shared-use path through land lying to the south of Huhtamaki factory to link Grange Road to the existing cycle track on the former railway line. This will provide a significant improvement to accessibility between the Rowner estate and the existing cycle network. Additionally by safeguarding land between Rowner Road and Lees Lane, the policy will allow for possible future extension of the Bus Rapid Transit corridor between Fareham and Gosport. This will have major positive effects for improving the Borough's

	public transport network and reducing the need to rely on the private car to commute.
Recommendation for Local Plan	Include allocation policy in Local Plan.

Mitigating adverse effects and maximising beneficial effects for Policy A6: Safeguarded Land for Transport Improvements

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

SA of the other Sites from the Call for Sites

- 6.7 This section summarises the SA findings for the eight other sites which were received through the Call for Sites consultations and which are not allocated in the Local Plan but have been addressed in this SA. These are:

Land at Brockhurst Gate
Lidl, Forton Road
Land at St Vincent College, Mill Lane
Units 2-9 Venture Park
The Towers, Forton Road
The Sanderson Centre
Royal Sailors Rest, Grange Lane, Rowner

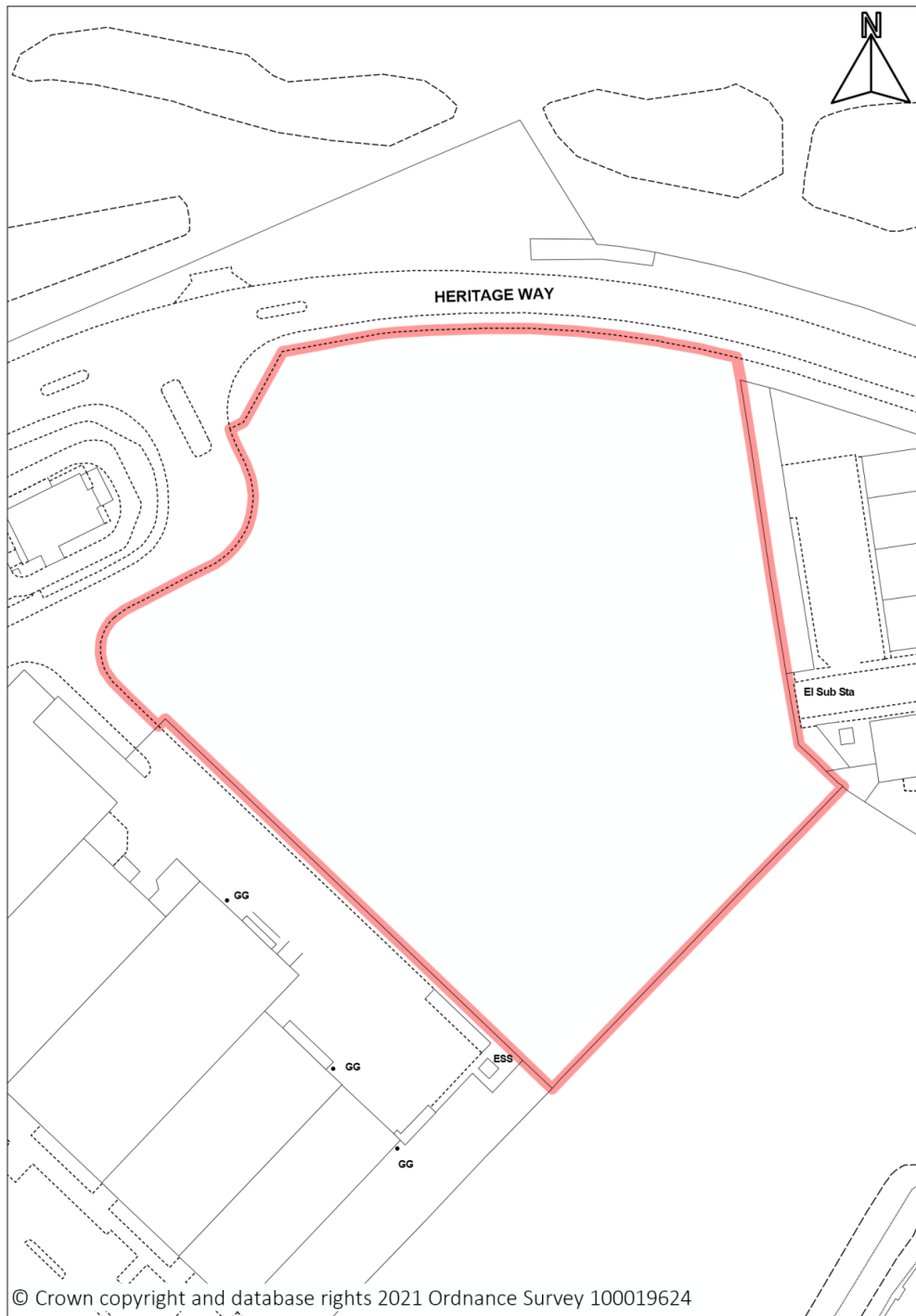
Land at Brockhurst Gate

Land at Brockhurst Gate comprises land formerly used as the Civil Service Sports Ground. The land is designated as existing open space within the adopted Gosport Borough Local Plan 2011-2029. The site received planning permission for football pitches and a pavilion as part of the adjacent Brockhurst Gate retail development (16/00598/FULL). As part of the planning permission, new sports pitches (1 adult and 1 junior) and changing rooms (pavilion) were to be provided on the site. These were required due to the loss of the previous high quality pitches, a demonstrated need and the vulnerability of pitch provision within Gosport Borough. This vulnerability is primarily because of the reliance on the Ministry of Defence and school pitch provision. The community's use of these pitches can be restricted or ceased completely with limited notice and the Borough Council therefore has limited control over access to these sites.

While the retail uses of the original permitted scheme have been completed, the works to the sports pitches and changing room buildings have not been started. Subsequent proposals further to the original permission for sports pitches have been permitted to allow this site to be used for a mix of employment uses (19/00316/FULL). This results in the loss of the existing open space and the sports development approved by the original planning consent. To mitigate this loss and make the proposal for employment uses acceptable, the applicant is required to pay a financial contribution to be used to enhance public sports facilities in Gosport Borough, specifically football facilities. Part of this financial contribution has been received by the Borough Council; however part remains outstanding at this time. Until such time that the proposed development has commenced and the full financial contribution has been secured it is considered appropriate to retain the open space designation on this site to protect the land for sports pitch provision.

This option has therefore been tested through the SA and remains the Borough Council's position on the site until such time that the permitted scheme has commenced and the full financial contribution has been received. This will then allow the Borough Council to be satisfied that the loss of this provision can be mitigated for in accordance with the legal obligations accompanying the planning consent.

Site plan for Land at Brockhurst Gate, Gosport



Identified effects

**Option 1: Retain existing open space designation
Land at Brockhurst Gate, Gosport**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					
SA2		+					
SA3		+					
SA4	++						
SA5	++						
SA6			o				
SA7		+					
SA8	++						
SA9			n/a				
SA10		+					
SA11			o				
SA12			o				
SA13			o				
SA14			n/a				
SA15			n/a				
SA16	++						
SA17		+					
SA18			o				
SA19		+					
SA20				?			
SA21			o				
SA22		+					
SA23		+					
SA24				?			
SA25			n/a				
SA26					-		M/L
SA27			o				

Preferred options for Land at Brockhurst Gate, Gosport

Preferred option(s)	Option 1: Retain existing open space designation
Appraisal conclusion	<p>The preferred option has been based on the assessment of options in Part 3 which shows that Option 1 and retaining the existing open space designation results in a number of significant positive effects and will ensure the required sports pitch provision can be secured for the benefit of residents. Option 2 and allocating the site for employment uses can also result in positive benefits, however it would also result in the loss of land for sports pitch provision. This loss of provision requires mitigation and until such time that this mitigation is received it is considered appropriate to retain the existing open space designation on the site.</p>
Justification	<p>The land is designated as existing open space within the adopted Gosport Borough Local Plan 2011-2029. The site received planning permission for football pitches and a pavilion as part of the adjacent Brockhurst Gate retail development (16/00598/FULL). As part of the planning permission, new sports pitches (1 adult and 1 junior) and changing rooms (pavilion) were to be provided on the site. These were required due to the loss of the previous high quality pitches, a demonstrated need and the vulnerability of pitch provision within Gosport Borough. This vulnerability is primarily because of the reliance on the Ministry of Defence and school pitch provision. The community's use of these pitches can be restricted or ceased completely with limited notice and the Borough Council therefore has limited control over access to these sites.</p> <p>While the retail uses of the original permitted scheme have been completed, the works to the sports pitches and changing room buildings have not been started. Subsequent proposals further to the original permission for sports pitches have been permitted to allow this site to be used for a mix of employment uses (19/00316/FULL). This results in the loss of the existing open space and the sports development approved by the original planning consent. To mitigate this loss and make the proposal for employment uses acceptable, the applicant is required to pay a financial contribution to be used to enhance public sports facilities in Gosport Borough, specifically football facilities. Part of this financial contribution has been received by the Borough Council; however part remains outstanding at this time. Until such time that the proposed development has commenced and the full financial contribution has been secured it is considered appropriate to retain the open space designation on this site to protect the land for sports pitch provision.</p>

	Option 1 is therefore the Borough Council's preferred option until such time that the permitted scheme has commenced and the full financial contribution has been received. This will then allow the Borough Council to be satisfied that the loss of this provision can be mitigated for in accordance with the legal obligations accompanying the planning consent. It is considered that if the employment development did not commence then sports pitch provision, as per the original consent, is the most appropriate use for this site.
Recommendation for Local Plan	Retain existing open space designation.

Mitigating adverse effects and maximising beneficial effects for Land at Brockhurst Gate, Gosport

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

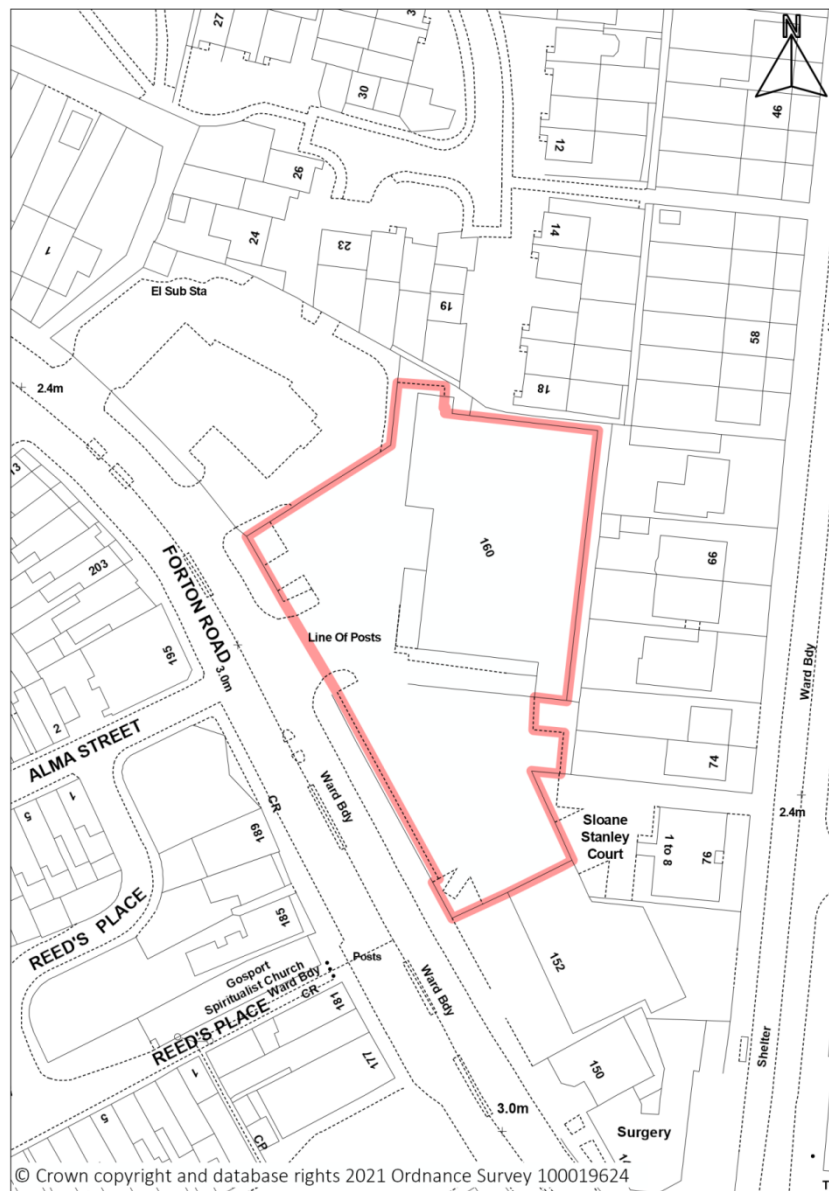
Mitigating adverse effects	
SA26	Consider whether the policy for the area and/or an alternative policy could make reference to minimising water consumption.
Maximising beneficial effects	
None identified	

Lidl, Forton Road

Overview

The Lidl site at Forton Road was submitted by through the Call for Sites on the basis that the site may become available in the event the operator decided to relocate to an alternative location in the Borough within proximity of Gosport Town Centre. To date no proposals have been put forward. The Council's preferred option is therefore to retain the Neighbourhood Centre designation for this site as the store serves the local community well and is accessible. Should it be demonstrated that the store is no longer viable and aspirations for the site change, the Council will work together on redevelopment plans. This could include the redevelopment of the site along with the adjacent former fuel station and could include new housing.

Site plan for Lidl, Forton Road



Identified effects

Option 2: Retain neighbourhood centre designation Lidl, Forton Road							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o				
SA3			o				
SA4		+					
SA5			o				
SA6			o				
SA7			o				
SA8			o				
SA9			o				
SA10			n/a				
SA11			n/a				
SA12			o?				
SA13			n/a				
SA14			n/a				
SA15	++						
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20		+					
SA21			o				
SA22				?			
SA23			o				
SA24				?			
SA25			n/a				
SA26			o				
SA27			o				

Preferred options for Lidl, Forton Road

Preferred option(s)	Option 2: Retain neighbourhood centre designation
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that Option 2 and retaining the neighbourhood centre designation would have a number of positive effects. While it is also recognised that the redevelopment of the site for housing could also result in positive effects, there is insufficient evidence to demonstrate that the existing retail uses are no longer required and they appear to be operating successfully at this time.
Justification	The Lidl site at Forton Road was submitted through the Call for Sites on the basis that the site may become available in the event the operator decided to relocate to an alternative location in the Borough within proximity of Gosport Town Centre. To date no proposals have been put forward. The Council's preferred option is therefore to retain the Neighbourhood Centre designation for this site as the store serves the local community well and is accessible. Should it be demonstrated that the store is no longer viable the Council will work on any aspirations for the site. This could include the redevelopment of the site along with the adjacent former fuel station and could include new housing. At this time it is considered appropriate to retain the neighbourhood centre designation.
Recommendation for Local Plan	Retain neighbourhood centre designation.

Mitigating adverse effects and maximising beneficial effects for Lidl, Forton Road

For **Option 2** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

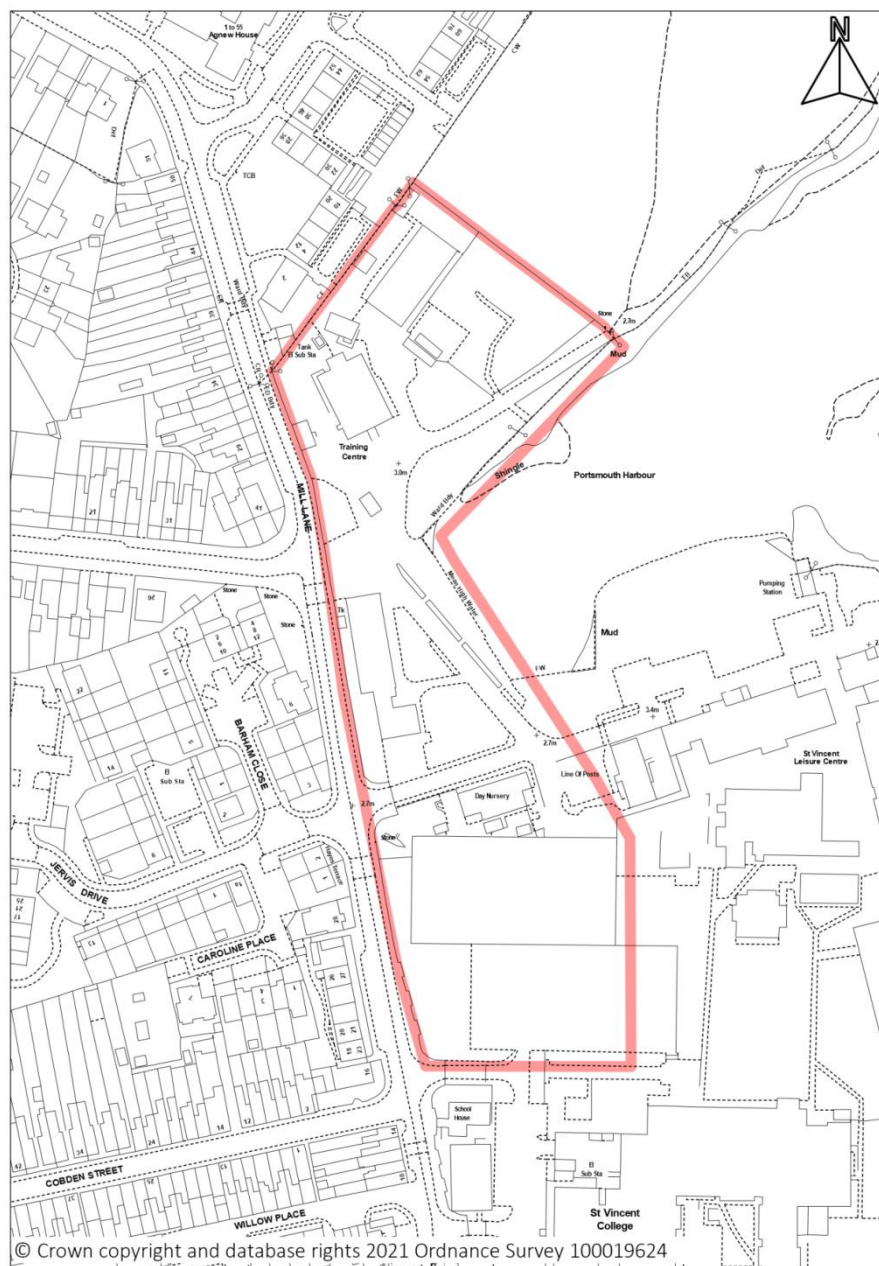
Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Land at St Vincent College, Mill Lane

Overview

The Council considers that there is potential for a scheme on land to the north of the College and would be happy to consider potential schemes. It would however be necessary to design a scheme that protected and enhanced the heritage assets, provided adequate parking and did not impede the function of the college. The Council has received no indication that earlier plans will be progressed. The site is therefore considered unavailable and unachievable at this time. It is therefore currently the Council's preferred option to retain the existing community and built leisure facility designation on the site.

Site plan for St Vincent College, Mill Lane



Identified effects

Option 1: Retain community and built leisure facility designation St Vincent College, Mill Lane							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o				
SA3			o				
SA4			o				
SA5		+					
SA6			o				
SA7		+					
SA8		+					
SA9			o				
SA10		+					
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16		+					
SA17			o				
SA18				?			
SA19		+					
SA20		+					
SA21			o				
SA22			o				
SA23		+					
SA24				?			
SA25				?			
SA26			o				
SA27			o				

Preferred options for St Vincent College, Mill Lane

Preferred option(s)	Option 1: Retain community and built leisure facility designation
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that while Option 2 could result in a number of positive effects, Option 1 and retaining the community and built leisure facility designation also results in a number of positive effects. Given the site is not considered available or achievable at this time, the Council's preferred Option is to retain the community and built leisure facility designation as set out by Option 1.
Justification	<p>The Council considers that there is potential for a scheme on land to the north of the College and would be happy to consider potential schemes. It would however be necessary to design a scheme that protected and enhanced the heritage assets, provided adequate parking and did not impede the function of the college.</p> <p>The Council has received no indication that earlier plans will be progressed. The site is therefore considered unavailable and unachievable at this time. It is therefore considered appropriate to retain the community and built leisure facility designation on the site.</p>
Recommendation for Local Plan	Retain community and built leisure facility designation.

Mitigating adverse effects and maximising beneficial effects for St Vincent College, Mill Lane

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

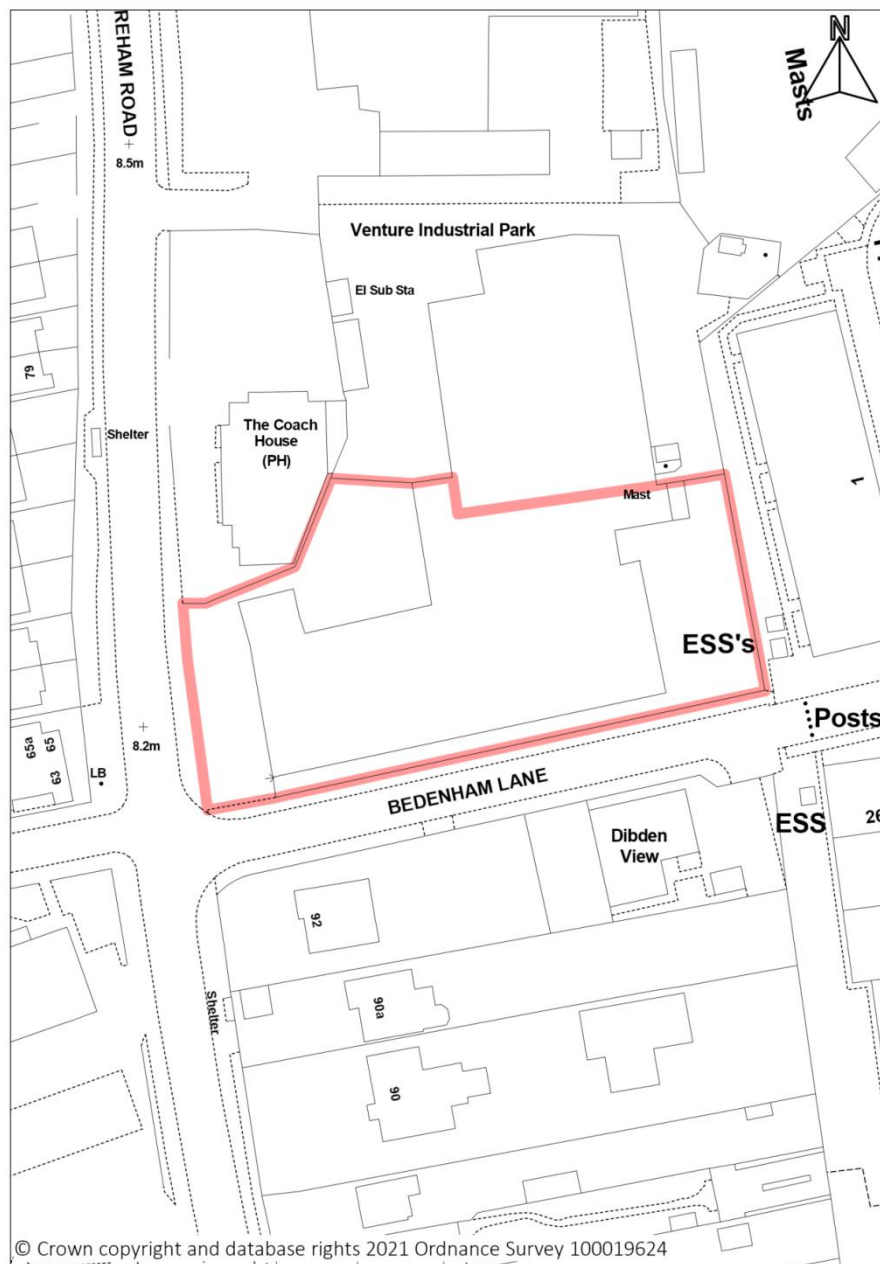
Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Units 2-9 Venture Park

Overview

The site sits on the corner of Fareham Road and Bedenham Lane and is currently occupied by industrial businesses. The site has been submitted in the Call for Sites on the assumption that it may become available at some point in the future for residential development. The Council considers that the site should be retained as an employment site as currently designated in the adopted Plan as there is no evidence that the site cannot operate viably. The Council has considered it appropriate to test the option of retaining the site for employment or allocating the site for housing.

Site plan for Units 2-9 Venture Park, Fareham Road



Identified effects

Option 1: Retain employment land designation Units 2-9 Venture Park, Fareham Road							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2		+					
SA3		+					
SA4		+					
SA5			n/a				
SA6			n/a				
SA7	++						
SA8			n/a				
SA9			o				
SA10			o				
SA11		+					
SA12			o				
SA13			o				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20			o				
SA21		+					
SA22				?			
SA23		+					
SA24				?			
SA25			n/a				
SA26					-?		M/L
SA27			o				

Preferred options for Units 2-9 Venture Park, Fareham Road

Preferred option(s)	Option 1: Retain employment land designation
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that Option 1 and retaining the employment land designation results in the most positive effects and fits with the wider development strategy to retain employment land.
Justification	The site was submitted in the Call for Sites. The Council considers that the existing employment area designation should remain to ensure the site is protected for employment purposes. This does not prevent the redevelopment and modernisation of the site for employment uses – in addition Local Plan policies allow for residential development as part of an employment led mixed use scheme provided that it is demonstrated that it is not viable to redevelop the whole site for employment uses or other types of economic development; and the overall proposed development will generate the same of a greater number of jobs than recent levels on the site. Overall it is therefore considered that there is sufficient flexibility to allow for the sites modernisation and redevelopment whilst ensuring the site is protected for employment uses.
Recommendation for Local Plan	Retain employment land designation and maintain employment land policy flexibility in relevant Local Plan policy.

Mitigating adverse effects and maximising beneficial effects for Units 2-9 Venture Park, Fareham Road

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy and/or an alternative policy should make reference to maintain and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA26	Consider whether the policy for the area and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy for the area and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.

Maximising beneficial effects
None identified

The Towers, Forton Road

Overview

The site has been promoted to the Borough Council by the land owner who is looking to redevelop the site for residential development. While the site has the potential to accommodate residential development it is considered necessary to ensure that any undesignated heritage/design features on the site are fully considered. It is important that appropriate safe access can be provided as the site is surrounded on three sides by busy roads. Appropriate parking is also required to facilitate the number of flats the land owner may wish to deliver. These issues should be dealt with through the development management process as further detail is required as part of a detailed proposal.

Site plan for The Towers



Identified effects

Option 2: Retain white land The Towers, Forton Road							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o				
SA3			o				
SA4			n/a				
SA5			o				
SA6			n/a				
SA7			o				
SA8			o				
SA9			o				
SA10			n/a				
SA11			o				
SA12			n/a				
SA13			o				
SA14			n/a				
SA15			o				
SA16			n/a				
SA17			o				
SA18			o?				
SA19			n/a				
SA20					-		M/L
SA21			n/a				
SA22			o				
SA23			o?				
SA24				?			
SA25			o				
SA26			o				
SA27			o				

Preferred options for The Towers

Preferred option(s)	Option 2: Retain white land
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing Option 1 and developing the site for residential would have a number of positive effects. That said, the Council considers that further detail and assessment is required through the development management process to ensure all issues are satisfactorily addressed. Option 2 is therefore the preferred option at this stage. The site is therefore not allocated for development at this time and will remain as white land inside the Urban Area Boundary where the presumption in favour of development applies.
Justification	The SA appraisal shows that while developing the site for residential will have a number of positive effects there a number of constraints which need to be dealt with and it is considered appropriate to deal with these issues through the development management process as further evidence will be required as part of a detailed proposal. The use has been proposed in the Call for Sites. The site is likely to be available in the plan period. While the site has the potential to accommodate residential development it is considered necessary to ensure that any undesignated heritage/design features on the site are fully considered. It is important that appropriate safe access can be provided as the site is surrounded on three sides by busy roads. Appropriate parking is also required to facilitate the number of flats the land owner may wish to deliver.
Recommendation for Local Plan	Retain site as white land within the Urban Area Boundary where the presumption in favour of development applies.

Mitigating adverse effects and maximising beneficial effects for The Towers

For **Option 2** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

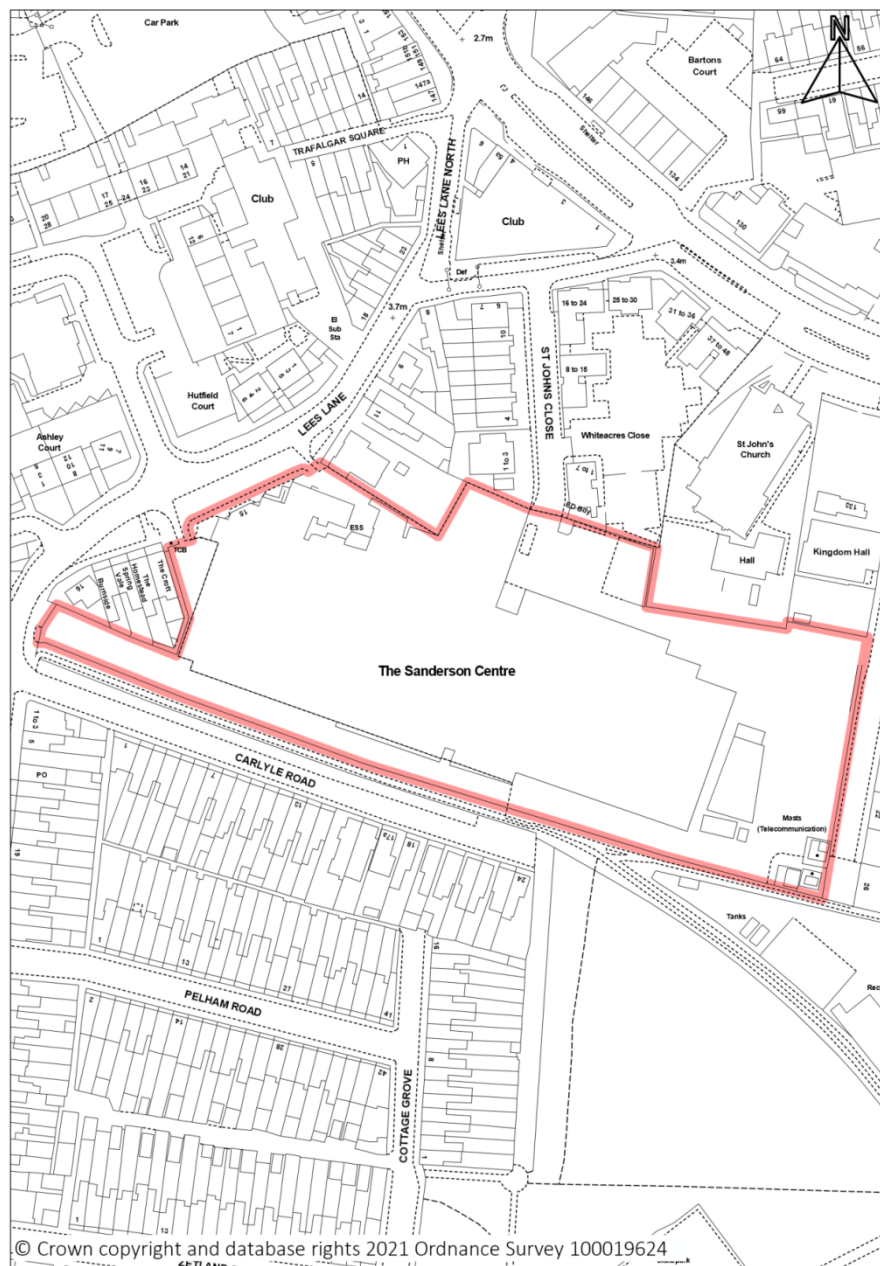
Maximising beneficial effects
None identified

The Sanderson Centre

Overview

The Sanderson Centre is a multi-purpose, multi-occupancy business centre. At 2021 the site is still occupied by businesses and remains an important employment location in the Borough. The site was in the Call for Sites for consideration for redevelopment with a mix of uses including new homes. The Council has tested the option of retaining the employment land designation or allocating the site for mixed-use redevelopment comprising residential and employment uses.

Site plan for The Sanderson Centre



Identified effects

**Option 1: Retain employment land designation
The Sanderson Centre**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2		+					
SA3		+					
SA4		+o					
SA5			n/a				
SA6			n/a				
SA7	++						
SA8			n/a				
SA9			o				
SA10			o				
SA11		+					
SA12			o				
SA13			o				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20			o				
SA21		+					
SA22				?			
SA23		+					
SA24				?			
SA25			n/a				
SA26					-?		M/L
SA27			o				

Preferred options for The Sanderson Centre

Preferred option(s)	Option 1: Retain employment land designation
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that Option 1 and retaining the employment land designation results in the most positive effects and fits with the wider development strategy to retain employment land.
Justification	The site was submitted in the Call for Sites. The Council considers that the existing employment area designation should remain to ensure the site is protected for employment purposes. This does not prevent the redevelopment and modernisation of the site for employment uses – in addition Local Plan policies allow for residential development as part of an employment led mixed use scheme provided that it is demonstrated that

	it is not viable to redevelop the whole site for employment uses or other types of economic development; and the overall proposed development will generate the same of a greater number of jobs than recent levels on the site. Overall it is therefore considered that there is sufficient flexibility to allow for the sites modernisation and redevelopment while ensuring the site is protected for employment uses.
Recommendation for Local Plan	Retain employment land designation and maintain employment land policy flexibility in relevant Local Plan policy.

Mitigating adverse effects and maximising beneficial effects for The Sanderson Centre

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
SA18	Consider whether the policy and/or an alternative policy should make reference to maintain and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA26	Consider whether the policy for the area and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy for the area and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.
Maximising beneficial effects	
None identified	

Royal Sailors Rest, Grange Lane, Rowner

Overview

The site marks the location of the former Royal Sailor's Rest community centre which closed in 2010. The building became the target of an arson attack in 2013, and the site was subsequently cleared in 2014. An application for 13 houses on the site was refused at appeal in 2015; the inspectors' reasons for refusal related to the protection of the land for health and community uses, and the lack of a suitable marketing period of the site for these uses. The current landowner is pursuing residential development on the site and a planning application was under consideration at July 2021.

Site plan for Royal Sailors Rest, Grange Lane



Identified effects

Option 3: Retain community and built leisure facility designation Royal Sailors Rest, Grange Lane							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o				
SA3			o				
SA4	++						
SA5	++						
SA6			o				
SA7		+					
SA8			n/a				
SA9			o				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			o				
SA14			n/a				
SA15			o				
SA16			o?				
SA17			o				
SA18				?			
SA19			o				
SA20		+					
SA21			o				
SA22			o				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27			o				

Preferred options for Royal Sailors Rest, Grange Lane

Preferred option(s)	Option 3: Retain community and built leisure facility designation
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that pursuing Option 3 and retaining a community and built leisure facility designation on the site would have a number of positive effects and ensure a community facility is secured on the site. The Council's position will be reviewed before Regulation 19 to reflect the latest planning position on the site.
Justification	The landowner of the site is currently seeking permission to redevelop the site for housing. It is however important that a community facility or appropriate financial contribution is provided to ensure the loss of this site is mitigated for and provision for residents is secured. Therefore at this stage the Council will retain the community and built leisure facility designation on the site, until such time that an appropriate financial contribution has been received by the Borough Council. This position will ensure that as a fall-back position the provision of land for a community facility is not lost.
Recommendation for Local Plan	Retain community and built leisure facility designation and review before Regulation 19 stage.

Mitigating adverse effects and maximising beneficial effects for Royal Sailors Rest, Grange Lane

For **Option 3** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

SA of the General Development Policies (Policy H1 – LE14)

6.8 This section summarises the SA findings for the thirty four Local Plan Policies which fall within five themes and make up the General Development Policies. These are:

Housing	Policy H1: Sustainable Residential Neighbourhoods
	Policy H2: Affordable Housing
	Policy H3: Housing for Older and Vulnerable People
	Policy H4: Park Homes and Residential Caravans
	Policy H5: Gypsies, Travellers, Travelling Showpeople

Employment	Policy E1: Employment Land
	Policy E2: Skills
	Policy E3: Tourism
	Policy E4: Marinas and Moorings
	Policy E5: Information and Communication Technology

Design	Policy DE1: Sustainable Construction
	Policy DE2: Residential Design
	Policy DE3: Areas of Special Character
	Policy DE4: Layout of Sites and Parking

Centres and facilities	Policy C1: Centres
	Policy C2: Town Centre Uses Outside of Centres
	Policy C3: Local Shops
	Policy C4: Commercial Frontages Outside of Centres
	Policy C5: Hot Food Take Aways
	Policy C6: Community, Cultural and Built Leisure Facilities

Local Environment	Policy LE1: Open Space
	Policy LE2: Cemetery Provision
	Policy LE3: Allotments
	Policy LE4: Access to the Coast and Countryside
	Policy LE5: Locally Designated Nature Conservation Sites
	Policy LE6: Protecting Species and Other Features of Nature Conservation Importance

	Policy LE7: Protecting and Enhancing Tree, Woodland and Hedge Coverage
	Policy LE8: Securing Measurable Biodiversity Net Gain
	Policy LE9: Pollution Control
	Policy LE10: Contaminated and Unstable Land
	Policy LE11: Hazardous Substances
	Policy LE12: Safeguarding Zones
	Policy LE13: Water Resources
	Policy LE14: Waste and Material Resources

SA of General Development Policies: Housing (Policy H1 – H5)

Policy H1: Sustainable Residential Neighbourhoods

Overview

Policy H1 is a new policy which includes elements previously contained in *Policy LP24: Housing* of the GBLP 2011-2029. The Policy seeks to specifically address the wider strategy for urban regeneration and future economic prosperity by ensuring the Gosport's residents can live in high quality and affordable housing. It includes several elements outlined below. The Policy requires that new development should include a mix of dwellings in terms of type, size and tenure to meet local needs as required by the NPPF and to ensure mixed, balanced and sustainable neighbourhoods. Part 1 and 2 of the Policy relate to the density and mix of residential development. The supporting text sets out indicative built densities and housing size and tenures rather than prescribing such figures in the policy itself. This allows developments to reflect changes in housing need over the Plan period. Point 3 of the Policy promotes the regeneration and renewal of existing housing estates, or larger sites partly comprised of housing estates where appropriate. This sets out the Council's approach to improving the quality of existing residential neighbourhoods through a programme of regeneration in specific housing estates outside the identified regeneration areas. Point 4 of the Policy relates to self and custom build housing and sets out the position that such schemes will be supported by the Council where they conform with all other relevant local and national policies.

POLICY H1: SUSTAINABLE RESIDENTIAL NEIGHBOURHOODS

1. The appropriate density of residential development will be informed and assessed by:

- **The need to maximise the efficient use of scarce land resources;**
- **The character and mix of uses of the area in which it is located taking into account local townscape, protected trees and heritage assets;**
- **Level of accessibility in terms of walking, cycling and public transport; and**
- **The need to minimise environmental and amenity impacts**

Indicative built densities for different areas are set out in Table 3 but the criteria above may indicate that a different density is appropriate. Where the proposed built density falls below that specified the applicant will be expected to provide supporting information justifying the density proposed. Applications that, on balance of considerations, either fail to make efficient use of land or propose an excessively high density for its context, will be refused.

2. New residential development should contribute towards meeting the need for a mix of housing as set out in Table 4 with the aim of delivering mixed, balanced and sustainable neighbourhoods. Account will need to be taken of the:

- **Strategic Housing Market Assessment (or any subsequent revision);**
- **Detailed Local Housing Market Assessments (where applicable);**
- **Current and future demographic studies and profiles;**
- **Locality and ability of the site to accommodate a mix of housing; and**
- **Market signals and local housing market trends.**

Applications that, on balance of considerations, fail to provide a suitable mix of housing will be refused.

- 3. The regeneration and renewal of existing housing estates, or larger sites partly comprised of housing estates, will continue to be promoted to ensure that high quality new housing and site environments are provided in line with the principles of sustainable neighbourhoods set out in Point 1 above. In redeveloping existing housing estates opportunities to improve public open spaces, provide new or improved community facilities and alternative modes of transport, and create opportunities for employment will be taken where appropriate.**
- 4. Proposals for self and custom build housing, to be occupied as homes by those individuals, will be supported by the Council where they are in conformity with all other relevant local and national policies. On sites with 40 or more non-flatted market dwellings site promoters should provide at least 2.5% of plots as self-build plots.**

Identified effects

Option 1: Develop Policy Policy H1: Sustainable Residential Neighbourhoods							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					L
SA2		++					L
SA3			n/a				
SA4			n/a				
SA5		+					L
SA6		+					M/L
SA7		+					M/L
SA8		+					M/L
SA9	++						S/M/L
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13	++						M/L
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17		+					M/L
SA18		+					L
SA19		+					M/L
SA20	++						L
SA21			n/a				
SA22		+					L
SA23		+					M/L
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy H1: Sustainable Residential Neighbourhoods

Preferred option(s)	Option 1: Develop Policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. The positive effects identified relate to a number of SA objectives although the policies implications in relation to ensuring everyone has the opportunity to live in a decent and affordable home (SA9) are considered to be of most importance.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will allow the Council to ensure residential development is built at appropriate densities to make efficient use of land and provides a mix of different types of housing including self and custom build housing. The policy also allows the Council to set out that it will promote the regeneration and renewal of existing housing

	estates.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy H1: Sustainable Residential Neighbourhoods

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
None identified	

Maximising beneficial effects	
SA20	Policy DE2: Residential Design will ensure that all new residential development is well-designed.

Policy H2: Affordable Housing

Overview

Policy H2 is a new policy which includes elements previously contained in Policy LP24: Housing of the GBLP 2011-2029. The Policy requires affordable housing on residential developments of 10 dwellings or more. The proportion of affordable housing required is 40%. This has been based on several key evidence studies which are detailed in the Policy supporting text. The Policy sets out the Council's clear position concerning the negotiation of affordable housing on sites and requires the developer/landowner to demonstrate the circumstances justifying lower affordable housing contributions if this is proposed. The Policy also seeks to secure an appropriate tenure mix of affordable housing and sets out additional key considerations which require that affordable homes are integrated throughout a development and be of visually indistinguishable design.

POLICY H2: AFFORDABLE HOUSING

- 1. The Borough Council will seek 40% affordable housing on residential developments of 10 dwellings or more. Provision should be made on-site in the first instance. In exceptional circumstances the Council will consider a financial contribution being negotiated to make up the full requirement as appropriate. In all cases where proposals fall short of the policy target an open-book approach will be taken and the onus will be on the developer/ landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution. The Council will seek to negotiate a percentage of affordable housing as close as possible to the target level having regard to a site-specific viability assessment.**
- 2. In determining applications with affordable housing the Council will assess the site size, suitability and type of units to be delivered in relation to the current evidence and the local site context. The Council will seek an appropriate tenure mix of affordable housing to include social rented, affordable rent, intermediate rent and shared ownership affordable units.**
- 3. Affordable housing proposals should also take account of the following considerations:**
 - a) Dwellings provided should be fully integrated into the development;**
 - b) In phased housing developments, site promoters will be expected to provide details of the affordable housing provision in each phase, including the number and type of affordable housing to be provided;**
 - c) All affordable housing contributions should be secured in perpetuity through a planning obligation; and**
 - d) Site promoters may not circumvent this policy by artificially subdividing qualifying sites.**

Identified effects

Option 1: Maintain existing policy with 40% affordable housing on sites with 10+ dwellings
Policy H2: Affordable Housing

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7	++						L
SA8			n/a				
SA9	++						M/L
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy H2: Affordable Housing

Preferred option(s)	Option 1: Maintain existing policy with 40% affordable housing on sites with 10+ dwellings
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. The major positive effects identified include reducing poverty and social exclusion (SA7) and ensuring everyone has the opportunity to live in a decent and affordable home (SA9).
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will mean affordable housing can be secured which will offer major benefits, particularly social benefits.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy H2: Affordable Housing

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

Policy H3: Housing for Older and Vulnerable People

Overview

Policy H3 is a new policy which includes elements previously contained in *Policy LP24: Housing* of the GBLP 2011-2029. Gosport is facing a range of specialist housing needs in the plan period and this Policy seeks to plan for some of the more complex needs arising which are driven primarily by changing demographics and increases in specific illnesses or disabilities. The Policy sets out the quantum of specialist housing for older or disabled people over the plan period, based on the Gosport Borough Council Demographic Projections (GBCDP). The Policy also sets out the Councils positive approach to the specialist residential accommodation for younger people who are vulnerable and/or disabled. Lastly, the policy also sets out criteria for the design of such developments to ensure they provide a carefully considered and inclusive environment to live.

POLICY H3: HOUSING FOR OLDER AND VULNERABLE PEOPLE

- 1. A positive approach will be taken towards housing proposals that seek to meet the needs of an aging population and increased needs for those with disabilities. Provision will be made for the following quantum of specialist housing for older or disabled people:**
 - Up to 500 homes with support (Class C3 sheltered housing or retirement living);
 - Up to 500 homes with care (Class C2 or C3 enhanced sheltered and extra-care housing);
 - Up to 750 residential care bed-spaces (Class C2 nursing care).
- 2. The Council will take a positive approach to the provision of specialist residential accommodation for younger people who are vulnerable and/or disabled.**
- 3. All development for specialist accommodation for older, disabled and vulnerable people should satisfy the following criteria:**
 - a) The site is accessible by residents by public transport;
 - b) Buildings compatible in height, scale and massing with the local townscape character;
 - c) Well-designed and healthy internal living environments with positive use of internal circulation and shared spaces;
 - d) Layouts should maximise of natural light and ventilation;
 - e) Access to private balconies and suitably designed private or semi-private open spaces; and
 - f) Suitable provision for ambulance access, visitor parking and storage.

Identified effects

Option 2: Make provision for the accommodation needs of older and vulnerable people
Policy H3: Housing for Older and Vulnerable People

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					M/L
SA2			o				
SA3		+					M/L
SA4		+					
SA5		+					
SA6			n/a				
SA7		+					
SA8		+					
SA9		+					M/L
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15		+					M/L
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20		+					M/L
SA21			n/a				
SA22		+					M/L
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			o				
SA27			o				

Preferred options for Policy H3: Housing for Older and Vulnerable People

Preferred option(s)	Option 2 - Make provision for the accommodation needs of older and vulnerable people
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure that appropriate provision is made for the needs of an ageing population and those with disabilities.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy H3: Housing for Older and Vulnerable People

For **Option 2** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

Policy H4: Park Homes and Residential Caravans

Overview

This Policy remains largely the same as Policy LP25 in the GBLP 2011-2029. This is a local policy which aims to provide certainty by ensuring that park homes will remain appropriate on existing sites but such areas are not considered suitable for 'permanent' dwellings.

POLICY H4: PARK HOMES AND RESIDENTIAL CARAVANS

- 1. Park homes and residential caravans will be permitted in the areas designated on the Policies Map subject to environmental and infrastructure considerations set out in other policies in the Plan.**
- 2. The replacement of park homes or residential caravans in these areas with permanent housing will not be permitted.**

Identified effects

Option 1: Develop Policy

Policy H4: Park Homes and Residential Caravans

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8			n/a				
SA9		+					M/L
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy H4: Park Homes and Residential Caravans

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that one positive effect arises from this policy, with no negative effects. The effect identified relates to ensure that everyone has the opportunity to live in a decent and affordable home (SA9). This has been assessed as uncertain/positive as while Park Homes and Residential Caravans clearly provide accommodation, it is not certain that this is necessarily more affordable than other forms of accommodation that could be provided.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure that park homes and residential caravans can be permitted in designated areas subject to other considerations.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy H4: Park Homes and Residential Caravans

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Policy H5: Gypsies, Travellers, Travelling Showpeople

Overview

This Policy remains largely the same as Policy LP26 in the GBLP 2011-2029. The Policy sets out criteria for sites for gypsies, travellers and travelling show people where a need for such facilities is demonstrated. The Policy also states that planning permission will be granted on land at Fareham Road (as shown on the Policies Map) to provide 1 site for up to 3 caravans for Gypsies and Travellers.

POLICY H5: GYPSIES, TRAVELLERS, TRAVELLING SHOWPEOPLE

- 1. Planning permission will be granted on land at Fareham Road (as shown on the Policies Map) to provide 1 site for up to 3 caravans for Gypsies and Travellers.**
- 2. Additional pitch or plot provision to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople will be permitted where the Borough Council is satisfied there is sufficient evidence to demonstrate there is a need for additional pitches or plots in the Borough. Where this is clearly shown to be the case, such proposals will need to meet all of the following criteria:**
 - a) the site is accessible to local facilities and services and is served or capable of being served by essential utility infrastructure;**
 - b) adequate levels of privacy and residential amenity for site occupiers should be provided;**
 - c) the site is capable of accommodating both the number of caravans/mobile homes proposed and any associated equipment for business activities; and**
 - d) the proposal would not significantly adversely affect the character of the area including natural and built heritage assets and the wider landscape or have unacceptable amenity, traffic or other environmental impacts.**

Identified effects**Option 1: Develop Policy****Policy H5: Gypsies, Travellers, Travelling Showpeople**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2			o				
SA3			o				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8			n/a				
SA9		+					M/L
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17		+					M/L
SA18		+					M/L
SA19			n/a				
SA20			o				
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy H5: Gypsies, Travellers, Travelling Showpeople

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF, National Planning Policy for Traveller Sites and national planning guidance. Including this policy in the Local Plan will ensure appropriate provision is made for gypsies, travellers and travelling showpeople and ensure that additional provision can be provided if required.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy H5: Gypsies, Travellers, Travelling Showpeople

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

SA of General Development Policies: Employment (Policy E1 – E5)

Policy E1: Employment Land

Overview

Policy E1 replaces Policy LP16: Employment Land of the GBLP 2011-2029. The Policy has many elements to it and is key to the Local Plan's overall strategy to maintain and increase employment levels in the Borough. The Policy relates primarily to E(g), B2 and B8 uses but reference is made to alternative uses in parts 5 and 6 of the Policy. The Policy reiterates the overall employment floorspace quantum included in the Spatial Strategy and sets out how new employment land is provided. The Policy also identifies key employment assets of importance to the Borough and sets out how these will be protected and safeguarded for employment purposes. The Policy also sets out certain circumstances where planning permission may be granted for residential development as part of an employment-led mixed use scheme.

POLICY E1: EMPLOYMENT LAND

- 1. The Local Plan will make provision for at least 90,000 sq.m. of net additional employment floorspace (Use Classes E(g), B2 & B8).**
- 2. The Local Plan will ensure that new employment land is provided by identifying:**
 - a) major development sites (as shown on the Policies Map) that have opportunities for significant employment creation including the Harbour Regeneration Area (Policy D3), Daedalus (SS11) and HMS Sultan (SS10); and**
 - b) other employment land allocations (as shown on the Policies Map) (Policy A3).**
- 3. Employment assets such as deep waterfront access, airfield access or specialist on-site facilities will be protected. Specific sites requiring such protection include:**

Marine

- a) deepwater access and associated land at Victoria Quays and Royal Clarence Yard Retained Area;**
- b) Royal Clarence Marina and associated land;**
- c) deepwater access, the boatlifting crane, marine and associated land to serve the Gosport Marina and Endeavour Quay;**
- d) Gosport Boatyard site and associated infrastructure and access;**
- e) Haslar Marina and associated land to serve the marina and marine industries;**
- f) Blockhouse deepwater access, jetties and associated land to develop new marine related employment opportunities;**
- g) specialist marine facilities at the Haslar Marine Technology Park;**
- h) slipway at Daedalus and clear access to the water through the Daedalus site and associated land to develop marine related industries.**

Aviation

- i) access to the airfield at Daedalus for aviation-related business.**

Other assets

- j) other employment assets where evidence is forthcoming that identify the need to protect them for economic activity.
4. Existing employment land (as shown on the Policies Map), will be safeguarded for employment purposes (E(g), B2 and B8). Planning permission for other types of economic development on existing employment land will be granted if it can be demonstrated that:
 - a) the use will generate similar or higher levels of employment than the existing use;
 - b) the use is compatible with neighbouring uses within the employment site; and
 - c) the relevant tests in Policy C1 regarding town centre uses are met.
 5. In certain circumstances planning permission may be granted for residential development as part of an employment-led mixed-use scheme provided that:
 - a) it is demonstrated that it is not viable to redevelop the whole site for employment uses or other types of economic development; and
 - b) the overall proposed development will generate the same or a greater number of jobs than recent levels on the site.
 6. Planning permission will be granted to diversify the local economy including the following proposals:
 - a) service hubs to support live /work units;
 - b) Incubator, Co-working space and a Skills Hub as part of High Street redevelopment plans.

Identified effects

Option 1: Employment-led, urban regeneration and local jobs approach

Policy E1: Employment Land

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					L
SA2		+					L
SA3		+					L
SA4			n/a				
SA5		+					L
SA6		+					L
SA7	++						L
SA8			n/a				
SA9			n/a				
SA10	++						L
SA11	++						L
SA12	++?						L
SA13	++						L
SA14		+					L
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21		+					L
SA22				?			L
SA23	++						L
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy E1: Employment Land

Preferred option(s)	Option 1 - Employment-led, urban regeneration and local jobs approach
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects and one uncertain effect. A large number of major positive effects have been identified given the policies positive impact on the economy and employment. It is considered that by protecting employment land the policy will have major positive effects and help to facilitate economic growth.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will contribute to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places to support growth, innovation and improved productivity.

Recommendation for Local Plan	Include policy in Local Plan
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Mitigating adverse effects and maximising beneficial effects for Policy E1: Employment Land

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects	
SA10	Policy E2: Skills will also help to facilitate the skills needed to find and remain in work. Policy E2 requires employment and training measures as part of development proposals on appropriate sites. This could help maximise the benefits of this policy by increasing employment opportunities, particularly for local people.

Policy E2: Skills

Overview

Improving skills is considered an important corporate and PfSH priority in order to make the local workforce more competitive. The Policy requires that employment and training measures are secured on larger employment generating sites and includes various measures set out in the justification text. These measures are secured by a Section 106 Agreement. The Borough Council has produced a practice note to accompany this requirement which is currently required and linked to the Gosport Borough Local Plan 2011-2029. This practice note has been subject to public consultation and is based on best practice in the sub-region. This will be linked to the revised Local Plan. Policy E2 replaces Policy LP17 of the GBLP 2011-2029.

POLICY E2: SKILLS

- 1. The Borough Council will require employment and training measures as part of development proposals on appropriate sites.**
- 2. Existing specialist training facilities will be protected unless it can be demonstrated that there is no longer a requirement for such facilities.**
- 3. New training facilities will be permitted provided they accord with other policies in the Local Plan.**

Identified effects**Option 1: Develop Policy****Policy E2: Skills**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5			n/a				
SA6		+					M/L
SA7		+					M/L
SA8			n/a				
SA9			n/a				
SA10	++						M/L
SA11			n/a				
SA12		+					M/L
SA13		+					M/L
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy E2: Skills

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. The policy is assessed as having major positive effects for raising education achievement and developing opportunities for everyone to acquire the skills needed to find and remain in work (SA10).
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will mean employment and training measures can be secured as part of development proposals on appropriate sites.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy E2: Skills

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

Policy E3: Tourism

Overview

This policy recognises that tourism has a significant role in diversify the local economy and providing new job opportunities. The policy reiterates that a number of hotel and tourism proposals have been included within the Local Plan. These cross-references are included in Policy E3 for completeness to aid the reader by bringing together the key tourism issues and consequently the options for these individual sites are not included in this section of the SA. The sites outside of the Borough's centres (such as Haslar and Daedalus) are considered to include site specific characteristics which are appropriate for tourism uses and help to regeneration brownfield sites within the urban area. Other sites that arise are required to meet the sequential and impact tests outlined in the NPPF where relevant. The other element of Policy E3 is to protect existing tourism accommodation unless it can be demonstrated that the use is no longer viable and that there have been reasonable attempts to market the property. This is considered necessary to maintain the current limited tourism accommodation in the Borough in order to extend the industry locally whilst providing sufficient flexibility if the use is no longer viable. Policy E3 replaces Policy LP18 of the GBPLP 2011-2029

POLICY E3: TOURISM

- 1. Proposals that develop the tourism sector will be supported in the Borough as they can assist in diversifying the local economy, creating additional jobs and providing a wider range of recreational activities.**
- 2. Planning permission will be granted for appropriate tourism and visitor economy proposals in the following locations:**
 - a) within the regeneration areas including the Strategic Development Sites in accordance with Policies SS1-SS11;**
 - b) within other sites allocated for leisure uses including the Gosport Leisure Park in accordance with Policy A3;**
 - c) appropriate proposals to improve and complement existing tourism and visitor attractions and facilities in accordance with other policies in the Local Plan.**

Outside of these areas proposals will need to accord with the sequential test as outlined in the National Planning Policy Framework.

- 3. Planning permission will not be granted for proposals which will result in the loss of existing tourism accommodation with 6 or more tourist bedrooms unless it can be demonstrated that the use is no longer viable in this location and that there have been reasonable attempts to let/sell the property for tourism accommodation.**

Identified effects

Option 1: Develop Policy Policy E3: Tourism							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o				
SA3					-		M/L
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7		+					M/L
SA8			n/a				
SA9					-?		
SA10			n/a				
SA11		+					M/L
SA12		+					M/L
SA13		+					M/L
SA14	++						M/L
SA15		+					M/L
SA16			n/a				
SA17			n/a				
SA18			o				
SA19		+					M/L
SA20			n/a				
SA21			o				
SA22			o				
SA23		+					M/L
SA24			o				
SA25			n/a				
SA26				-			M/L
SA27			o				

Preferred options for Policy E3: Tourism

Preferred option(s)	Option 1 – Develop Policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with two negative effects. The policy is identified as having major positive effects for Gosport's tourism sector and promoting the Borough as a destination. However increased tourism may lead to more private car use (SA3) and there may potentially be negative effects on the availability and affordability of housing (SA9).
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will facilitate the development of the tourism sector to diversify the local economy, create additional jobs and provide a wider range of recreational activities.
Recommendation for	Include policy in Local Plan

Local Plan	
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Mitigating adverse effects and maximising beneficial effects for Policy E3: Tourism

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

SA3	It is difficult to resolve issues relating to increased travel and car use from tourism. Decisions will therefore need to be made as to whether the benefits of increased tourism opportunities are sufficient to outweigh the adverse travel related effects.
SA9	There is potential for increased tourism to increase property prices making it more difficult to afford a home. It is therefore important that Policy H2: Affordable Housing seeks to secure 40% affordable housing on sites over 10 dwellings. It will be important to monitor the impacts of any tourism related activities on the property market, for example the conversion of residential dwellings to tourism accommodation.

Maximising beneficial effects

None identified

Policy E4: Marinas and Moorings

Overview

Marinas can play an important part to the local economy in terms of providing direct and indirect employment opportunities as well as bringing visitors and spending into the Borough. This policy enables new marinas or extensions to be developed providing that a number of criteria are met including the need to consider any potential impacts on internationally important nature conservation sites and the requirements of the Queen's Harbour Master. Policy E4 replaces Policy LP19 of the GBLP 2011-2029.

POLICY E4: MARINAS AND MOORINGS

- 1. Planning permission will be granted for new marinas and the extension of marinas and mooring areas provided that the development:**
 - a) does not harm important features of internationally and nationally important habitats;**
 - b) is acceptable to the Queen's Harbour Master in that it does not have a detrimental impact on the movement of marine traffic in the Harbour and surrounding waters;**
 - c) is supported by adequate on-shore facilities;**
 - d) does not harm the distinctive landscape and heritage assets of the coastline;**
 - e) incorporates designs that are appropriate to existing and proposed sea defences; and**
 - f) does not constrain further development of the waterfront or access to other sites with the potential for development.**

Identified effects

Option 1: Develop Policy
Policy E4: Marinas and Moorings

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			o				
SA3			o				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8			n/a				
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12		+					
SA13		+					
SA14		+					
SA15		+					
SA16	++						
SA17			o				
SA18			o				
SA19			o				
SA20			o				
SA21			o				
SA22			o				
SA23			o				
SA24			o				
SA25			o				
SA26					-		M/L
SA27					-		M/L

Preferred options for Policy E4: Marinas and Moorings

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. In particular, major positive effects have been identified for improving the quality and accessibility of leisure opportunities within the Borough (SA16).
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure new marinas and the extension of marinas and mooring areas is controlled to maximise the benefits and mitigate any negative effects.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy E4: Marinas and Moorings

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

Policy E5: Information and Communication Technology

Overview

Information and Communications Technology (ICT) is an important driver in the success of the local economy. Policy E5 is an enabling policy to improve ICT within the Borough. The Policy replaces Policy LP20 of the GBLP 2011-2029.

POLICY E5: INFORMATION AND COMMUNICATION TECHNOLOGY

- 1. The Borough Council will work with relevant partners to support advances in Information and Communication Technologies (ICT) including positively promoting the development of ICT embedded sites and premises.**
- 2. Planning permission will be granted for telecommunication installations and equipment provided that:**
 - a) the feasibility of sharing an existing mast or erecting antennae on an existing building or other structure has been investigated and demonstrated to be unsuitable;**
 - b) they do not have an unacceptable adverse impact on the character of the area or the appearance of any building;**
 - c) the proposal does not harm important nature conservation interests;**
 - d) all reasonable measures have been taken in respect of siting, design and landscaping to minimise the impact of the development;**
 - e) they do not cause significant and irremediable interference with other electrical equipment, air traffic services, broadcast or telecommunication services, or instrumentation operated in the national interest.**

Identified effects**Option 1: Develop Policy****Policy E5: Information and Communication Technology**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8			n/a				
SA9			n/a				
SA10			n/a				
SA11		+					S/M/L
SA12		+					S/M/L
SA13		+					S/M/L
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy E5: Information and Communication Technology

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. The specificity of the policy means for many SA objectives the policy is considered not applicable. However, the policy is considered to bring positive effects on those objectives related to employment and the economy as the provision of high quality ICT infrastructure is key to modern businesses.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure proactive engagement with infrastructure providers. It will also ensure that proposals for installations address important criteria to make sure they do not have any unacceptable impacts.

Recommendation for Local Plan	Include policy in Local Plan
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Mitigating adverse effects and maximising beneficial effects for Policy E5: Information and Communication Technology

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

SA of General Development Policies: Design (Policy DE1 – DE4)

Policy DE1: Sustainable Construction

Overview

Policy DE1 is a new policy which seeks to ensure that the design of all development contributes to mitigating and adapting to the consequences of climate change. The policy sets out how this should be achieved in all development and references specific principles which proposals should aim to incorporate.

POLICY DE1: SUSTAINABLE CONSTRUCTION

- 1. The design, construction and lifecycle of all development must contribute to the preservation of resources and the mitigation of, and adaption to, climate change. This includes, but is not limited to, improving energy performance, minimising material use and reducing water use. The use of recognised assessment tools or aiming for quality / exemplar standards is expected wherever possible.**
- 2. To achieve this all residential development should aim to:**
 - a) Incorporate Passivhaus principles, or equivalent, to maximise the use of insulation, natural sunlight, solar gain and cooling, and natural ventilation;**
 - b) Achieve a reduction in carbon emissions of at least 19% compared to the Target Emission Rate of Part L of the Building Regulations;**
 - c) Achieve a water efficiency standard of at least 100 litres per person per day; and**
 - d) Be assessed under the Home Quality Mark, or equivalent.**
- 3. Planning permission will be granted for non-residential and multi-residential developments over 500 sq.m. that achieve a BREEAM standard of at least 'Very Good', or equivalent. If the required BREEAM rating is considered to be financially unviable or technically unfeasible, this will need to be demonstrated with appropriate evidence in support of a planning application. In this instance, the applicant will be expected to meet the highest BREEAM score that is viable. An alternative certification process may also be acceptable, where it can be shown to be approximately equivalent in outcomes.**
- 4. Developments that fail to adequately incorporate the principles of sustainable construction will be refused permission.**

Identified effects

Option 1: Require sustainable construction principles in all development

Policy DE1: Sustainable Construction

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1	++						M/L
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7		+					S/M/L
SA8	++						S/M/L
SA9	++						S/M/L
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18		+					
SA19			n/a				
SA20	++						S/M/L
SA21		+					S/M/L
SA22	++						S/M/L
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26	++						M/L
SA27		+					S/M/L

Preferred options for Policy DE1: Sustainable Construction

Preferred option(s)	Option 1: Require sustainable construction principles in all development
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. The policy is assessed as resulting in a number of major positive effects – these relate to climate change (SA1), health and well-being (SA8), housing (SA9), high quality design (SA20), energy efficiency and renewable energy (SA22), and water supply (SA26). By requiring sustainable construction principles in all development the policy can provide a significant contribution to minimising the impact of growth on the environment and resources. This will contribute towards sustainable development.
Justification	The policy is in accordance with the NPPF and national planning guidance, and other professional best practice. Including this policy in the Local Plan will ensure all development contributes toward the mitigation of, and adaption to, climate change. It will also ensure all development contributes as best as possible towards sustainable development.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy DE1: Sustainable Construction

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Policy DE2: Residential Design

Overview

Policy DE2 is designed to be read in conjunction with Policy D8 which provides over-arching design requirements for all developments. Policy DE2 specifically addresses the design requirements in residential proposals in order to ensure all residential development provides a high quality living environment for occupiers and neighbouring residents by setting out specific criteria. Part one of the policy sets out specific criteria which all residential development must meet. Part two of the policy relates to parking solutions and their integration within a development. Part three relates to convenient and secure storage space. Part four relates to the design of extensions and related features and part five sets out that gated communities and exclusive enclaves will be resisted. Policy DE2 includes elements of Policy LP10 of the GBLP 2011-2029.

POLICY DE2: RESIDENTIAL DESIGN

- 1. All residential development should provide a high quality living environment for occupiers and neighbouring residents by:**
 - a) Providing adequately sized habitable rooms which meet or exceed the nationally described space standards²³.**
 - b) Providing each dwelling with suitable private outdoor amenity space.**
 - c) Building in adaptability for changing future needs by having:**
 - i) Spaces which are designed to be flexible and adaptable;**
 - ii) At least 15% of all new dwellings achieve Category 2 standard of Part M of the Building Regulations²⁴;**
 - iii) On schemes of over 100 dwellings (gross), at least 2% of private housing and 5% of affordable housing achieve wheelchair accessible Category 3 standard of Part M of the Building Regulations.**
- 2. In line with the Council's Parking SPD, residential developments should provide a balanced mix of parking solutions that are integrated into the design and layout without allowing vehicles to become visually dominant.**
- 3. All new residential dwellings should ensure that convenient and secure storage space is provided for refuse, recycling and organic waste, and post and packages, to meet the likely needs of the household and without detriment to the wider street scene.**
- 4. Extensions, parking layouts, boundary treatments and materials should be subservient to the host residential dwelling unless robust justification is provided.**
- 5. Proposed residential developments comprised of gated communities that fail to improve wider accessibility where this could be reasonably achieved will not be supported.**

²³ Technical housing standards – nationally described space standard (MHCLG, 2015)

²⁴ www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m

Identified effects**Option 1: Develop Policy
Policy DE2: Residential Design**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2			n/a				
SA3			n/a				
SA4		+					M/L
SA5			n/a				
SA6		+					M/L
SA7		+					M/L
SA8		+					M/L
SA9	++						M/L
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20	++						M/L
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27		+					M/L

Preferred options for Policy DE2: Residential Design

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. Major positive effects are identified for the policies impact on high quality housing (SA9) and ensuring a high quality townscape with good design principles for buildings and spaces (SA20).
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure all residential development provides high quality living environment for occupiers and neighbouring residents. This will contribute to people's quality of life, the preservation of the environment, and a prosperous economy.
Recommendation for	Include policy in Local Plan

Local Plan	
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Mitigating adverse effects and maximising beneficial effects for Policy DE2: Residential Design

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

Policy DE3: Layout of Sites and Parking

Overview

Policy DE3 includes specific requirements to promote transport choice as part of new developments and reiterates key elements of the NPPF. Further details on parking standards are also include in the Parking Supplementary Planning Document. The Policy includes two additional criteria, one is related to where vehicular access is from a Classified Road and having the ability to enter and leave the road in a forward gear, the other relates to the provision for electric vehicle parking and charging. Policy DE3 replaces Policy LP23 of the GBLP 2011-2029.

POLICY DE3: LAYOUT OF SITES AND PARKING

Development proposals will be permitted, provided that the layout of the site is designed so that:

- 1. Safe and convenient routes for pedestrians and cyclists which link with the existing network are prioritised.**
- 2. Existing public rights of way are safeguarded or enhanced where appropriate.**
- 3. There is provision for bus access in larger developments with suitably located bus stops.**
- 4. Adequate provision is made for an appropriate range of vehicles to access the site, manoeuvre within it, park, load and unload and turn around in a safe and convenient manner.**
- 5. Where vehicular access is from a Classified Road there is adequate provision made to enable vehicles to enter and leave the road in a forward gear.**
- 6. Sufficient visibility and lighting is provided for the safe and convenient use of the roads, cycle tracks, paths and parking places.**
- 7. Traffic management measures are included, where appropriate, to control the speed of traffic generated by the development, to ensure that the safety and convenience of all highway users including cyclists and pedestrians is maintained or enhanced.**
- 8. Provision is made for parking cars, motorcycles, bicycles and where appropriate, goods vehicles.**
- 9. Provision is made for electric vehicle (EV) parking and charging:**
 - a) For residential developments, each individual dwelling with on-plot car parking must be provided with an electric vehicle charge point;**
 - b) For non-residential developments or any development providing communal (non-allocated parking) an electric vehicle chargepoint must be provided at a ratio of at least one chargepoint per 5 parking spaces.**

10. Access and parking for people with disabilities is provided in accordance with the relevant current standards.

Identified effects

Option 1: Develop Policy

Policy DE3: Layout of Sites and Parking

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					M/L
SA2		+					M/L
SA3	++						M/L
SA4		+					M/L
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8			n/a				
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21		+					M/L
SA22				?			M/L
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy DE3: Layout of Sites and Parking

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. One uncertain effect has been identified which relates to energy efficiency and energy generated from renewable sources (SA22) – this is due to the energy requirements of electric vehicles and the Council’s inability to control where energy is sourced from.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will not only ensure the appropriate layout of development sites but also make sure provision is made for electric vehicle parking and charging.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy DE3: Layout of Sites and Parking

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Policy DE4: Areas of Special Character

Overview

This policy provides protection to existing Areas of Special Character and allows for the designation of additional Areas of Special Characters where there is appropriate justification. Part two of the policy sets out specific criteria related to the Marine Parade Area of Special Character and references guidance set out in the relevant SPD. Part three of the policy sets out specific criteria related to the Lee West Area of Special Character and references guidance set out in the relevant SPD. Policy DE4 replaces Policy LP14 of the GBLP 2011-2029.

POLICY DE4: AREAS OF SPECIAL CHARACTER

1. The Borough Council will aim to:

- a) protect the identified qualities of a designated Area of Special Character; and**
- b) identify additional Areas of Special Character where there is appropriate justification.**

2. Within the Marine Parade Area of Special Character (as shown on the Policies Map) development proposals will be permitted subject to the following criteria and the guidance set out in the Marine Parade Area of Special Character SPD:

- a) a high standard of design and layout is achieved that reflects the townscape qualities and visual appearance of the seafront;**
- b) there is proper and adequate protection given to the residential amenities of neighbouring properties; and**
- c) vehicular access is achieved via rear service areas, except where it has been demonstrated that it would be preferable to gain access from Marine Parade provided that:**
 - i. it does not have an adverse impact on road safety;**
 - ii. there would be no harmful increase in traffic flow; and**
 - iii. it would not be detrimental to the overall character and design of the area.**

3. Within the Lee West Area of Special Character (as shown on the Policies Map) development proposals will be permitted subject to the following criteria and the guidance set out in the Lee West Area of Special Character SPD:

- a) A high standard of design and layout is achieved that reflects and where possible, reinstates, the townscape qualities and visual appearance of the area of special character;**
- b) proper and adequate protection given to the residential amenities of neighbouring properties.**

Identified effects**Option 1: Develop Policy****Policy DE4: Areas of Special Character**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8			n/a				
SA9		+					M/L
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14		+					M/L
SA15			n/a				
SA16			n/a				
SA17		+					M/L
SA18			n/a				
SA19		+					M/L
SA20	++						M/L
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy DE4: Areas of Special Character

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. The policy is likely to have major positive effects on the Borough's townscape (SA20).
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will allow the Council to protect and enhance the Borough's townscape where there is appropriate justification.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy DE4: Areas of Special Character

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

SA of General Development Policies: Centres (Policy C1 – C6)

Policy C1: Centres

Overview

Policy C1 identifies the Borough's centre hierarchy and sets out how these centres will be protected and which uses will be permitted. The Policy outlines the Borough Council's overall approach to support the vitality and viability of these centres and how retail function will be protected while encouraging a diversity of uses in line with National planning policy and guidance. The policy also links to other retail policies such as hot food takeaways. The final part of the policy sets out how proposals for residential development will be dealt with when within a defined centre. Policy C1 replaces Policy LP27 and LP28 from the GBLP 2011-2029.

POLICY C1: CENTRES

- 1. The vitality and viability of the Borough's centres, as set out in the Table 5, will be maintained and enhanced wherever possible.**
- 2. Planning permission will be granted for appropriate main town centre uses which will support a wide range of activities within the Principal, District and Neighbourhood Centres across the Borough.**
- 3. The existing network of centres will be protected and the following uses will be permitted:**
 - a) Within the frontages of the Principal, District and Neighbourhood centres (as defined in Appendix 4) planning permission will be granted for Class E, F1 and F2 uses as well as pubs and drinking establishments (formerly Class A4); and**
 - b) All uses identified above within these frontages will be required to maintain a shop window display that is appropriate to the building.**
- 4. Hot Food Take-away uses will only be permitted within a centre if the proposal accords with Policy C5.**
- 5. Planning permission will be granted for proposals for residential development in appropriate locations within the Principal, District and Neighbourhood defined centres provided that:**
 - a) they are not within the ground floor frontage;**
 - b) they do not affect the function of the commercial and community units nor prevent the servicing of these units;**
 - c) they do not have a detrimental effect on adjoining uses; and**
 - d) a separate independent and appropriate access can be achieved to serve the residential accommodation.**

Identified effects

Policy C1: Centres							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					L
SA2			n/a				
SA3		+					L
SA4		+					L
SA5		+					L
SA6			n/a				
SA7		+					L
SA8			n/a				
SA9		+					L
SA10			n/a				
SA11		+					L
SA12		+					L
SA13		+					L
SA14		+					L
SA15	++						M/L
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21		+					L
SA22			n/a				
SA23		+					L
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy C1: Centres

Preferred option(s)	Option
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. The policy has major positive effects for the SA objective to ensure the vitality and viability of the Borough's Centres (SA15).
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will allow the Borough's Centres to be maintained and enhanced while also providing sufficient flexibility to ensure they remain viable.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy C1: Centres

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

Policy C2: Town Centre uses Outside of Centres

Overview

Policy C2 aims to ensure that shops that provide a useful service outside designated centres are retained unless there is no viable use for them. This includes ensuring proposals undertake the sequential test in accordance with the latest Government guidance. The policy reflects the NPPF in terms of ensuring out-of-centre proposals do not have a significant adverse impact on centres. Policy C2 replaces Policy LP29 of the GBLP 2011-2029.

POLICY C2: TOWN CENTRE USES OUTSIDE OF CENTRES

- 1. Proposals for new retail and other town centre uses outside of a centre will need to undertake:**
 - a) the sequential test in accordance with the latest Government guidance; and**
 - b) an impact assessment in accordance with the latest Government guidance and locally set floorspace threshold.**
- 2. Planning permission will be refused where an application fails to satisfy the sequential test or is likely to have significant adverse impact on the vitality and viability of a centre.**

Identified effects**Policy C2: Town Centre uses Outside of Centres**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					L
SA2			n/a				
SA3		+					L
SA4		+					L
SA5		+					L
SA6			n/a				
SA7		+					L
SA8			n/a				
SA9		+					L
SA10			n/a				
SA11		+					L
SA12		+					L
SA13		+					L
SA14		+					L
SA15	++						M/L
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21		+					L
SA22			n/a				
SA23		+					L
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy C2: Town Centre uses Outside of Centres

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. The policy has major positive effects for the SA objective to ensure the vitality and viability of the Borough's Centres (SA15).
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will allow the Borough's Centres to be maintained and enhanced by directing town centre uses to them in accordance with the sequential test.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy C2: Town Centre uses Outside of Centres

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

Policy C3: Local Shops

Overview

Policy C3 relates to proposals for changes of use of existing shops outside of defined centres and seeks to grant permission provided they are vacant and reasonable attempts to let/sell them for retail use have been made. Policy C3 replaces Policy LP30 of the GBLP 2011-2029.

POLICY C3: LOCAL SHOPS

Development proposals for changes of use of existing shops (Class E and Class F2) outside of the Principal, District and Neighbourhood centres (as shown on the Policies Map) will be permitted provided they are vacant and there have been reasonable attempts to let/sell them for retail use.

Identified effects

Policy C3: Local Shops							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5		+					L
SA6			n/a				
SA7			n/a				
SA8			n/a				
SA9			o				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15		+					L
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21			n/a				
SA22			n/a				
SA23		+					L
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy C3: Local Shops

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF and national planning guidance.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy C3: Local Shops

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

Policy C4: Commercial Frontages Outside of Centres

Overview

Policy C4 aims to ensure that commercial-led frontages that are located outside of the Borough's centres are protected due to the important economic role they provide in certain locations. This accords with the NPPF objective to ensure established shops, facilities and services are retained for the benefit of the community. Policy C4 replaces Policy LP31 of the GBLP 2011-2029.

POLICY C4: COMMERCIAL FRONTAGES OUTSIDE OF CENTRES

Existing important ground floor frontages as shown in Appendix 4 will be protected for commercial purposes (Class E). Planning permission for a change of use or redevelopment of properties on these frontages from commercial uses will only be permitted provided that there have been reasonable attempts to let/sell the property for a commercial use.

Identified effects

Policy C4: Commercial Frontages Outside of Centres							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2			n/a				
SA3			n/a				
SA4		+					M/L
SA5		+					L
SA6			n/a				
SA7			n/a				
SA8			n/a				
SA9			o				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14		+					M/L
SA15		+					L
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21			n/a				
SA22			n/a				
SA23		+					L
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy C4: Commercial Frontages Outside of Centres

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF and national planning guidance.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy C4: Commercial Frontages Outside of Centres

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

Policy C5: Hot Food Takeaways

Overview

Policy C5 is a new policy which seeks to limit the proliferation of hot food takeaways to assist with meeting both local and national health priorities by requiring any proposal for a new, expansion of existing, or the change of use of a premises to, a hot food takeaway to meet the policy requirements. The policy sets out a series of locational requirements which are underpinned by evidence. The Policy is in line with the NPPF and has emerged from the Government's recognition of the need for planning policies and decisions to enable and support healthy lifestyles; especially where this would address identified local health and well-being needs. The policy aims to achieve an economically viable balance between hot food takeaways and other retailers across the Borough and to contribute towards reducing levels of obesity and poor health whilst also recognises that the policy needs to accompany a range of other measures to ensure an effective public health approach.

POLICY C5: HOT FOOD TAKE AWAYS

- 1. Planning permission will not be granted for hot food takeaways which are located in any of the following locations:**
 - a) Outside a principal, district or neighbourhood centre; or**
 - b) within 400 metres of secondary schools or colleges; or**
 - c) wards where the number of approved hot food takeaways equals or exceeds the Hampshire average per 1,000 population.**
- 2. Proposals for hot food takeaways in suitable locations (as determined by Point 1) will be granted permission provided that:**
 - a) they do not cause significant harm to residential amenity; and**
 - b) external ventilation and extractor systems do not significantly harm the appearance of the building or street scene and the residential amenity of neighbouring properties through noise or odours; and**
 - c) there is adequate provision for the disposal, storage and collection of refuse, and litter bins for use by customers are provided.**

Identified effects**Option 1: Develop Policy restricting hot food takeaway uses****Policy C5: Hot Food Takeaways**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8		+					L
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			o				
SA13			n/a				
SA14			n/a				
SA15		+					L
SA16			n/a				
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20		+					L
SA21		+					L
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			o				

Preferred options for Policy C5: Hot Food Takeaways

Preferred option(s)	Option 1: Develop Policy restricting hot food takeaway uses
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. Positive effects have been identified for SA objectives related to health and wellbeing (SA8), the vitality and viability of the Borough's centres (SA15), the townscape (SA20) and improving air quality (SA21).
Justification	The policy is in accordance with the NPPF and national planning guidance. The Government recognises the need for planning policies and decisions to 'enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs'. Including this policy in the Local Plan will allow the Council to limit the proliferation of hot food takeaways to assist with meeting both local and national health priorities.

Recommendation for Local Plan	Include policy in Local Plan
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Mitigating adverse effects and maximising beneficial effects for Policy C5: Hot Food Takeaways

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

Policy C6: Community, Cultural and Leisure Uses

Overview

Policy C6 aims to ensure facilities are retained for the benefit of the local community as set out in the NPPF. The Policy re-iterates that numerous sites have been allocated for potential community uses with the Regeneration Areas and other allocation sites. The Policy includes a number of criteria to ensure the site is accessible to the local community and aims to secure new facilities in association with new residential development which again is in accordance with national guidance. Policy C6 also aims to protect existing facilities unless it can be demonstrated that alternative provision is made elsewhere and that the building has no further viable community, cultural, sports, recreation or built leisure use following reasonable attempts to sell and let the property.

POLICY C6: COMMUNITY, CULTURAL AND BUILT LEISURE FACILITIES

- 1. The Borough Council will support the development of new community, cultural and built leisure facilities²⁵ including those proposed within the regeneration areas and other proposed sites.**
- 2. Proposals for community, cultural and built leisure facilities not allocated in this Local Plan which are considered to be a main town centre use will need to accord with the latest Government guidance.**
- 3. Planning permission will be granted for community, cultural and built leisure facilities provided that:**
 - a) they have good pedestrian and cycle access;**
 - b) there is good access to public transport services, particularly for facilities serving the whole Borough;**
 - c) they are well-designed; and**
 - d) they have the potential to be used as a multi-use facility.**
- 4. New residential development proposals will need to contribute towards providing high quality and accessible community, cultural, sports recreation and built leisure facilities including:**
 - a) The provision of appropriate on-site facilities in relation to the scale and type of development for which a need has been identified; and/or**
 - b) The use of Developer Contributions in accordance with the latest Borough Council standards.**
- 5. Planning permission will not be granted for development which would result in the loss of the existing community, cultural, sports recreation²⁶ and built leisure facilities unless it can be demonstrated that:**

²⁵ For the purposes of this policy community, cultural and built leisure facilities relate to those types of facilities or similar listed in paragraph 5.21.1 rather than facilities such as local shops. Cemeteries are dealt with separately by Policy LE2.

²⁶ This policy relates to buildings used for sports rather than sports pitches and other open spaces which are dealt with under Policy LE1.

- a) An assessment has been carried out which clearly shows the building or buildings are surplus to requirements for that particular purpose; or
- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; and
- c) It can be demonstrated that there are no other viable community, cultural, sports recreation and built leisure facilities uses for the premises or site and there have been reasonable attempts to sell/let them for these purposes.

Identified effects

Option 1: Develop Policy

Policy C6: Community, Cultural and Leisure Uses

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					L
SA2			o				
SA3		+					L
SA4	++						L
SA5	++						L
SA6		+					L
SA7		+					L
SA8		+					L
SA9				?			
SA10		+					L
SA11			n/a				
SA12		+					L
SA13		+					L
SA14		+					L
SA15	++						L
SA16	++						L
SA17			n/a				
SA18			n/a				
SA19			n/a				
SA20			n/a				
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy C6: Community, Cultural and Leisure Uses

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. One uncertain effect has been identified in relation to homelessness (SA9). The policy is considered to have major positive effects for the provision of community services and facilities (SA4), community interaction and the quality of where people live (SA5)
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will enable the protection of community, cultural and built leisure facilities for public benefit and ensure new development is accompanied with sufficient social infrastructure to support existing and new communities.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy C6: Community, Cultural and Leisure Uses

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

SA of General Development Policies: Local Environment (Policy LE1 – LE14)

Policy LE1: Open Spaces

Overview

Policy LE1 restricts development on the Borough's existing open spaces as identified on the Policies Map. The policy provides exceptional circumstances whereby development may be permitted; this includes where redevelopment of a part of a site would retain and enhance existing facilities and where alternative provision of equivalent or greater community benefit is made available. Overall, the policy aims to protect the Borough's open spaces in accordance with the NPPF. The key evidence which underpins the policy is contained in the Open Space Monitoring Report. The Policy also sets out requirements for proposals which create or improve open space and what the appropriate provision is for residential development in the Borough. This Policy replaces Policy LP34 and LP35 of the GBLP 2011-2029.

POLICY LE1: OPEN SPACES

- 1. Planning permission will not be granted for development proposals on existing open space identified on the Policies Map, except where:**
 - a) The redevelopment of a part of the site for recreation and/or community facilities would retain and enhance the existing facilities; or
 - b) Alternative provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility and that the proposed site cannot be used for an alternative form of open space for which there is an identified need.
- 2. Planning permission will be granted for proposals to create or improve open space provided that:**
 - a) They are designed to achieve the Council's 'good' quality standards;
 - b) They do not have a significant adverse impact on the amenities of local residents;
 - c) They have good access for pedestrians and cyclists from the wider community and the open space is accessible for all;
 - d) They do not have an adverse effect on nature conservation features and incorporate measures to enhance local biodiversity; and
 - e) If the open space serves a Borough-wide catchment it:
 - i. Is appropriately sited in proximity to public transport; and
 - ii. Has adequate vehicular access and parking arrangements including spaces for disabled people.
- 3. Planning permission will be granted for residential development (Use Class C3) provided that appropriate provision is made for public open space facilities in accordance with the standards set out below:**
 - a) For developments of 50 dwellings or more on-site provision of public open including a 'local park' will be required to a standard of 1.6 ha per 1,000 people and that this open space should be provided to the Borough Council's 'Good'

Quality Standard. Developer contributions should also include provision for the long-term management of the open space;

- b) In particular circumstances off-site provision may be considered appropriate for sites of 50 dwellings or more provided a financial contribution is secured through a Section 106 agreement. Contributions will be directly related in scale and in-line to the proposed development to reflect the impact the development has on existing green infrastructure. Such funds will be used to improve an existing facility normally within 800 metres of the development site to achieve the Council's 'Good' quality standard.**

For sites of less than 50 dwellings the developer contribution for improving public open space and associated facilities has been calculated as part of the Community Infrastructure Levy and consequently no further contribution is required. However proposals should include green infrastructure elements (see Policy LE8).

Identified effects

Policy LE1: Open Spaces							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					L
SA2			o				
SA3		+					L
SA4		+					L
SA5		+					L
SA6			o?				
SA7			n/a				
SA8		+					L
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14		+					L
SA15			n/a				
SA16		+					L
SA17	++						L
SA18			+o				
SA19			n/a				
SA20		+					L
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			o				
SA26			n/a				
SA27			n/a				

Preferred options for Policy LE1: Open Spaces

Preferred option(s)	Option 1: Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. A number of neutral effects have been identified. The policy will likely result in major positive effects in relation to protecting and enhancing the quality of public areas and green spaces (SA17).
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure that open spaces are protected and enhanced and that new development is accompanied with appropriate open space provision.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE1: Open Spaces

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Policy LE2: Cemetery Provision

Overview

Policy LE2 sets out areas of the Borough which will be protected for existing cemetery uses and sets out criteria for new cemetery facilities. Policy LE2 replaces Policy LP33 of the GBLP 2011-2029.

POLICY LE2: CEMETERY PROVISION

- 1. Development proposals for other uses will not be permitted on existing cemeteries as shown on the Policies Map.**
- 2. Proposals for new cemeteries will be permitted provided that they:**
 - a) Are in keeping with the character of the surrounding area;**
 - b) Do not have an adverse impact on the amenities of local residents;**
 - c) Are appropriately sited in proximity to public transport;**
 - d) Have adequate vehicular access and parking arrangements with suitable provision for disabled users and electric vehicle charging points;**
 - e) Will have no adverse impact on the ecological value of the area and opportunities are taken to enhance biodiversity; and**
 - f) Do not have an adverse impact on heritage or archaeological interests.**

Identified effects**Policy LE2: Cemetery Provision**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					M/L
SA2			o				
SA3			n/a				
SA4		+					M/L
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8			n/a				
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18				o?			
SA19		+					
SA20				?			
SA21			n/a				
SA22				?			
SA23			n/a				
SA24				?			
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy LE2: Cemetery Provision

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. However a number of uncertain effects have been identified and these primarily relate to planning issues which should be satisfactorily addressed at the detailed proposal stage therefore making it difficult to accurately assess at this stage.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure existing cemeteries are protected and that any proposals for new cemeteries are in accordance with design, access and environmental criteria.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE2: Cemetery Provision

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

Policy LE3: Allotments

Overview

Policy LE3 seeks to protect the Borough's existing allotment gardens and signposts to a new allotment allocation site in Policy A4. Policy LE3 also sets out criteria for new allotment proposals and associated facilities related to their design, biodiversity, access and parking. There is considerable demand for allotments in the Borough as identified by Borough Council's statistics (presented in the Gosport Profile and Authority Monitoring Report). Policy LE3 replaces Policy LP36 of the GBLP 2011-2029.

POLICY LE3: ALLOTMENTS

- 1. Planning permission will be granted for proposals to create new allotments and associated facilities provided:**
 - a) They are well-designed and accessible and that the layout of plots, associated landscaping, boundary treatments and waste disposal and composting facilities should be designed so they are sympathetic to their surroundings;**
 - b) A net gain in biodiversity is achieved on the site;**
 - c) Appropriate provision is made for site access and car parking (including for people with disabilities) in accordance with Policy DE4 and relevant current standards; and**
 - d) Sites for new allotments should not have a detrimental impact on any of the following:**
 - i. Residential amenity;**
 - ii. Highway safety; or**
 - iii. Any important landscape, biodiversity or heritage features.**
- 2. Planning permission will not be granted for development which would result in the loss of allotment gardens as identified on the Policies Map.**

Identified effects

Policy LE3: Allotments							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					L
SA2			n/a				
SA3		+					L
SA4		+					L
SA5		+					L
SA6			n/a				
SA7		+					L
SA8			o+				
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18			o				
SA19		+					L
SA20				?			
SA21			n/a				
SA22		+					L
SA23			n/a				
SA24			n/a				
SA25		+					
SA26				?			
SA27			n/a				

Preferred options for Policy LE3: Allotments

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. There are two uncertain effects identified.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure that existing allotments are protected and new allotment provision designed to a high standard. The policy can bring about a significant number of social and environmental benefits.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE3: Allotments

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

Policy LE4: Access to the Coast and Countryside

Overview

Policy LE4 aims to retain and improve access along the coast and to the countryside subject to a number of environmental criteria. It has been informed by the PUSH Green Infrastructure Strategy which aims to create a green grid across the sub region as well as Hampshire County Council's Countryside Access Plan for the Solent. The policy sets out one of the Council's strategic priorities for the Borough to have a high quality waterfront environment. Policy LE4 replaces Policy LP37 of the GBLP 2011-2029.

POLICY LE4: ACCESS TO THE COAST AND COUNTRYSIDE

- 1. The Borough Council will promote public access to the coast and countryside. Planning permission will be granted for new development provided that:**
 - a) it will protect existing public access to the coast and countryside;**
 - b) public access is incorporated within new proposals where possible, including taking advantage of opportunities to link to and enhance the Borough's existing access network, which includes:**
 - i. public rights of way and permissive routes;**
 - ii. long-distance routes including the Millennium Promenade, Solent Way; England Coast Path; and the National Cycle Network;**
 - iii. public open space such as parks and gardens, Stokes Bay and the Alver Valley Country Park.**
 - c) access does not adversely affect important habitats and species through increased disturbance; and**
 - d) opportunities to create green corridors and achieve biodiversity net gain along access routes are taken, wherever possible.**

Identified effects

Policy LE4: Access to the Coast and Countryside							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					L
SA2		+					L
SA3		+					L
SA4			n/a				
SA5		+					L
SA6			n/a				
SA7			n/a				
SA8		+					L
SA9			n/a				
SA10			n/a				
SA11		+					L
SA12			n/a				
SA13			n/a				
SA14		+					L
SA15		+					L
SA16		+					L
SA17	++						L
SA18		+					L
SA19			n/a				
SA20		+					L
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25		+					L
SA26			n/a				
SA27			n/a				

Preferred options for Policy LE4: Access to the Coast and Countryside

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will promote public access to the coast and countryside and ensure that new development does so. The policy can help achieve multiple benefits for recreation, health and wellbeing, and sustainable travel.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE4: Access to the Coast and Countryside

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified

Maximising beneficial effects
None identified

Policy LE5: Locally Designated Nature Conservation Sites

Overview

The Borough Council aims to protect locally designated sites such as Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs) in order to preserve and where possible enhance the local network of biodiversity as set out in national guidance. The SINCs are designated by the Local Sites Panel based on ecological surveys. It is proposed that in future new SINCs that arise will be added to a living list available on the Council's website. This policy remains unchanged from Policy LP43 of the GBLP 2011-2029.

POLICY LE5: LOCALLY DESIGNATED NATURE CONSERVATION SITES

- 1. Locally designated sites such as Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves will be appropriately protected and opportunities will be taken to enhance them.**
- 2. Planning permission will not be granted on locally designated sites unless it can be clearly demonstrated that the benefits of the proposal outweigh the need to protect the nature conservation value of the site.**
- 3. In exceptional circumstances where development is permitted the Local Planning Authority will ensure that any adverse impacts are appropriately mitigated for, with compensatory measures only used as a last resort.**

Identified effects

Option 1: Develop Policy

Policy LE5: Locally Designated Nature Conservation Sites

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					L
SA2			o				
SA3			o				
SA4			o				
SA5		+					L
SA6			o				
SA7		+					
SA8		+					
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14		+					
SA15			n/a				
SA16			n/a				
SA17	++						
SA18	++						
SA19			n/a				
SA20			n/a				
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy LE5: Locally Designated Nature Conservation Sites

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure the environment is protected.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE5: Locally Designated Nature Conservation Sites

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects	
None identified	

Maximising beneficial effects	
SA18	Policy LE8: Securing Measureable Biodiversity Net Gain will assist in protecting specific and other features of nature conservation importance by securing biodiversity enhancements in the Borough.

Policy LE6: Protecting Species and other Features of Nature Conservation

Importance

Overview

This policy sets out the considerations relating to protected species as well as those habitats and species included in the UK List of Priority Habitats and Species and included within Hampshire Biodiversity Action Plans taking into account the relevant legal requirements. It also seeks to protect undesignated features which may be important in both nature conservation and amenity terms and consequently indicates the importance of an ecological assessment on some development sites.

Policy LE6 replaces Policy LP44 of the GBLP 2011-2029.

POLICY LE6: PROTECTING SPECIES AND OTHER FEATURES OF NATURE CONSERVATION IMPORTANCE

- 1. Planning permission will not be granted on a site that would have an adverse impact on a protected species or its habitat unless it can be clearly demonstrated that there is an overriding need for the development that outweighs the significance of the nature conservation feature. In such instances, the planning authority will impose conditions on the planning permission or require a planning obligation to:**
 - a) facilitate the survival of individual members of the species;**
 - b) reduce disturbance to a minimum;**
 - c) provide alternative habitats to sustain at least the current levels of population of the species; and**
 - d) take opportunities to enhance their habitat.**
- 2. Planning permission will not be granted for development which would adversely affect, directly or indirectly, features of nature conservation importance unless it can be demonstrated that the justification for the development outweighs their importance for nature conservation or amenity value.**
- 3. Appropriate management of these features will be secured by the imposition of planning conditions and by entering management agreements with landowners where appropriate. Where such features are lost as part of a development proposal, the Borough Council will use conditions and/or planning obligations to ensure there is a net gain of biodiversity.**

Identified effects**Option 1: Develop Policy****Policy LE6: Protecting Species and other Features of Nature Conservation Importance**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					L
SA2			o				
SA3			o				
SA4			o				
SA5		+					L
SA6			o				
SA7		+					
SA8		+					
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14		+					
SA15			n/a				
SA16			n/a				
SA17		++					
SA18		++					
SA19			n/a				
SA20			n/a				
SA21			n/a				
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy LE6: Protecting Species and other Features of Nature Conservation Importance

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure the environment is protected.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE6: Protecting Species and other Features of Nature Conservation Importance

For **Option** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

SA18	Policy LE8: Securing Measureable Biodiversity Net Gain will assist in protecting specific and other features of nature conservation importance by securing biodiversity enhancements in the Borough.
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Policy LE7: Protecting and Enhancing Tree, Woodland and Hedge Coverage

Overview

Policy LE7 is a new policy which recognises that trees, woodlands and hedgerows are essential features of the Borough's townscape and landscape and seeks to protect and increase tree and hedge coverage and encourage developers to incorporate street trees in development. The policy not only sets out the general principle that all development should conserve and, where appropriate, enhance tree, hedgerows and woodlands but also states that the felling of protected specimens will only be permitted in exceptional circumstances. The policy also sets out criteria which are applicable to development sites with protected trees.

POLICY LE7: PROTECTING AND ENHANCING TREE, WOODLAND AND HEDGE COVERAGE

- 1. Proposals should conserve and, where appropriate, enhance tree, hedgerows and woodlands coverage in the Borough.**
- 2. Development which results in the loss of protected trees (including ancient, and veteran trees) or groups of trees (semi-ancient and ancient woodland) will be refused unless there are wholly exceptional reasons.**

In such exceptional cases a suitable compensation strategy will need to be agreed, prepared by a suitably qualified arboriculturalist (or related profession), which proposes a sufficient number of replacement trees of appropriate species and size within the development or the immediate vicinity.

- 3. A minimum buffer of 15 metres will be required between the development and ancient woodland or ancient and veteran trees;**
- 4. Planning permission for development on sites with unprotected trees will be granted provided:**
 - a) Development does not result in an unacceptable loss of, or damage to existing trees;**
 - b) A comprehensive landscaping plan is agreed, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated within the new development;**
 - c) The loss or damage of non-protected but valued trees, woodland or hedgerows should be avoided, and if demonstrated as being unavoidable, appropriate mitigation measures are provided;**
 - d) Unprotected trees not retained as part of the development are replaced at a ratio of at least 2:1;**
 - e) Development proposals must demonstrate that appropriate protection measures are in place prior to any work on site throughout the development process.**

Where it is not possible to secure sufficient tree planting within the site developers are required to pay a sum in lieu, allowing the Local Authority to plant trees at a suitable location outside the site. The sum will also need to cover

10 years of maintenance costs.

5. The Council will require developers to incorporate street trees as part of their development to produce a higher quality development.

Identified effects

Option 1: Develop Policy

Policy LE7: Protecting and Enhancing Tree, Woodland and Hedge Coverage

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1	++						
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5		+					
SA6			n/a				
SA7			n/a				
SA8		+					
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14		+					
SA15			n/a				
SA16			n/a				
SA17		+					
SA18		+					
SA19			n/a				
SA20	++						
SA21	++						
SA22			n/a				
SA23			n/a				
SA24			n/a				
SA25		+					
SA26			n/a				
SA27			n/a				

Preferred options for Policy LE7: Protecting and Enhancing Tree, Woodland and Hedge Coverage

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure the protection and enhancement of the Borough's tree, woodland and hedge coverage.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE7: Protecting and Enhancing Tree, Woodland and Hedge Coverage

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Policy LE8: Securing Measureable Biodiversity Net Gain

Overview

Policy LE8 is a new policy which pursues opportunities for securing measureable biodiversity net gain in line with national policy and guidance by setting out the requirement for all developments to provide a net gain in on-site biodiversity. Part two of the policy sets thresholds whereby proposals are required to secure a measureable net gain of biodiversity of at least 10%. The policy also includes recognition that planning conditions or obligation will need to be considered to provide appropriate enhancement and site management measures.

POLICY LE8: SECURING MEASURABLE BIODIVERSITY NET GAIN

- 1. All developments are expected to provide a net gain in on-site biodiversity and where possible contribute towards the wider Local Ecological Network.**
- 2. Development meeting the thresholds set out below are required to secure a measurable net gain of biodiversity of at least a 10% increase in biodiversity units for the lifetime of the development and contribute towards the wider network of green infrastructure (see Policy D4) and the Local Ecological Network (see Policy D5). The development thresholds are:**
 - a) Development of 10 dwellings or 0.5ha or more (if the number of homes is not known);**
 - b) Development for other buildings of 1,000 square metres or more and a site of 1 hectare or more.**
- 3. Planning conditions or obligations will be considered to provide appropriate enhancement and site management measures. Arrangements for the long-term management of any measures required will need to be appropriately secured.**

Identified effects**Option 1: Develop Policy****Policy LE8: Securing Measureable Biodiversity Net Gain**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5		+					
SA6			n/a				
SA7			n/a				
SA8		+					
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14		+					
SA15			n/a				
SA16			n/a				
SA17		+					
SA18	++						
SA19			n/a				
SA20	++						
SA21		+					
SA22			n/a				
SA23		+					
SA24		+					
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy LE8: Securing Measureable Biodiversity Net Gain

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. Major positive effects have been identified in relation to conserving and enhance biodiversity and enhancing the quality of the townscape.
Justification	The policy is in accordance with the NPPF and national planning guidance. This policy will allow the Council to secure a net gain in on-site biodiversity from development. This will have significant environmental benefits but also wider benefits for society and the sustainability of the economy into the long term.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE8: Securing Measureable Biodiversity Net Gain

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

Policy LE9: Pollution Control

Overview

This policy sets out the key considerations when determining planning applications in relation to air, noise and light pollution. The policy has some minor wording changes from Policy LP46 in the GBLP 2011-2029 although the general aim of the policy remains unchanged. The policy was considered to be in accordance with the NPPF and that no other options were required for testing.

POLICY LE9: POLLUTION CONTROL

- 1. Planning permission will be granted for proposals where the projected levels of pollution generated by the development, including air, odour, noise and light pollution, do not have a likely significant effect upon existing and future occupiers, neighbouring occupiers, and the wider environment.**
- 2. Where pollution is a material consideration proposals should submit an appropriate impact assessment. Where impacts are likely to occur during the construction phase a Construction and Environmental Management Plan should be submitted.**
- 3. Development proposals which include provisions to reduce or mitigate existing pollution will be supported.**

Air pollution

- 4. Development proposals will not be permitted when they are likely to:**
 - a) Lead to current national or local standards or objectives being exceeded individually or in-combination with other land uses; or**
 - b) Be adversely affected by existing poor air quality.**

Noise pollution

- 5. Development proposals which are noise-sensitive will not be permitted if the users would be significantly adversely affected by noise from existing or permitted noise-generating uses within the local area.**
- 6. Development proposals which are noise-generating will not be permitted if the noise arising would have a significant adverse impact upon local amenity or sensitive habitats.**

Light pollution

- 7. Development proposals which include external lighting will be permitted provided that there is no significant adverse impact from increased levels of light pollution on the environment or local amenity.**

Identified effects

Option 1: Develop policy

Policy LE9: Pollution Control

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					L
SA2		+					L
SA3			n/a				
SA4			n/a				
SA5		+					L
SA6			n/a				
SA7			n/a				
SA8		+					L
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18		+					L
SA19			n/a				
SA20			n/a				
SA21	++						L
SA22			n/a				
SA23			n/a				
SA24		+					L
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy LE9: Pollution Control

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure that air, noise and light pollution is appropriately addressed by development proposals.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE9: Pollution Control

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Policy LE10: Contaminated and Unstable Land

Overview

The policy sets out the key considerations when determining planning applications in relation to contaminated and unstable land. This includes the requirement for development proposals on contaminated and/or unstable land to be accompanied by a risk assessment and report of findings. The policy remains very similar to Policy LP47 in the GBLP 2011-2029 although has some minor wording changes. The policy was considered to be in accordance with the NPPF and no other options were required for testing.

POLICY LE10: CONTAMINATED AND UNSTABLE LAND

- 1. Where development proposals are submitted on or near a site that is known to be, or may be, contaminated an applicant should carry out a risk assessment and submit a report of the findings in order to establish the nature and extent of the contamination.**
- 2. Development proposals will not be permitted unless practicable and effective measures are proposed to treat, contain or control any contaminants so as not to:**
 - a) expose the future occupiers of the development and neighbouring land uses, including the users of gardens, to unacceptable risk;**
 - b) cause the contamination of adjoining land or allow such contamination to continue; and**
 - c) cause pollution of the water environment including groundwater, the River Alver, Portsmouth Harbour and the Solent.**
- 3. Where development proposals are submitted on land which is either unstable or has the potential to become unstable, the Borough Council must be satisfied that any such instability can be reasonably overcome. In circumstances where unstable land may be present, the developer will be required to submit a stability report at the planning application stage.**

Identified effects

Policy LE10: Contaminated and Unstable Land							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			n/a				
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5		+					M/L
SA6			n/a				
SA7			n/a				
SA8		+					M/L
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13		+					M/L
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17		+					M/L
SA18		+					M/L
SA19		+					M/L
SA20			n/a				
SA21		+					M/L
SA22			n/a				
SA23	++						M/L
SA24		+					M/L
SA25		+					M/L
SA26			n/a				
SA27			n/a				

Preferred options for Policy LE10: Contaminated and Unstable Land

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure that contamination and land stability considerations are adequately addressed by development proposals.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE10: Contaminated and Unstable Land

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Policy LE11: Hazardous Substances

Overview

The policy sets out the key considerations when determining planning applications in relation to hazardous substances. The policy remains the same as Policy LP48 of the GBLP 2011-2029. This policy was considered to be in accordance with the NPPF and that no other options were required for testing.

POLICY LE11: HAZARDOUS SUBSTANCES

Where development is proposed in locations where hazardous substances may be a consideration the following applies:

- 1. Planning permission for development involving the use, movement or storage of hazardous substances will not be granted if there is an unacceptable risk to public health and safety, neighbouring land or the environment; and**
- 2. Development within the vicinity of a site known to be used for the storage, use or transport of hazardous substances will not be granted planning permission if there would be an unacceptable risk to public health and safety.**

Identified effects**Policy LE11: Hazardous Substances**

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			o				
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5		+					M/L
SA6			n/a				
SA7			n/a				
SA8		+					M/L
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18	++						M/L
SA19	++						M/L
SA20		+					M/L
SA21		+					M/L
SA22			n/a				
SA23			n/a				
SA24	++						M/L
SA25			n/a				
SA26			n/a				
SA27			n/a				

Preferred options for Policy LE11: Hazardous Substances

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure that hazardous substances are appropriately dealt with by development proposals and that the safety of current and future occupiers is fully considered.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE11: Hazardous Substances

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

Policy LE12: Safeguarding Zones

Overview

Point one of the policy relates to those areas where the Borough Council is required to consult with the relevant authority (primarily related to defence and aviation) if a planning proposal meets a criteria (mainly height and materials) which could affect the operation of a particular site. Point two of the policy relates to ensuring that new buildings and structures do not interfere with broadcast and telecommunication services in accordance with the NPPF. The policy remains largely the same as Policy LP15 of the GBLP 2011-2029.

POLICY LE12: SAFEGUARDING ZONES

Development will be granted for proposals which do no conflict with identified safeguarding zones.

- 1. The Borough Council will consult appropriate organisations before granting planning permission for certain types of development which fall inside identified safeguarding zones.**
- 2. Proposals including the construction of new buildings and structures should not interfere with broadcast and telecommunications services.**

Identified effects

No alternative options are considered as the criteria and areas covered by each of the safeguarded areas are determined by another organisation. The requirement to include this policy in a Local Plan is set out in Circular 01/03 Safeguarding Aerodromes, Technical Sites and Military Explosive Storage Sites. Furthermore it is deemed unnecessary to test part two of the policy as it accords with Government policy as set out in the NPPF.

Preferred options for Policy LE12: Safeguarding Zones

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	Policy required by Government – not considered necessary to appraise.
Justification	
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE12: Safeguarding Zones

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

Policy LE13: Water Resources

Overview

Policy LE13 is a revised policy which replaces Policy LP39 of the GBLP 2011-2029. The policy sets out a number of water resource issues including water quality, water supply, wastewater, drainage and nutrient neutrality. The policy has been informed by discussions with key partners including the Partnership for South Hampshire (PfSH), the Environment Agency, Natural England and Southern Water and consequently considered the best way forward to ensure water resources associated with new development are satisfactorily managed. The policy introduces an additional element relating to nutrient neutrality. Point 5 requires all residential proposals to submit a nutrient budget in line with the latest guidance from Natural England and deliver nutrient neutral development. The policy sets out three key criteria for how suitable mitigation may be secured including achieving a high level of water efficiency of 100 litres per person per day, on-site measures such as green open space and SuDs, and off-site measures which could include land offsetting schemes, the creation of interceptor wetlands and enhancements to wastewater treatment works.

POLICY LE13: WATER RESOURCES

The Borough Council together with its partners will seek to manage the use of water resources through the following measures:

- 1. Development proposals which would have an adverse effect on the quality of surface, ground or coastal water will not be permitted in accordance with the Water Framework Directive. New development should take opportunities to enhance these resources wherever possible.**
- 2. Development proposals will be permitted provided that the necessary water resources are available. New residential development proposals should include measures that will reduce the consumption of water to 100 litres per person per day (including external water use).**
- 3. Development proposals will be permitted provided that they facilitate the efficient use of new and existing sewerage infrastructure. In cases where these are deficient, development proposals and their occupation should be phased to coincide with the provision of necessary wastewater infrastructure so as to safeguard the environmental qualities of the area. It will also be necessary to:**
 - a) Ensure that existing underground sewers are not built over and future access to the existing sewerage infrastructure must be secured for operational, maintenance and upsizing purposes;**
 - b) Ensure that surface water is separated from existing foul or combined sewers; and**
 - c) Where required, construct on-site and off-site sewers to adoptable standards to ensure they function effectively and that adequate capacity is provided to serve the development.**
- 4. Development proposals which incorporate, where practical, the use of**

sustainable drainage systems will be permitted, provided that:

- a) Sewerage, sewage disposal facilities and surface water drainage of adequate capacity and design are available;**
- b) The required capacity will be provided prior to the occupation of the development; and**
- c) Appropriate long-term management arrangements are made for their maintenance.**

Identified effects

Option 1: Develop Policy Policy LE13: Water Resources

SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					L
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8		+					L
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18		+					L
SA19			n/a				
SA20			n/a				
SA21			n/a				
SA22		+					L
SA23			n/a				
SA24	++						L
SA25			n/a				
SA26	++						L
SA27		+					L

Preferred options for Policy LE13: Water Resources

Preferred option(s)	Option 1 – Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects. There are some uncertainties with some of the positive effects, for example while the policy is considered to result in positive effects for conserving and enhancing biodiversity (SA18) it is difficult for the local plan policy to have full control over this as the treatment of wastewater is subject to other factors such as the processes used by the waste water provider.
Justification	The policy is in accordance with the NPPF and national planning guidance. Including this policy in the Local Plan will ensure the use of water is managed and reduce. It will also ensure that development proposals comply with the Water Framework Directive.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE13: Water Resources

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects
None identified
Maximising beneficial effects
None identified

Policy LE14: Waste and Material Resources

Overview

This policy links with the Hampshire Minerals and Waste Plan (which forms part of the development plan) and outlines particular local issues including setting out development management criteria for the siting of waste facilities. It also requires that new development should use recycled material and local secondary aggregate where possible and seeks to ensure new development makes suitable provision for the storage, re-use and recycling of materials and composting facilities within appropriate development. Policy LE14 replaces Policy LP40 of the GBLP 2011-2029.

POLICY LE14: WASTE AND MATERIAL RESOURCES

- 1. The Borough Council will have regard to the latest Hampshire Minerals and Waste Plan and associated strategies and guidance when considering new development.**
- 2. Planning permission will be granted for the provision of waste facilities to serve the Borough's needs in accordance with the adopted Hampshire Minerals and Waste Plan provided that there are no adverse impacts on:**
 - a) Residential amenity;**
 - b) The highway network;**
 - c) Heritage assets; and**
 - d) Biodiversity interests.**
- 3. Proposals for all new development should use recycled materials and local secondary aggregates in the construction process wherever possible.**
- 4. The layout and design of all new forms of development should provide adequate space to facilitate the storage, re-use and recycling of materials as well as composting facilities where appropriate.**
- 5. Development proposals involving reclamation and/or dredging will not be permitted except for essential maintenance dredging or coastal protection works and subject to the following considerations set out in criteria below. The proposed development will not:**
 - a) Have an individual or cumulative adverse impact on internationally important habitats;**
 - b) Have a detrimental impact on other important biodiversity interests as outlined in the relevant policies of the Local Plan;**
 - c) Harm marine archaeological sites;**
 - d) Have an adverse impact on the hydrology of the area; and**
 - e) Have an adverse impact upon ground stability;**
 - f) Have an adverse impact on the visual amenity of the area.**

Identified effects

Policy LE14: Waste and Material Resources							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative --	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					
SA2			n/a				
SA3			n/a				
SA4			n/a				
SA5			n/a				
SA6			n/a				
SA7			n/a				
SA8			n/a				
SA9			n/a				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18			o				
SA19			n/a				
SA20			n/a				
SA21			o				
SA22		+					
SA23			n/a				
SA24			n/a				
SA25			n/a				
SA26			n/a				
SA27		+					

Preferred options for Policy LE14: Waste and Material Resources

Preferred option(s)	Option 1: Develop policy
Appraisal conclusion	The preferred option has been based on the assessment of options in Part 3 which shows that a number of significant positive effects arise from this policy, with no negative effects.
Justification	The policy is in accordance with the NPPF and national planning guidance. It also links with the Hampshire Minerals and Waste Plan which forms part of the Borough's development plan.
Recommendation for Local Plan	Include policy in Local Plan

Mitigating adverse effects and maximising beneficial effects for Policy LE14: Waste and Material Resources

For **Option 1** the following mitigating adverse effects and maximising beneficial effects measures have been identified.

Mitigating adverse effects

None identified

Maximising beneficial effects

None identified

7 Cumulative Effects of the Draft Local Plan (Stages B3-B5)

What are secondary, cumulative and synergistic effects?

- 7.1 Preceding sections of this Report have described the likely effects of the individual policies and site allocations set out in the draft GBLP 2038 prepared by the Borough Council. This section brings together these effects of the separate elements to describe the likely cumulative effects.
- 7.2 The SEA Regulations require cumulative, synergistic and indirect effects to be identified and evaluated. These are defined in Figure 7.1.

Figure 7.1: Defining secondary, cumulative and synergistic effects

Secondary effects

Secondary effects are the effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments.

Cumulative effects

Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of a plan (e.g. noise, dust and visual) have a combined effect.

Synergistic effects

Synergistic effects interact to produce a total effect greater than the sum of individual effects. Significant synergistic effects often occur as habitats, resources or human communities get closer to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all. On the other hand, beneficial synergistic effects may occur when a series of major transport, housing and employment developments in a sub-region, each with their own effects, collectively reach a critical threshold so that both the developments as a whole and the community benefitting from them become more sustainable.

Source: Office for the Deputy Prime Minister 2005: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents

Assessing effects

- 7.3 The secondary, cumulative, and synergistic effects have been assessed and reported through the standalone assessment of each of the draft Local Plan allocations and policies against the SA objectives. However, some effects of the draft Local Plan can only be established through examining all parts of the plan together. Table 7.1 summarises the secondary, cumulative, and synergistic effects that have been determined as being likely to arise from the interaction of the Local Plan policies. As with the standalone assessments, the effects of each part of the plan have been assessed against the SA objectives.

Table 7.1: Cumulative impact of Local Plan Policies in achieving SA Objectives

Cumulative Impact of Local Plan Policies in achieving SA Objectives		
SA Objective	Contributing Policies	Significance and Timeframe
Climate Change		
SA1 – To address climate change issues through reducing greenhouse gas emissions.	Relevant policies: D1-D6, D9, D11, D12, SS1-SS11, A1-A6, E1, DE1-DE2, C1-C4, C6 and LE1-LE8.	
	Policies D1-D3, D4, D6, D11, D12, SS1-SS11, A1-A6, E1, C1-C4, C6 and LE1-LE4 could have a cumulative effect by reducing the need to travel and thereby potentially reducing greenhouse gas emissions.	Significant positive effects in medium/long term.
	Policies D1, D9, DE1 and DE2 could have a cumulative effect by encouraging high standards of design in new development to reduce energy consumption and greenhouse gas emissions.	Significant positive effects in medium/long term.
	Policies D4, D5 and LE5-LE8 could have a synergistic effect by protecting the environment and thereby helping in attempts to address climate change.	Significant positive effects in medium/long term.
Transport and Accessibility		
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.	Relevant policies: D2, D3, SS1-SS11, A1-A6, D6, D9, D12, DE1, DE2, H1, C1, C2, C4, C6, LE1, LE2, LE3.	
	Policies D2, D3, SS1-SS1, and A1-A6 can have a cumulative effect by making more efficient use of land, particularly previously developed land.	Significant positive effects in medium/long term.

Cumulative Impact of Local Plan Policies in achieving SA Objectives		
SA Objective	Contributing Policies	Significance and Timeframe
	Policies D9, D11, D12, DE2, and DE4 can have a synergistic effect through reducing the impact of traffic on local communities.	Significant positive effects in medium/long term.
	Policies D2, D3, SS1-SS11, and A3 can have an indirect effect on traffic generation by creating local employment opportunities and thereby reducing the need to out-commute.	Significant positive effects in medium/long term.
	Policies SS1-SS11, A4, C1-C4, C6, and LE1-LE3 can have an indirect effect on traffic generation by ensuring local provision of retail, community and built leisure facilities, thereby reducing the need to travel.	Significant positive effects in medium/long term.
SA3 - To facilitate modal transfer away from use of the private car to other forms of travel including walking, cycling and public transport.	Relevant policies: D2, D3, SS1-SS11, A1-A6, D6, D9, D12, DE1- DE3, C1, C2, C4, C6, LE1-LE3.	
	Policies D2, D3, D6, SS1-SS11, A1-A6, C1, C2, C4, C6 and LE1-LE3 can have a cumulative effect on modal transfer away from use of the private car.	Significant positive effects in medium/long term.
	Policies D2, D3, SS1-SS11 and A1-A6 can have a synergistic effect by creating new employment and housing and will potentially make public transport more viable.	Significant positive effects in medium/long term.
	Policies D9, D12 and DE1-DE3 can have a synergistic effect by placing importance on non-car based travel in the design of new development.	Significant positive effects in medium/long term.
SA4 - To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment	Relevant policies: D2, D3, D9, D12, SS1-SS11, A3-A5, DE1-DE3, C1-C4, C6 and LE1-LE3.	
	Policies D2, D3, SS1-SS11, A3-A5, C1-C4, C6	Significant positive effects in medium/long

Cumulative Impact of Local Plan Policies in achieving SA Objectives		
SA Objective	Contributing Policies	Significance and Timeframe
and leisure opportunities.	and LE1-LE3 could have a cumulative effect on accessibility to services by identifying locations for these to be provided.	term.
	Policies D9, D12 and DE1-DE3 could have a synergistic effect by emphasising non-car based travel in the design of new development which can provide greater accessibility.	Significant positive effects in medium/long term.
	Policies C1-C4 and C6 can have a synergistic effect on accessibility by supporting the role of local centres in providing these facilities.	Significant positive effects in medium/long term.
	Policy C2 may have an indirect effect.	Significant positive effects in medium/long term.
Community Activity and Neighbourhoods		
SA5 - To provide opportunities for community interaction and improve the quality of where people live.	Relevant policies: D4, D6, D9, D10, D11, D12, SS1-SS11, A4, DE1-DE4, C6, LE1, LE3 and LE4	
	Policies SS1-SS11, A4, C6, LE1, LE3, LE4 could have a cumulative and synergistic effect on community interaction through the provision of opportunities to interact.	
	Policies D9, D10, D11, D12 and DE1-DE4 can have a cumulative effect on the built environment which could lead to tangible improvements in the quality of where people live and resident's perceptions of their neighbourhood.	
	Policy D4, D6, A4, LE1 and LE4 can have a synergistic effect on the quality of open space.	

Cumulative Impact of Local Plan Policies in achieving SA Objectives		
SA Objective	Contributing Policies	Significance and Timeframe
Crime and Disorder		
SA6 - To reduce crime and disorder	Relevant policies: D3, D9, SS1-SS11, A1-A6, DE1-DE3, E1 and E2.	
	Policies D3, D9, SS1-SS11, A1-A6 and DE1-DE3 can have a synergistic effect by addressing the potential for crime to arise from the design of new development and the built environment.	
	Policies E1 and E2 could have an indirect effect on crime through providing improved social situations, for example by skills training and additional employment, which can help to improve people's quality of life.	
Poverty and Deprivation		
SA7 - To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.	Relevant policies: D2, D3, D8, D11, SS1-SS11, A1-A6, H2, H3, H5, E1-E5, DE1, DE2, C6 and LE1.	
	Policies D2, D3, SS1-SS11, A3, and E1 could have a cumulative effect on reducing poverty through creating additional employment opportunities.	
	Policies E1-E5 could have a synergistic effect on reducing poverty through encouraging employment development and skills training.	
	Policies DE1, DE2, H2 and H3 can have an indirect effect on reducing poverty through improved housing which is of good quality.	
	Policies D3 and SS1-SS11 can have a cumulative effect on facilitating economic investment into the Borough which can help	

Cumulative Impact of Local Plan Policies in achieving SA Objectives		
SA Objective	Contributing Policies	Significance and Timeframe
	to improve people's quality of life.	
Health and Well-being		
SA8 - To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities.	Relevant policies: All Local Plan Policies	
	Policies D3, D4, D6, SS1-SS11, A4-A6, DE2 and LE1-LE4 could have a cumulative effect through providing for open space, for recreation and outdoor activities.	Positive effects in long term.
	All Local Plan Policies can have a synergistic effect through measures to enable and support healthy lifestyles.	Positive effects in long term.
	All Local Plan Policies could have an indirect effect in contributing to enabling and supporting healthy lifestyles.	Significant positive effects in medium/long term.
Housing		
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.	Relevant policies: D2, D3, D9, SS1-SS11, A1, A2, H1-5, DE1 and DE2.	
	Policies D2, D3, SS1-SS11, A1 and A2 can have a cumulative effect by providing sites for new housing which should be built to high standards of energy and resource efficiency.	Positive effects in medium/long term.
	Policies D9, DE1 and DE2 could have a synergistic effect by setting energy and efficiency levels for new housing.	Positive effects in medium/long term.
	Policies D2, D3, SS1-SS11, A1 and A2 could have a cumulative effect by providing sites for new housing, thereby increasing supply, which provides the opportunity to ease long term pressures on the affordability of housing.	Positive effects in medium/long term.
	Policies D9, DE1 and DE2 can have a	Positive effects in medium/long term.

Cumulative Impact of Local Plan Policies in achieving SA Objectives		
SA Objective	Contributing Policies	Significance and Timeframe
	synergistic effect by setting energy and efficiency levels for new housing which can reduce long term energy consumption and therefore cost for occupiers.	
Education and Skills		
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.	Relevant policies: D2, D11, SS1-SS11, A3 and E1-5.	
	Policies D2, D11, E1-5 could have a cumulative effect by providing for education and training to increase resident's employability and thereby attract further employment opportunities to the Borough and further training and skills opportunities.	Significant positive effects in medium/long term.
	Policies D2, D11, SS1-SS11, A3 and E1-5 could have an indirect effect by encouraging economic development which can create a greater demand for skills.	Significant positive effects in medium/long term.
Employment		
SA11 - To provide opportunities for residents to work locally rather than out-commute and thereby provide greater potential for people to use public transport, cycle or walk to work.	Relevant policies: D2, D3, SS1-SS11, A3 and E1.	
	Policies D2, D3, SS1-SS1, A3 and E1 can have a cumulative effect on the availability of employment land. By providing more employment land there can be more development which can bring increased jobs, resulting in decreased out-commuting.	Significant positive effects in medium/long term.
SA12 - To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.	Relevant policies: D2, SS1-SS11, A3 and E1-E5.	
	Policies D2, SS1-SS1, A3 and E1-E5 could have a cumulative effect by providing an adequate supply of employment land for employment	Positive effects in medium/long term.

Cumulative Impact of Local Plan Policies in achieving SA Objectives		
SA Objective	Contributing Policies	Significance and Timeframe
	growth.	
Economy		
SA13 - To increase investment in Gosport's economy to facilitate the sustainable regeneration of the Borough.	Relevant policies: D3, SS1-SS11, A1-A6, E1 and C1	
	Policies D3, SS1-SS11, A1-A6, E1 and C1 can have a cumulative and synergistic effect on attracting investment in order to sustain employment growth and thus provide a basis for regeneration.	Positive effects in medium/long term.
SA14 - To encourage the development of a buoyant, sustainable tourism sector.	Relevant policies: D6, SS1-SS11, A4, E3, E4 and LE4	
	Policies D6, SS1-SS11, A4, E3, E4 and LE4 could have a cumulative and synergistic effect on the potential for tourism by ensuring the requisite infrastructure is provided and that the parts of the Borough where tourism-based development is most likely to occur are protected for this purpose in the Local Plan.	Positive effects in long term.
Towns and Neighbourhood Centres		
SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres.	Relevant policies: D9, SS3, C1, C2, C3, C4, C5 and C6	
	Policies SS3, C1, C2, C3, C4, C5 and C6 could have a cumulative and synergistic effect by protecting the functions of the Borough's retail centres and ensuring they can remain viable.	Significant positive effects in medium term.
	Policies D9, SS3, C1, C2, C3, C4, C5 and C6 could have a synergistic effect by setting design and operational requirements for retail	Significant positive effects in medium/long term.

Cumulative Impact of Local Plan Policies in achieving SA Objectives		
SA Objective	Contributing Policies	Significance and Timeframe
	development.	
Leisure		
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.	Relevant policies: D2, D3, SS1-SS11, A1-A6, E3, E4, C1, LE1, LE3 and LE4	
	Policies D2, D3, SS1-SS11, A1-A6, C1, LE1, LE3, and LE4 can have a cumulative impact on provision of leisure opportunities by setting a framework which enables this form of development.	Positive effects in medium/long term.
	Policies SS1-SS11, A1-A6, E3 and E4 could have a synergistic effect by providing for the provision of infrastructure and sites to support leisure development.	Positive effects in medium/long term.
SA17 - To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.	Relevant policies: D2, D3, D4, D6, SS1-SS11, A1-A6, LE1, LE2 and LE4	
	Policies D2, D3, D4, D6, SS1-SS11, A1-A6, LE1, LE2 and LE4 can have a cumulative and synergistic effect by providing for and protecting open spaces and in certain locations improving access to the coast and harbour.	Significant positive effects in medium/long term.
Biodiversity and Geodiversity		
SA18 - To conserve and enhance the Borough's biodiversity and geological assets.	Relevant policies: D3, D4, D5, D6, SS1-SS11, A1-A6, LE1, LE5, LE6, LE7 and LE8	
	Policies D3, D5, SS1-SS11, A1-A6, LE5, LE6, LE7 and LE8 could have a cumulative and synergistic effect by imposing requirements for the protection of habitats and biodiversity on development sites.	Significant positive effects in medium/long term.

Cumulative Impact of Local Plan Policies in achieving SA Objectives		
SA Objective	Contributing Policies	Significance and Timeframe
	Policies D5, LE5, LE6, LE7 and LE8 can have a synergistic effect by providing a comprehensive set of policies for protection of habitats and biodiversity which apply to all forms of development.	Significant positive effects in medium/long term.
	Policies D4, LE1 and D6 can have an indirect effect.	Positive effects in medium/long term.
Heritage and Design		
SA19 - To protect and enhance the historic environment.	Relevant policies: D10 and DE4	
	Policies D10 and DE4 could have cumulative and synergistic effects by setting general or site-specific requirements for the protection and enhancement of the historic environment.	Significant positive effects in medium/long term.
SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.	Relevant policies: D9, D10, SS1-SS11, A1-A6, DE1, DE2, DE3 and DE4	
	Policies D9, D10, SS1-SS11, A1-A6, DE1, DE2, DE3 and DE4 could have a cumulative effect by requiring high standards of design in the area to which they apply or types of development they apply to.	Significant positive effects in medium/long term.
Air Quality		
SA21 - To reduce air pollution and ensure air quality continues to improve.	Relevant policies: D4, D6, SS1-SS11, A1-A6, DE1, LE1, LE3 and LE9	
	Policies DE1 and LE9 could have a cumulative and synergistic effect by limiting pollution both on-site and in off-site energy production.	Significant positive effects in long term.
	Policies D4, D6, LE1, and LE3 can have an indirect effect by providing 'breathing spaces'.	Positive effects in medium/long term.

Cumulative Impact of Local Plan Policies in achieving SA Objectives		
SA Objective	Contributing Policies	Significance and Timeframe
	Policies SS1-SS11 and A1-A6 are likely to have a cumulative adverse impact on air quality through increased development leading to increased traffic.	Negative effects in short/medium/long term until such time that motor vehicle technology improves, electric vehicles and other alternatives are taken up more widely, and/or there is a modal shift towards non-polluting forms of transport.
Use of Energy Resources		
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.	Relevant policies: D9, D12, H1, DE1, DE2 and DE3	
	Policies D9, D12, DE1, DE2 and DE3 could have a cumulative and synergistic effect by addressing the ways in which building design and land use and travel patterns affect energy consumption levels.	Significant positive effects in long term.
	Policies H1 could have an indirect effect.	Significant positive effects in medium/long term.
Use of Land Resources		
SA23 - To improve efficiency in land use through the re-use of previously developed land and existing buildings.	Relevant policies: D2, D3, D9, D12, SS1-SS11, A1-A6, H1, E1 and C1.	
	Policies D2, D3, SS1-SS11 and A1-A6 can have a cumulative effect by providing for development of unused or underused previously developed land.	Significant positive effects in medium/long term.
	Policies D3, D9, D12, H1, E1, and C1 can have a synergistic effect by setting policies seeking/allowing more efficient use of land and buildings.	Significant positive effects in medium/long term.

Cumulative Impact of Local Plan Policies in achieving SA Objectives		
SA Objective	Contributing Policies	Significance and Timeframe
Water Management		
SA24 - To maintain and improve the water quality of the Borough.	Relevant policies: D4, D6, DE1, LE1, LE2, LE10 and LE14	
	Policies DE1, LE10 and LE14 could have a synergistic effect by setting integrated policies for improving water quality.	Significant positive effects in long term.
	Policies D4, D6, LE1, and LE2 could have an indirect effect.	Positive effects in medium/long term.
SA25 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.	Relevant policies: SS1-SS11, A1-A6, D4, D7, LE14	
	Policies SS1-SS11 and A1-A6 could have a cumulative effect by requiring flood protection to be provided as part of development proposals.	Significant positive effects in medium/long term.
	Policies D7 and LE14 can have a synergistic effect.	Significant positive effects in medium/long term.
	Policy D4 could have an indirect effect through decreasing localised flood risk.	Positive effects in long term.
SA26 - To provide for sustainable sources of water supply.	Relevant policies: DE1 and LE14	
	Policies DE1 and LE14 could have a synergistic effect by reducing the demand for water, by making existing sources more sustainable in terms of being able to meet demand.	Significant positive effects in medium/long term.
Natural Resources and Waste Management		
SA27 - To reduce waste generation and disposal, and achieve the sustainable consumption of natural resources and management of waste.	Relevant policies: D9, DE1, DE2, A5, LE3, LE13, LE14.	
	Policies D9, DE1, DE2 and LE14 could have a synergistic effect by reducing resource consumption and maximising material	Significant positive effects in long term.

Cumulative Impact of Local Plan Policies in achieving SA Objectives		
SA Objective	Contributing Policies	Significance and Timeframe
	recycling in the construction of new development.	
	Policies D9, DE1, DE2, LE14 can have a cumulative effect by encouraging or requiring reduced resource consumption in construction and the use of land.	Significant positive effects in long term.
	Policies A5, LE3 and LE13 can have a synergistic effect by making urban living more self-sufficient in food production and reducing the demand for energy and water.	Significant positive effects in long term.

Summary of the cumulative impacts of Local Plan Policies

- 7.4 When read in conjunction with each other, it can be seen that many of the potential negative consequences of the Local Plan policies and proposals are offset by each other. In addition, the development management framework and decision making process allows for the amelioration or avoidance of adverse impacts on a case-by-case basis.
- 7.5 The main adverse impacts arising from the Local Plan are likely to be:
- demands on infrastructure; and
 - Environmental issues e.g. the impact of development on nature conservation designations and protected habitats and impacts of waste water on water quality.
- 7.6 If mitigation policies are implemented alongside growth policies, it is anticipated that many adverse impacts can be largely eliminated or at least minimised. The process of preparing the draft Local Plan is iterative and involves constant testing of the Plan as it progresses, against the SA objectives, in order to ensure that its impact is acceptable in general terms.
- 7.7 Consequently the negative effects arising from the draft Local Plan are considered minor and fall into two categories:
- **Effects which can be eliminated or reduced to be an acceptable or manageable level.**
This can be achieved through the development management framework and decision making process. It can also be achieved through the preparation of supplementary planning documents (SPDs) which seek to address specific issues in greater detail; and
 - **Unavoidable negative impacts** arising from a policy which is otherwise beneficial and of which no other policy will reduce the adverse impacts. This shows the need for trade-offs. Whilst the ideal Local Plan would have no negative effects, it is sometimes necessary to accept small negative effects in order to secure larger overall benefits. The Local Plan will be used as a strategy for facilitating and guiding development to achieve as many positive effects as possible. Some adverse effects are the inevitable result of growth and human activity so need to be managed through effective decision making and management to ensure these adverse effects are eliminated or at least minimised as far as possible.
- 7.8 Potential negative impacts have generally remained because other sustainability considerations indicate the policy is necessary. The appraisal indicates where mitigation of these potential impacts should be built into another policy in the Local Plan. For example, possible adverse impacts have been recorded for the objective of reducing Flood Risk as the Local Plan's Development Strategy does not totally exclude development in areas of flood risk. However, the flooding policy makes clear the criteria that development will have to meet in order to reduce and manage any flood risk.

7.9 The main challenges for the Local Plan are to deliver:

- Sufficient employment and housing to meet needs and ensure the Borough can be a great place to both live and work;
- Urban regeneration to ensure previously developed land can be re-used and the demand for new employment, housing and other uses can be met;
- Improvements to the environment including addressing climate change, assisting the transition to net zero carbon by 2050, achieving biodiversity net gain, and addressing the impacts of flood risk.

7.10 Success in meeting the Borough's key issues and achieving the vision and objectives outlined in the GBLP 2038 will stem largely from Local Plan policies working in an integrated, synergistic way. This will help to ensure new development and growth can be realised while ensuring that any adverse effects are minimised.

7.11 The Local Plan will be used as a strategy for facilitating and guiding development to achieve as many positive effects as possible. It is recognised that some adverse effects are an inevitable result of growth and human activity, so need to be managed through effective decision making and management to ensure these adverse effects are eliminated or at least minimised as far as possible.

8 Monitoring (Stage B6)

Monitoring the implementation of policies and site development proposals

- 8.1 It is important that the Local Plan has clear arrangements for monitoring the implementation of its policies and site development proposals. Monitoring is essential for an effective strategy and will provide the basis on which alternative approaches would be triggered. It is important that measurable outcomes are set out to assist this process.
- 8.2 The monitoring process will indicate if the policies are being successful and will identify positive and negative effects and if there is a requirement to amend the policies. Section 6.0 of the Local Plan includes output indicators which will be used to monitor the Local Plan.
- 8.3 The Authority Monitoring Report (AMR) will be the key tool for monitoring Local Plan progress. The Borough Council has produced an AMR since 2005 and this has been used to monitor the Local Plan Review (2006) and the Gosport Borough Local Plan 2011-2029. The AMR will continue to monitor the policies and site development proposals of this Local Plan. The AMR is available to view online at www.gosport.gov.uk/amr
- 8.4 The Borough Council will also continue to update the Gosport Profile which provides the baseline information and contextual information to support the Borough Council's planning strategy. The Gosport Profile is available to view online at www.gosport.gov.uk/gosportprofile

9 Summary and Consultation

Summary and Next Steps

- 9.1 This Report presents the findings of the SA for the draft Gosport Borough Local Plan 2038 and accompanies the Local Plan for consultation. The Report forms part of the evidence base upon which the plan is based, and incorporates the Environmental Report which is required by the SEA Regulations. The SA Report includes a consideration of the reasonable alternatives which have been considered, and makes recommendations for mitigating and monitoring the plans significant effects.
- 9.2 Following this consultation, the Borough Council will review any comments and where necessary make changes to the Local Plan. The Local Plan, this SA Report, the wider evidence base, and representations will then be subject to a second public consultation as detailed in Section 1 of this Report.

Consultation Arrangements

- 9.3 This Report is being made available for comment as part of the public consultation for the draft GBLP 2038. Details of the consultation and the available documents, including the Local Plan itself, can be viewed online:

The draft Local Plan and associated evidence can be seen on the Council's website: www.gosport.gov.uk/GBLP2038

For further information please contact the Planning Policy Team:

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10 Appendices

Appendix 1: Sustainability Appraisal Framework

Starts on next page

SA Framework for the Gosport Borough Local Plan 2038

Sustainability Themes	SA Objective	Decision Making Criteria	Baseline Indicators
Climate Change	SA1 – To address climate change issues through reducing greenhouse gas emissions.	1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	<ul style="list-style-type: none"> Per capita CO2 emissions in the LA area (UK local Authority and regional carbon dioxide emissions national statistics) Average annual consumption of gas Average annual consumption of electricity Renewable energy electricity generation
		2. Will it support the transition to net zero carbon by 2050?	
		3. Will it deliver energy efficient buildings?	<ul style="list-style-type: none"> Houses improved for energy efficiency and affordable warmth Percentage of new build homes built to ‘zero-carbon ready’ or Passivhaus standard or equivalent
		4. Will it support the charging of plug-in and other ultra-low emission vehicles?	<ul style="list-style-type: none"> Percentage of new build and retrofit homes with spaces for charging plug-in and other ultra-low emission vehicles. Number of publicly available electric vehicle charging devices and rapid charging devices
Transport and Accessibility	SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.	1. Will it reduce traffic volumes and congestion?	<ul style="list-style-type: none"> Commuting flows Average distance travelled to work
		2. Will it reduce road traffic accidents?	<ul style="list-style-type: none"> Killed and seriously injured (KSI) casualties on roads (per 100,000 population) Total road casualties
		3. Will there be an increase in traffic	<ul style="list-style-type: none"> Air quality statistics

Sustainability Themes	SA Objective	Decision Making Criteria	Baseline Indicators
	SA3 - To facilitate modal transfer away from use of the private car to other forms of travel including walking, cycling and public transport.	related air and noise pollution?	<ul style="list-style-type: none"> Noise measurements
		1. Will it increase the proportion of journeys using modes other than the private car?	<ul style="list-style-type: none"> Main mode of travel to work Accessibility to bus services (4 and 8 buses per hour)
	SA4 - To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment and leisure opportunities.	2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	<ul style="list-style-type: none"> Access to walking and cycling networks of high quality, including routes into the countryside Access to good quality cycle parking
		1. Will it improve access to local services?	<ul style="list-style-type: none"> Located within 20/30 minutes by public transport and walking to a range of services. Accessibility to principal, district and local centres by public transport or walking
		2. Will it make access easier for those without a car?	<ul style="list-style-type: none"> Accessibility to bus services (4 and 8 buses per hour) Access to walking and cycling networks of high quality
		3. Will it make access easier for disabled and or elderly people?	<ul style="list-style-type: none"> Access for disabled and or elderly people
Community Activity and Neighbourhoods	SA5 - To provide opportunities for community interaction and improve the quality of where people live.	1. Will it provide opportunities for engagement in community activities?	<ul style="list-style-type: none"> Number of community facilities available
		2. Will it improve neighbourhoods as places to live?	<ul style="list-style-type: none"> Accessibility to key services Access to open space, sports or leisure facilities
Crime and Disorder	SA6 - To reduce crime and disorder	1. Will it reduce actual levels of crime and disorder?	<ul style="list-style-type: none"> Local and national crime statistics Indices of Deprivation: Crime domain

Sustainability Themes	SA Objective	Decision Making Criteria	Baseline Indicators
Poverty and Deprivation	SA7 - To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.	1. Will it reduce poverty and social exclusion in those areas most affected?	<ul style="list-style-type: none"> • Indices of Deprivation and Index of Multiple Deprivation • Income deprivation • Children in low incomes families (under 16s) • Percentage of the population of working age who are universal credit • Percentage of households in fuel poverty (sub-regional fuel poverty stats)
Health and Well-being	SA8 - To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities.	1. Will it reduce health inequalities in those areas most affected?	<ul style="list-style-type: none"> • Life expectancy at birth • Indices of Deprivation: Health deprivation and disability deprivation • Under 18 conception rates (per 1,000 females aged 15-17) • Mortality rates from all causes, all cardiovascular diseases, and cancer • Deaths from drug misuse (per 100,000 population) • Suicide rate (per 100,000 population) • Infant mortality rates: Deaths of infants up to 1 year of age (per 1,000 live births) • Children in low income families (under 16s) • Reception prevalence of overweight (including obesity)

Sustainability Themes	SA Objective	Decision Making Criteria	Baseline Indicators
			<ul style="list-style-type: none"> Year 6 prevalence of overweight (including obesity) Percentage of adults (aged 18+) classified as overweight or obese
		2. Will it enable and support healthy lifestyles?	<ul style="list-style-type: none"> Participation in sports activities (Active Lives Local Level Data) Proportion of adults who walk or cycle Percentage of physically active adults Reception prevalence of overweight (including obesity) Year 6 prevalence of overweight (including obesity) Percentage of adults (aged 18+) classified as overweight or obese Proportion of journeys (to work) on foot or by cycle Access to local greenspace
		3. Will it improve access to health facilities?	<ul style="list-style-type: none"> Accessibility to health services
Housing	SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.	1. Will it reduce homelessness?	<ul style="list-style-type: none"> Recorded homeless Households on the Housing Register
		2. Will it increase the range and affordability of housing for different groups in the community?	<ul style="list-style-type: none"> Housing completion figures Vacant dwellings Types and sizes of dwellings Affordable housing completion figures Average property prices for

Sustainability Themes	SA Objective	Decision Making Criteria	Baseline Indicators
			<ul style="list-style-type: none"> different types of dwellings Average property price compared against average earnings ratio
		3. Will it increase the number of decent homes?	<ul style="list-style-type: none"> Decent Homes Standard
Education and Skills	SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.	1. Will it improve the qualifications and skills of young people?	<ul style="list-style-type: none"> Average attainment 8 score Indices of Deprivation: Education domain
		2. Will it improve the qualifications and skills of the population overall?	<ul style="list-style-type: none"> Highest level of qualifications for Gosport residents
Employment	SA11 - To provide opportunities for residents to work locally rather than out-commute and thereby provide greater potential for people to use public transport, cycle or walk to work.	1. Will it reduce out-commuting from the Borough?	<ul style="list-style-type: none"> Jobs density Distance travelled to work Location of jobs in proximity to residents
		2. Will it improve accessibility to work by public transport, walking and cycling?	<ul style="list-style-type: none"> Proposed development/improvements of key infrastructure/services Travel to work by alternative modes (cycling, walking, work transport schemes, car share)
	SA12 - To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.	1. Will it reduce overall unemployment?	<ul style="list-style-type: none"> Unemployment figures Universal Credit Claimant counts Economic Activity Rates
		2. Will it reduce long-term unemployment?	<ul style="list-style-type: none"> Long term unemployment
		3. Will it provide job opportunities for those most in need of employment?	<ul style="list-style-type: none"> Indices of Deprivation: Employment domain Youth unemployment Proportion of lone parents, long-

Sustainability Themes	SA Objective	Decision Making Criteria	Baseline Indicators
			term ill and disabled people who are economically active
		4. Will it help to improve average earnings?	<ul style="list-style-type: none"> • Average earnings – by place of residence and place of work • Income deprivation
Economy	SA13 - To increase investment in Gosport's economy to facilitate the sustainable regeneration of the Borough.	1. Will it make more effective use of previously developed land?	<ul style="list-style-type: none"> • Development of employment uses on previously developed land
		2. Will it improve business development and enhance competitiveness?	<ul style="list-style-type: none"> • Gross Value Added per head • Total local units in Gosport • Total enterprises in Gosport • Business density
		3. Will it improve the resilience of business and the economy?	<ul style="list-style-type: none"> • Diversity of economic sectors represented in the area • Relative employment growth in different economic sectors in the area
		4. Will it promote growth in key sectors and clusters?	<ul style="list-style-type: none"> • Growth in employment in key sectors • Growth in the number employed by local businesses
		5. Will it make land and property available for business development?	<ul style="list-style-type: none"> • Proposed development of key sites • Employment land availability (amount of land/premises available, completions and vacancies)
	SA14 - To encourage the development of a buoyant, sustainable tourism sector.	1. Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	<ul style="list-style-type: none"> • Number of visitors • Tourist expenditure • Employment within the tourism sector • Marina capacity
Towns and	SA15 - To ensure the vitality and	1. Will it improve the accessibility to,	<ul style="list-style-type: none"> • Accessibility to town and local

Sustainability Themes	SA Objective	Decision Making Criteria	Baseline Indicators
Neighbourhood Centres	viability of the Borough's principal, district, and neighbourhood centres.	and quality of, main town centre uses (as defined in NPPF Annex 2)?	centres <ul style="list-style-type: none"> Amount and location of existing and new retail floorspace Amount and location of existing and new floor space for other types of town or local centre uses
		2. Will it improve the vitality and viability of centres?	<ul style="list-style-type: none"> Vacancy rates (quantitative assessments) in Principal, District and Neighbourhood Centres Use classes (quantitative assessments) in Principal, District and Neighbourhood Centres Pedestrian footfall Qualitative assessment of Principal and District Centres
Leisure	SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.	1. Will it improve the range of sporting facilities in the Borough?	<ul style="list-style-type: none"> Amount and location of existing and new facilities Participation in sports activities (Active Lives Local Level Data) Proportion of adults who walk or cycle Percentage of physically active adults
	SA17 - To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.	1. Will it protect or enhance the Borough's network of greenspace?	<ul style="list-style-type: none"> Location of different types of existing and proposed open space Percentage of population having access to a natural greenspace within 400 metres of their home Open space requirements Quality and value of open space

Sustainability Themes	SA Objective	Decision Making Criteria	Baseline Indicators
			<ul style="list-style-type: none"> • Accessible Natural Greenspace standard • Number of people on allotment waiting lists
		2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	<ul style="list-style-type: none"> • Achievement of coastal and marine Biodiversity Action Plan targets • National headline indicators i.e. Wetland Bird Survey (WeBS) Alert • Amount of the coast and harbour frontage that is publicly accessible
Biodiversity and Geodiversity	SA18 - To conserve and enhance the Borough's biodiversity and geological assets.	1. Will it result in a biodiversity net gain?	<ul style="list-style-type: none"> • Biodiversity net gain secured • Percentage of major developments generating overall biodiversity enhancement • Hectares of biodiversity habitat delivered through Local Plan strategic site allocations
		2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	<ul style="list-style-type: none"> • Length of greenways constructed • Percentage of people having access to a natural greenspace within 400 metres of their home • Extent of green infrastructure • Hectares of biodiversity habitat delivered through Local Plan strategic site allocations
		3. Will it maintain and enhance sites designated for their nature conservation interest?	<ul style="list-style-type: none"> • Extent of SSSIs, SPAs, SACs and Ramsar sites • Favourable condition of internationally and nationally important sites

Sustainability Themes	SA Objective	Decision Making Criteria	Baseline Indicators
			<ul style="list-style-type: none"> • Reported condition of nationally important sites (SSSIs) • Site integrity based on the condition of designated features of interest • Extent of local designated sites (SINCs and LNRs) • Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance • Extent of ancient woodland
		4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	<ul style="list-style-type: none"> • Retention of landscape and biodiversity features • Achievement of Biodiversity Action Plan targets and objectives • National Headline Indicators i.e WeBS Alert • Number of characteristic rare species and priority habitats • Area of land actively managed for nature conservation • Extent of ancient woodland
Heritage and Design	SA19 - To protect and enhance the historic environment.	<ol style="list-style-type: none"> 1. Will it protect and enhance the historic environment? 2. Will it improve the condition of any heritage asset identified as at risk? 	<ul style="list-style-type: none"> • Extent and location of Listed Buildings, locally listed buildings, Conservation Areas, National and Local Historic Parks and Gardens, Scheduled Ancient Monuments and other areas of archaeological interest

Sustainability Themes	SA Objective	Decision Making Criteria	Baseline Indicators
			<ul style="list-style-type: none"> Number and % of Listed Buildings on the Heritage at Risk Register Loss or damage to Scheduled Monuments or their setting Loss or damage to Historic Parks and Gardens or their settings Number and % of Conservation Areas identified as at risk Number and % of Conservation Areas without an appraisal
	SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.	1. Will the design enhance the quality of the townscape?	<ul style="list-style-type: none"> National Design Guidance Local Design Guidance Design assessments Townscape assessments
Air Quality	SA21 - To reduce air pollution and ensure air quality continues to improve.	1. Will it improve air quality?	<ul style="list-style-type: none"> Measurements of nitrogen dioxide, sulphur dioxide and small particles Number of people living in Air Quality Management (AQM) areas
Use of Energy Resources	SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.	1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	<ul style="list-style-type: none"> Per capita CO2 emissions in the LA area (UK local Authority and regional carbon dioxide emissions national statistics) Average annual consumption of gas Average annual consumption of electricity Energy efficiency of homes
		2. Will it lead to an increased proportion of energy needs being met from renewable resources?	<ul style="list-style-type: none"> Renewable energy electricity generation
Use of Land	SA23 - To improve efficiency in land use	1. Will it re-use previously developed	<ul style="list-style-type: none"> New homes built on previously

Sustainability Themes	SA Objective	Decision Making Criteria	Baseline Indicators
Resources	through the re-use of previously developed land and existing buildings.	land?	<ul style="list-style-type: none"> developed land Development of employment uses on previously developed land Brownfield Land Register
		2. Will it remediate contaminated land?	<ul style="list-style-type: none"> New homes built on contaminated land New employment uses developed on contaminated land Brownfield Land Register
Water Management	SA24 - To maintain and improve the water quality of the Borough.	1. Will it improve compliance with the Water Framework Directive?	<ul style="list-style-type: none"> Waterbodies (includes riverine, coastal, estuarine and groundwater) meet “good” status or above under WFD Compliance with EC Bathing Water Directive Compliance with Shellfish Water Directive
		1. Will it minimise the risk of flooding from all sources to people and property?	<ul style="list-style-type: none"> Provision of suitable flood risk mitigation Properties at risk from flooding Development in areas at risk of flooding Frequency of flooding events
	SA25 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.	2. Will development be avoided in flood risk areas?	<ul style="list-style-type: none"> Properties at risk from flooding Development in areas at risk of flooding Frequency of flooding events
		3. Can the site be made safe taking into account predicted sea level rise?	<ul style="list-style-type: none"> Properties at risk from flooding Development in areas at risk of flooding

Sustainability Themes	SA Objective	Decision Making Criteria	Baseline Indicators
	SA26 - To provide for sustainable sources of water supply.	1. Will it reduce water consumption?	<ul style="list-style-type: none"> Frequency of flooding events Average water consumption levels Availability of sufficient water supply
Natural Resources and Waste Management	SA27 - To reduce waste generation and disposal, and achieve the sustainable consumption of natural resources and management of waste.	1. Will it lead to reduced consumption of materials and resources?	<ul style="list-style-type: none"> Waste arising and waste management
		2. Will it reduce household waste?	<ul style="list-style-type: none"> Kg of household waste collected per person Kg of residual household waste per household
		3. Will it increase recycling?	<ul style="list-style-type: none"> % of household waste sent for reuse, recycling or composting

Appendix 2: Policies, Plans and Programmes

The following section sets out a list of key policies, plans and programmes (PPPs) which influence the preparation of the GBLP 2038 and Sustainability Appraisal. The key aims, objectives and requirements of the PPPs and the key implications for the Local Plan are analysed in detail in the Background Papers for the Local Plan which are available in the evidence library online:

www.gosport.gov.uk/GBLP2038 .

International

Where appropriate the relevant international policies, plans and programmes have been incorporated into the appropriate national legislation and guidance and are therefore not individually listed here.

National

The key implications and statutory requirements from national legislation are analysed in the individual Background Papers for the Local Plan

Title	Available from:
Planning and Compulsory Purchase Act 2004 (as amended)	www.legislation.gov.uk/
Planning Act 2008 (as amended)	
Environmental Assessment of Plans and Programmes Regulations 2004 (as amended)	
Localism Act 2011 (as amended)	
The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)	
The Growth and Infrastructure Act 2013 (as amended)	
The Community Infrastructure Levy Regulations 2010 (as amended)	
UK Climate Change Act 2008 (as amended)	
Energy Act (2008) (as amended)	
Housing Act 2004 (as amended)	
Housing and Planning Act (2016) (as amended)	
The Wildlife and Countryside Act (as amended) 1981	
Natural Environment and Rural Communities (NERC) Act 2006 (as amended)	
Conservation of Habitats and Species Regulations 2017	
Environment Bill 2019-21	
The Flood Risk Regulations 2009 (as amended)	

Title	Available from:
Flood and Water Management Act 2010 (as amended)	
The Water Act (2014) (as amended)	
Marine and Coastal Access Act 2009 (as amended)	
Ancient Monuments and Archaeological Areas Act (1979) (as amended)	
Protection of Wrecks Act 1973	
Planning (Listed Buildings and Conservation Areas) Act (1990) (as amended)	
National Planning Policy Framework (NPPF) (2021)	www.gov.uk/government/publications/national-planning-policy-framework--2
National Planning Practice Guidance (updated regularly)	www.gov.uk/government/collections/planning-practice-guidance
Manual for Streets (2007)	www.gov.uk/government/publications/manual-for-streets
Planning Policy for Traveller Sites (2015)	www.gov.uk/government/publications/planning-policy-for-traveller-sites
National Planning Policy for Waste (2014)	www.gov.uk/government/publications/national-planning-policy-for-waste
Waste Management Plan for England (2013)	www.gov.uk/government/publications/waste-management-plan-for-england
National Design Guide (2019)	www.gov.uk/government/publications/national-design-guide
National Model Design Code (2021)	www.gov.uk/government/publications/national-model-design-code
Industrial Strategy: Building a Britain fit for the future (2017)	www.gov.uk/government/publications/industrial-strategy-building-a-britain-fit-for-the-future
National Infrastructure Strategy (2020)	www.gov.uk/government/publications/national-infrastructure-strategy
Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (2011)	www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services

Title	Available from:
Biodiversity 2020: A strategy for England's wildlife and ecosystem services: Indicators (2018)	www.gov.uk/government/statistics/england-biodiversity-indicators
A Green Future: Our 25 Year Plan to Improve the Environment (2018)	www.gov.uk/government/publications/25-year-environment-plan
Green Infrastructure Guidance, Natural England (2011)	http://publications.naturalengland.org.uk/publication/35033
The Environment Agency's Approach to Groundwater Protection (2018)	www.gov.uk/government/publications/groundwater-protection-position-statements
Environment Agency: EA2025 creating a better place (2020)	www.gov.uk/government/publications/environment-agency-ea2025-creating-a-better-place/environment-agency-ea2025-creating-a-better-place
Department for Transport: Cycling and Walking Investment Strategy (2017)	www.gov.uk/government/publications/cycling-and-walking-investment-strategy
UK Renewable Energy Strategy (2009)	www.gov.uk/government/publications/the-uk-renewable-energy-strategy
UK Renewable Energy roadmap: (2013 Update)	www.gov.uk/government/collections/uk-renewable-energy-roadmap
The UK Low Carbon Transition Plan (2009)	www.gov.uk/government/publications/the-uk-low-carbon-transition-plan-national-strategy-for-climate-and-energy
UK Climate Change Risk Assessment (2017)	www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017
Our Waste, Our Resources: A Strategy for England (2018)	www.gov.uk/government/publications/resources-and-waste-strategy-for-england
Public Health England (PHE) Strategy 2020-2025 (2019)	www.gov.uk/government/publications/phe-strategy-2020-to-2025
Historic England Corporate Plan 2020-23 – Building the future	www.historicengland.org.uk/about/what-we-do/corporate-strategy/

Title	Available from:
Sustainability Appraisal and Strategic Environmental Assessment (Historic England, 2016)	www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/
The Historic Environment and Site Allocations in Local Plans: good Practice Advice Notes (Historic England, 2015)	www.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/
The Historic Environment in Local Plans: Good Practice Advice Notes (Historic England, 2015)	www.historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/
National Heritage List for England (NHLE)	www.historicengland.org.uk/listing/the-list
Historic England – Heritage at Risk Register	www.historicengland.org.uk/advice/heritage-at-risk/search-register/
Clean Air Strategy (2019)	www.gov.uk/government/publications/clean-air-strategy-2019
Safeguarding our Soils: A strategy for England (2009)	www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england
Future Water – The Government’s water strategy for England (2011)	www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england
High Streets and Town Centres in 2030 (2019)	www.publications.parliament.uk/pa/cm201719/cmselect/cmcomloc/1010/report-summary.html

Regional and sub-regional (South Hampshire)

Title	Available from:
PUSH Spatial Position Statement (2016)	www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/
Economic and employment land Evidence Report (2016)	www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/
Partnership for Urban South Hampshire: Economic Development Strategy (2010)	www.push.gov.uk/priorities/policy-and-strategy/
Transforming Solent: Solent Strategic Economic Plan 2014-2020	https://solentlep.org.uk/publications/
Gosport Infrastructure Investment Plan (2019)	https://solentlep.org.uk/publications/
South Hampshire Green Infrastructure Strategy (2017-2034), Partnership for South Hampshire	www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/
The Solent Waders and Brent Goose Strategy (2010) and supporting information	https://solentwbgs.wordpress.com/page-2/
Solent Recreation Mitigation Strategy (2017)	https://solent.birdaware.org/strategy
South East Hampshire: Catchment flood management plan (2009)	www.gov.uk/government/publications/south-east-hampshire-catchment-flood-management-plan
Defra and Environment Agency, River Basin Management Plan South East River Basin District (2015 Update)	www.gov.uk/government/publications/south-east-river-basin-district-river-basin-management-plan
South Inshore and Offshore Marine Plan (2018)	www.gov.uk/government/publications/the-south-marine-plans-documents
North Solent Shoreline Management Plan (2010)	www.northsolentsmp.co.uk/
Objectively Assessed Housing need update (2016)	www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/
South Hampshire Strategic Housing Market Assessment (2014)	www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/

Title	Available from:
Partnership for Urban South Hampshire: Integrated Water Strategy (2008)	www.push.gov.uk/work/planning-and-infrastructure/green-infrastructure-flooding-water-management/
Partnership for Urban South Hampshire: Integrated Water Study (2018)	www.push.gov.uk/wp-content/uploads/2018/07/Item-10-Appendix-1-Redacted-Integrated-Water-Management-Study.pdf
Partnership for Urban South Hampshire Strategic Flood Risk Assessment (2007)	www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/
Partnership for Urban South Hampshire Strategic Flood Risk Assessment Update (2016)	www.push.gov.uk/work/planning-and-infrastructure/green-infrastructure-flooding-water-management/
River Hamble to Portchester Coastal Flood and Erosion Risk Management Coastal Defence Strategy (2016)	www.coastalpartners.org.uk/project/river-hamble-to-portchester-strategy/
Partnership for Urban South Hampshire South Hampshire Green Infrastructure Strategy (2017-2034)	www.push.gov.uk/work/planning-and-infrastructure/green-infrastructure-flooding-water-management/
South Hampshire Green Infrastructure Implementation Plan (2019)	www.push.gov.uk/work/planning-and-infrastructure/green-infrastructure-flooding-water-management/
Partnership for South Hampshire Statement of Common Ground and Spatial Strategy	Work is ongoing and will inform the Gosport Borough Local Plan

Hampshire

Title	Available from:
Hampshire Minerals and Waste Plan (adopted October 2013), Hampshire County Council	www.hants.gov.uk/en/landplanningandenvironment/strategic-planning/hampshire-minerals-waste-plan
Tree Strategy 2020: Hampshire County Council	https://documents.hants.gov.uk/environment/tree-strategy.pdf
Hampshire Integrated Character Assessment (2011)	www.hants.gov.uk/en/landplanningandenvironment/environment/landscape/integratedcharacterassessment
Hampshire Local Transport Plan 2011-31 (reviewed 2013), Hampshire County Council	www.hants.gov.uk/transport/strategies/transportstrategies
Hampshire Strategic Infrastructure Statement (2019), Hampshire County Council	www.hants.gov.uk/en/landplanningandenvironment/strategic-planning/infrastructure-planning
Hampshire Joint Strategic Needs Assessment (2017)	www.hants.gov.uk/socialcareandhealth/publichealth/jsna
Towards a healthier Hampshire: improving the Public's Health 2016-2021	www.hants.gov.uk/socialcareandhealth/publichealth/jsna
Hampshire Biodiversity Partnership: Biodiversity Action Plan for Hampshire (Volume 1 and 2)	www.hants.gov.uk/en/landplanningandenvironment/environment/biodiversity/conserving

Gosport

Title	Available from:
Gosport Borough Local Plan 2011-2029 (adopted October 2015)	www.gosport.gov.uk/localplan2029
Gosport Borough Council Supplementary Planning Documents	www.gosport.gov.uk/article/1240/Supplementary-Planning-Documents-SPD-
Conservation Area Appraisals, Gosport Borough Council	www.gosport.gov.uk/conservation-area-appraisals
Authority Monitoring Report's (2005 to 2020), Gosport Borough Council	www.gosport.gov.uk/amr
Infrastructure Funding Statement 2020, Gosport Borough Council	www.gosport.gov.uk/infrastructure
Infrastructure Delivery Plan's (2014, 2015, 2019), Gosport Borough Council	www.gosport.gov.uk/infrastructure
Infrastructure Assessment Report (2021), Gosport Borough Council	<i>Currently unpublished</i>
Alver Valley Country Park: Strategy (April 2014), Gosport Borough Council	www.gosport.gov.uk/media/1445/Alver-Valley-Country-Park-Strategy-April-2014/pdf/Alver_Valley_Country_Park_Strategy_April_2014.pdf?m=637111642414300000
Gosport Borough Council Corporate Plan on a page	www.gosport.gov.uk/article/763
Gosport Borough Council: Climate Change Strategy and Action Plan	www.gosport.gov.uk/climatechange
Older Persons Strategy, Gosport Borough Council	www.gosport.gov.uk/article/855/Policies-Strategies-and-Reports
Homeless Strategy Review 2009-2014, Gosport Borough Council	www.gosport.gov.uk/article/855/Policies-Strategies-and-Reports
Gosport Retail, Leisure and Tourism Study (Lambert Smith Hampton, 2019)	www.gosport.gov.uk/gblp2038
Draft Gosport Economic Development Strategy 2021-2031 and evidence base, Gosport Borough Council	www.gosport.gov.uk/article/1963/Gosport-Economic-Development-Strategy-2020-2031
All other evidence studies included in Gosport Borough Local Plan 2038 evidence library	www.gosport.gov.uk/GBLP2038
Neighbouring adopted Local Plans/ Core Strategies and Draft Local Plans	<i>Available on Local authority websites</i>

Other

Title	Available from:
Portsmouth Water Resource Management Plan (2019)	www.portsmouthwater.co.uk/news/publications/water-resources-planning/
Southern Water: Water Resource Management Plan 2020-2070 (2019)	www.southernwater.co.uk/our-story/water-resources-planning/water-resources-management-plan-2020-70

11 Annexes

Annex A – Detailed Sustainability Appraisal Proforma for the Strategic Policies and General Development Policies

Annex A is available on the Borough Council’s website in the Sustainability Appraisal section of the Gosport Borough Local Plan 2038 evidence library. Annex A provides every SA Proforma for each Local Plan Strategic Policy and all General Development Policies. Section 6 of this Report sources its content from Annex A and B.

Follow this link: www.gosport.gov.uk/GBLP2038

Annex B – Detailed Sustainability Appraisal Proforma for the Strategic Development Sites and Other Allocation Sites

Annex B is available on the Borough Council’s website in the Sustainability Appraisal section of the Gosport Borough Local Plan 2038 evidence library. Annex B provides every SA Proforma for each Strategic Development Sites, Other Allocation Sites, as well as those sites promoted through the Local Plan process (Call for Sites) but not included in the draft Local Plan. Section 6 of this Report sources its content from Annex A and B.

Follow this link: www.gosport.gov.uk/GBLP2038

Annex C: Gosport Profile (baseline information)

Annex B is available on the Borough Council’s website on the dedicated webpage for the Gosport Profile. The Gosport Profile provides an overview of social, economic, and environmental information for Gosport Borough, using the latest available statistics from a variety of national and local sources. The Gosport Profile provides information to support the Council’s policy documents such as the Local Plan and forms the baseline information for this Sustainability Appraisal.

Follow this link: www.gosport.gov.uk/gosportprofile

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Sustainability Appraisal of the Draft Gosport Borough Local Plan 2038

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