Sustainability Appraisal

Annex B – Detailed Sustainability Appraisal Proforma for the Strategic Development Sites and Other Allocation Sites

Draft Gosport Borough Local Plan 2038

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Gosport Borough Council



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The Sanderson Centre	611
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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

Annex B: Introduction

Annex B (this document) and Annex A provide the full SA Proforma for each Local Plan policy and site development proposal appraised for the Draft Local Plan. The SA Proforma in this document are provided in the order in which they appear in the Draft Local Plan for ease of reference.

Annex B (this document) includes the SA Proforma for the following parts of the Draft GBLP 2038:

- Strategic Development Sites (Policy SS1 SS11);
- Other Allocation Sites (Policy A1 A6); and
- Other sites from the Call for Sites which are not allocated in the Local Plan.

Annex A includes the SA Proforma for the following parts of the Draft GBLP 2038:

- The Development Strategy and Strategic Policies (Policy D1 D12); and
- The General Development Policies (Policy H1 LE14).

Annex A and B should be read alongside the main report for the Sustainability Appraisal of the Draft Gosport Borough Local Plan 2038 (GBLP 2038). All documents are available online: www.gosport.gov.uk/gblp2038

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

Policy SS1: Gosport Waterfront - Marine Employment

Policy SS2: Gosport Waterfront – Mixed Use

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.

PART 1A - Site profile for Policy SS1 and Policy SS2

Site location

Site name	SS1 and SS2: Gosport Waterfront	Site reference	-
Site address and post	-	Ward	Town,
code			Christchurch
			Hardway

Site details

Site description	Gosport Waterfront is 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. It includes areas characterised by marine employment and leisure uses and established residential neighbourhoods at Royal Clarence Yard and Priddy's Hard. Gosport Waterfront includes two Strategic Development Sites called SS1: Gosport Waterfront Marine Employment and SS2: Gosport Waterfront Mixed-use Redevelopment).
Site size	54 ha
Development status	Significant variety of planning history available online.

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for	Yes	The site largely falls within existing Local

Issue	Suitability	Comments
development?	,	Plan regeneration areas.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	Yes	The strategic site contains some protected open space at Priddy's Hard and Royal Clarence Yard.
Is the site a Protected Employment Site?	Yes	The site contains areas protected for employment as well as the Waterfront area which is a mixed use allocation.
Does the site have a community, culture or leisure use?	Yes	There may be community, cultural or leisure uses in this area.
Is the site within a Defined Shopping Area?	No	
Is the site currently tourist accommodation?	No	
Flooding		
Is the site in Flood Zone 2 or 3?	Yes	Significant parts of the site are in Flood Zone 2 and 3. A site specific Strategic Flood Risk Assessment (FRA) will be required in support of development proposals.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Significant parts of the site are predicated to be in Flood Zone 2 and 3. A site specific Strategic Flood Risk Assessment (FRA) will be required in support of development proposals.
Ecology		
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	
Does the site have any TPO trees?	Yes	There is a blanket TPO at St Georges Barracks north.
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Further investigation will be required.
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Site adjacent to the Portsmouth Harbour SPA and Ramsar site and the Solent and Dorset Coast SPA. An ecological survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated. There are also multiple Brent Geese sites within close proximity.
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Adjacent to Portsmouth Harbour SSSI. An ecological survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be

Issue	Suitability	Comments
		demonstrated.
Does the site contain, or is in	Yes	SS1 is adjacent to Priddy's Hard SINC at the
proximity of, a SINC, candidate		north. SS2 is adjacent to the Bastion No.1
SINC or a Local Green Space?		Moat SINC.
Access		
Can satisfactory vehicular access	Yes	
be achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage	T	
Is the site within or is adjacent to	Yes	The site contains the Royal Clarence Yard
a Conservation Area?		No. 11 and Priddy's Hard No. 9
		Conservation Areas. It is also adjacent to
		the following Conservation Areas: St
		George Barracks North No. 10, St George
		Barracks South No. 12 And High Street No.
		5.
Does the site contain, or is	Yes	The area contains many designated
adjacent to, any Designated		heritage assets which include listed
Heritage Assets (listed buildings,		buildings, and the scheduled ancient
scheduled ancient monuments or		monument called the Earthwork Defences
registered parks and gardens)?		at Priddy's Hard. The site is also in close
		proximity to numerous other assets
		situated on adjacent sites.
Does the site contain, or is	Yes	
adjacent to, any locally listed		
buildings?	Vac	Further investigation will be required
Is the site likely to be of	Yes	Further investigation will be required.
archaeological interest? Contamination		
	Yes	A Contaminated Land Assessment and
Is it likely the site could be contaminated?	162	
Amenity		potential mitigation will likely be required.
Is development likely to have an	No	
adverse impact upon	INU	
neighbouring amenity?		
Are neighbouring uses likely to	No	
have an adverse impact upon the	INO	
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site likely to be serviced by	Yes	Further investigation may be required
is the site likely to be serviced by	162	i urtiler ilivestigation may be required

Issue	Suitability	Comments
utilities?		regarding capacity.
Is the site within a Safeguarded	Yes	Most northern extent of the strategic site is
Area (other than Southampton		in safeguarding area for storage of defence
Airport Safeguarding Zone, which		munitions. Restrictions on development
covers the whole borough)?		may apply. Under Policy LP15 statutory
		bodies will be consulted.

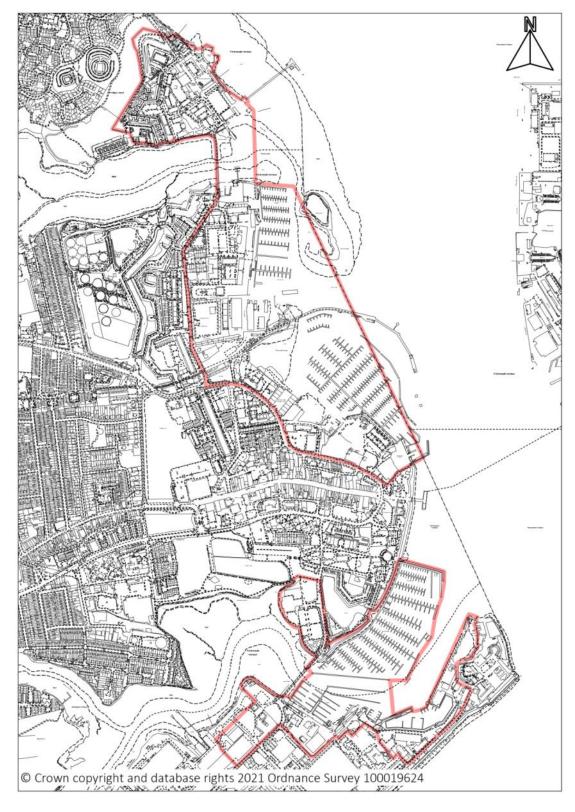
Availability

Issue	Availability	Comments
Does the site have multiple	Yes	
owners?		
Is the site owned by a developer or	Yes	There are various sites which land owners
is the owner willing to sell?		wish to develop over the plan period.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	Yes	Confirmation will be needed if they can be
operations on site?		ended or relocated.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan	Yes	
period? Are there any known abnormal development costs (contamination, heritage conservation, demolition etc.)?	Yes	Potential decontamination costs and site clearance. In addition there may be costs associated with any redevelopment of heritage assets.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Site plan for 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.

PART 2 - Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Maximise employment with limited residential, and associated retail and leisure

This option would include a mix of uses but will maximise employment, and provide limited residential and associated retail and other town centre uses such as bars and restaurants. The option assumes that different parts of the Waterfront area would be used for different uses and identifies a specific employment area and other areas suitable for residential buildings and a mixture of other uses.

A Call for Sites submission relating to Haslar Marina was considered as part of the SA and formulation of Policy SS1. A previous option submitted by the site owner proposed residential development at Haslar Marina. However this has been superseded by a subsequent planning application which has planning permission and reflects the parameters set out by Policy SS1.

Option 2: Maximise residential with a small element of retail, leisure and employment

This option would largely see the Waterfront area as a residential-led redevelopment area with only small elements of retail and leisure and limited employment uses. This option could also see existing employment areas 'let go' in favour of new residential blocks.

Option 3: Continue as present with existing uses

It is necessary to test this option as an alternative which would see no policy intervention and see a continuance of existing employment uses with no or little intensification of the built form. This option would not prevent some piecemeal development to take place where land owners/occupiers desired.

PART 3 – Sustainability Appraisal of potential options for Policy SS1 and Policy SS2

The effects over time:					
++ major positive + positive o neutral ? uncertain - negative major negative					
Policy SS1: Gosport Waterfront -	Marine E	mployme	ent		
Policy SS2: Gosport Waterfront -	Mixed U	se			
Sustainability Theme	Option 1: Maximise employment with limited residential, and associated retail and leisure	Option 2: Maximise residentia with a small element of retail, leisure and employment	Option 3: Continue existing uses	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	em ntial	e re: nt o mei	as		
Decision Making Criteria	mployment al, and leisure	idential fretail, it	as present with		
Climate Change					
SA1 – To address climate change issues t	hrough red	ucing greer	ihouse gas i	emissions.	
1. Will it help to reduce carbon dioxide	0	0	0	Option 1 could increase emissions as it	
and other greenhouse gas emissions?				could see significant growth within	
2. Will it support the transition to net zero carbon by 2050?	0	0	0	Gosport Waterfront. However, the Option also provides the opportunity to address	
3. Will it deliver energy efficient buildings?	O	O	O	climate change issues through improving the quality of buildings, reducing the need	

The effects over time:					
++ major positive + positive o neutral ? uncertain - negative major negative Policy SS1: Gosport Waterfront - Marine Employment					
Policy SS2: Gosport Waterfront – Mixed Use					
Sustainability Theme	Option 1: Maximise employment with limited residential, and associated retail and leisure				Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	em itial d lei	res it of	as p		
Decision Making Criteria	ployment , and sure	idential retail, t	resent with		
				to travel to access employment and services and could see new residential development located in one of the most sustainable parts of the Borough. The effects are therefore assessed as neutral overall as the regeneration of the Waterfront provides opportunities to address climate change issues, while at the same time potentially increasing emissions and energy use. The positive and negative effects are considered to cancel each other out at this stage. Option 2 is assessed as resulting in similar outcomes to Option 1 although it may lead to a greater level of emissions as by maximising residential there may be less space for other uses. This may result in people having to travel further to access the employment, services and facilities they need. This would likely exacerbate existing out-commuting issues. Option 3 is assessed as neutral as it does not anticipate significant new development. While this could mean that existing buildings are not improved and measures to reduce carbon are not realised, it could also mean that the level	
1 Mill it cupport the charging of also	1 -	I	, Le	of additional emissions may be lower.	
4. Will it support the charging of plug- in and other ultra-low emission vehicles?	n/a	n/a	n/a		
Overall effects identified SA1	0	0	0		
Transport and Accessibility					
SA2 - To reduce the need to travel and to 1. Will it reduce traffic volumes and					
congestion?	+5	?	?	Option 1 could reduce traffic volumes and congestion and traffic related air and	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Policy SS1: Gosport Waterfront - Marine Employment Policy SS2: Gosport Waterfront – Mixed Use **Comments:** consideration of likelihood of **Option 1: Maximise employment** associated retail and leisure Option 2: Maximise residentia existing uses effect, spatial scale, limited residential, and temporary/permanent effects, small element of retai **Sustainability Theme** short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** 2. Will it reduce road traffic accidents? noise pollution as it proposes a mix of ? ? ? 3. Will there be an increase in traffic uses in the area which will reduce the +? need to travel. By maximising space for related air and noise pollution? employment uses Option 1 can help to provide more job opportunities within the Borough, thereby reducing the need to out-commute. This approach is considered most beneficial for reducing the need to travel by private car as this is the primary mode of travel to work locations outside the Borough. By contributing to a balanced mixed of uses in the Borough, Option 1 can contribute to ensuring the regeneration of the Harbour area results in a sustainable community. In addition, Option 1 could see employment uses located in close proximity to Gosport Town Centre and the transport interchange to Portsmouth Harbour. This would likely mean planned growth would be located within close proximity to the Borough's main transport interchange, making it easier for residents in the Borough to access the area by bus. Option 2 and 3 are assessed as uncertain. Option 2 assumes the pursuit of predominantly residential development – if this was not accompanied by sufficient employment land and local facilities then it may result in increased travel to other locations. This would likely exacerbate existing trends of out-commuting which see a significant outflow to work destinations along the M27 corridor, which are mainly accessible by private car. Overall effects identified SA2 +? ? ?

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Policy SS1: Gosport Waterfront -			ent		
Policy SS2: Gosport Waterfront –	- Mixed U	se			
Sustainability Theme	Option 1: Maximise employment with limited residential, and associated retail and leisure	Option 2: Maximise residentia with a small element of retail, leisure and employment Option 1: Maximise employme with limited residential, and associated retail and leisure		Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	em ntial	res nt of men	as p		
Decision Making Criteria	ployment , and isure	idential f retail, it	Option 3: Continue as present with existing uses		
SA3 - To facilitate modal transfer away fr and public transport.	om use of t	he private (car to other	r forms of travel including walking, cycling	
1. Will it increase the proportion of journeys using modes other than the private car?	++	?	0	Option 1 is considered to provide the greatest potential for major positive effects as it will reduce the need to travel	
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	++	+?	O	by private car due to the mix of uses it seeks to provide. Option 1 seeks to maximise employment uses which could redress the balance within the Borough and provide local employment opportunities. Gosport Waterfront is one of the most accessible locations in the Borough and located near to the transport interchange. Combined with regeneration opportunities in Gosport Town Centre and Haslar Peninsula, Option 1 can minimise the need to travel overall as people will be able to live and work in a similar area and travel to work by foot/cycle. Option 2 also has potential to reduce car travel however it is uncertain as to whether enough employment will be provided to meet the needs of residents. If there is too much residential development and not enough employment uses, issues of outcommuting may be exacerbated.	
Overall effects identified SA3	++	+?	0		
SA4 - To improve accessibility to a range		ervices and	facilities in	cluding health, transport, education,	
training, employment and leisure opport 1. Will it improve access to local services?	tunities.	+	O	It is possible that Options 1 and 2 could help to improve accessibility to services.	
Will it make access easier for those without a car?	+	+	0	Option 1 is considered more likely to result in positive effects as it seeks to also	
3. Will it make access easier for disabled and or elderly people?	+	+	O	ensure there are appropriate retail and leisure uses. In addition, locating significant residential development in	

	The effects over time:						
++ major positive + pos	++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS1: Gosport Waterfront -	Marine E	mployme	ent				
Policy SS2: Gosport Waterfront – Mixed Use							
Sustainability Theme	Option 1: Maximise employment with limited residential, and associated retail and leisure			Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects			
Sustainability Appraisal Objective	e en ntia	re nt o me	as				
Decision Making Criteria	nployment II, and Pisure	sidential of retail, nt	Option 3: Continue as present with existing uses				
				close proximity to Gosport Town Centre means that people will be located with better access to local services. Overall it is considered that a strategic approach to regeneration in the Harbour area and linking opportunities at Haslar Peninsula, Gosport Town Centre and Gosport Waterfront will result in positive social benefits for local people by ensuring a commensurate range of services are provided in combination with new employment and residential uses.			
Overall effects identified SA4	+	+	0				
Community Activity and Neighbour	hoods		_				
SA5 - To provide opportunities for comm		action and i	mnrove the	a quality of where people live			
Will it provide opportunities for	+	+	o	Both Options 1 and 2 could help to			
engagement in community activities?			0	encourage engagement in community			
2. Will it improve neighbourhoods as places to live?	++	++	ο?	activities. Much would depend upon whether the employment, retail and leisure uses that could be established would encourage such involvement. Both Options 1 and 2 are also considered to have major positive effects for improving the neighbourhood as a place to live. By encouraging inward investment			
				and improvements to the built environment, the regeneration of Gosport Waterfront for a mix of uses can improve the area as a place to live, work and visit. In addition, the Gosport Waterfront area includes and is near some of the most deprived parts of the Borough. By taking a strategic approach and encouraging the regeneration of the area, there is major potential to improve people's quality of			

		effects ove		
• • •				negative major negative
Policy SS1: Gosport Waterfront -			ent	
Policy SS2: Gosport Waterfront – Sustainability Theme	Option 1: Maximise employment with limited residential, and associated retail and leisure	Option 2: Maximise residentia with a small element of retail, leisure and employment	Option 3: Continue as present with existing uses	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	se e enti	se ro ent ent	le as	
Decision Making Criteria	mployment al, and leisure	esidential of retail, ent	present with	
				life and improve the opportunities available to them. It is considered that Option 1 will help to ensure that land-use decisions maximise the social benefits of development.
Overall effects identified SA5	++	++	0	
Crime and Disorder				
SA6 - To reduce crime and disorder				
Will it reduce actual levels of crime and disorder? Overall offects identified SAG	?	,	0?	Both Options 1 and 2 could help to reduce crime and disorder through the regeneration of the built environment and improvement in the design of public spaces. This could for example include increased natural surveillance and better lighting in public areas. However, these effects could be outweighed by potential leisure uses and the night time economy which could result in potential anti-social behaviour. That said this is very uncertain, as greater activity throughout the night may increase safety. The overall effect is assessed as uncertain at this stage as much depends on the types of uses provided, and other factors beyond the control of the Local Plan.
Overall effects identified SA6	?	Ş	ο?	
Poverty and Deprivation SA7 - To reduce poverty and social exclusion	sion and clo	se the gap	between G	osport and other areas in the South East
region. 1. Will it reduce poverty and social exclusion in those areas most affected?	+?	+?	-?	Option 1 could lead to a reduction in poverty and social exclusion, particularly over the longer term. By taking a strategic approach to the regeneration of Gosport Waterfront there could be significant social and economic benefits. Option 1 would seek the protection of employment

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Policy SS1: Gosport Waterfront - Marine Employment Policy SS2: Gosport Waterfront – Mixed Use **Comments:** consideration of likelihood of **Option 1: Maximise employment** existing uses Option 3: Continue as present with associated retail and leisure with a small element of retail Option 2: Maximise residentia effect, spatial scale, limited residential, and temporary/permanent effects, **Sustainability Theme** short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** assets which can help to secure skilled jobs in the marine sector and increase the number of jobs in the Borough. Option 2 also has the potential to reduce poverty and social exclusion; however by focussing on residential this option may not be able to improve people's employment opportunities to the same extent. Option 2 would seek to maximise residential uses which could provide positive social benefits by providing more housing. However given the Borough's significant employment issues it is considered that maximising residential in the Waterfront area could make poor use of the available employment assets and result in reduce social benefits overall. This approach could also impede the long term success of Gosport Borough and the development of the maritime sector. Option 3 is assessed as potentially resulting in negative effects as by not actively seeking to regenerate the area there is potential for a worsening of poverty issues. All options have a degree of uncertainty as poverty and social exclusion are also influenced by other factors, for example the wider state of the economy. However the strategic approach outlined in Option 1 could help to ensure that planning decisions can maximise the social benefits of development for local people. Overall effects identified SA7 +? +? -? **Health and Well-being**

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

Policy SS1: Gosport Waterfront - Marine Employment

Policy SS2: Gosport Waterfront – Mixed Use

Sustainability Theme

Sustainability Appraisal Objective

Decision Making Criteria

Option 1: Maximise employm with limited residential, and associated retail and leisure

existing uses

Option 2: Maximise residentia with a small element of retail,

Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects

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

racinties.				
1. Will it reduce health inequalities in those areas most affected?	+?	+?	0	Both Option 1 and 2 could result in positive effects for health and wellbeing
2. Will it enable and support healthy lifestyles?	+?	+?	0	outcomes. By regenerating the waterfront area there can be tangible improvements
3. Will it improve access to health facilities?	O	O	O	to the built environment which may make it a healthier place to live. Option 1 would seek to increase employment opportunities which has the potentially to significant improve people's overall quality of life. Option 2 would maximise residential and provide new housing which can also improve people's health and wellbeing. Both options also have some uncertainty as it is recognised that health is impacted by many factors beyond the Local Plan.
Overall effects identified SA8	+?	+?	0	

Housing

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

1. Will it reduce homelessness?	+?	+?	ο?	Both Option 1 and 2 are expected to be
2. Will it increase the range and affordability of housing for different groups in the community?	+	+	o?	able to help reduce homelessness and increase the range and affordability of housing. These effects could be greater
3. Will it increase the number of decent homes?	+?	+?	-?	with Option 2 which maximises residential development. Option 3 is not expected to result in much change. Option 1 would see parts of Gosport Waterfront designated for residential development; this would likely complement the other employment areas proposed in Gosport Waterfront while enabling new homes to be delivered. On balance, Option 1 is considered to provide the most appropriate mix of uses as it will

The effects over time: ++ major positive + positive oneutral ? uncertain - negative major negative					
Policy SS1: Gosport Waterfront -				rnegative major negative	
Policy SS2: Gosport Waterfront –			111		
Sustainability Theme Sustainability Appraisal Objective	Option 1: Maximise employment with limited residential, and associated retail and leisure	Option 2: Maximise residential with a small element of retail, leisure and employment	Option 3: Continue as present with existing uses Option 2: Maximise residential with a small element of retail, leisure and employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Decision Making Criteria	ployment l, and isure	sidential f retail, nt	oresent with		
				help to ensure the existing employment assets around the Harbour are protected for employment uses, but it will also ensure that new homes can be provided on sites considered suitable.	
Overall effects identified SA9	+?	+?	ο?		
Education and Skills					
SA10 - To raise educational achievement find and remain in work.1. Will it improve the qualifications and	and develo	pp the oppo	rtunities fo	r everyone to acquire the skills needed to Options 1 and 2 could both help towards	
skills of young people?		T :	U	improving the qualifications and skills of	
2. Will it improve the qualifications and skills of the population overall?	+	+?	0	young people and the population overall by providing employment opportunities within the Gosport Waterfront area. The effects of Option 1 are considered to be most positive as this option protects a greater amount of land for employment uses. This land is located in areas which are likely to be attractive to sectors which the Borough Council and local partners such as the Solent LEP are trying to attract. By protecting these areas for marine related industries, Option 1 can help to facilitate the environment for new companies to invest and train the Borough's residents.	
Overall effects identified SA10	+	+?	0		
Employment					
				ut-commute and thereby provide greater	
1. Will it reduce out-commuting from the Borough?	+	?	0	Option 1 is considered to provide the greatest potential to reduce out-	
2. Will it improve accessibility to work by public transport, walking and cycling?	++	+?	O	commuting from the Borough, improving accessibility to work by public transport, walking and cycling. This is because it maximises employment uses therefore providing potential for more people to live and work within the Harbour area. The	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Policy SS1: Gosport Waterfront - Marine Employment Policy SS2: Gosport Waterfront – Mixed Use **Comments:** consideration of likelihood of **Option 1: Maximise employment** existing uses Option 3: Continue as present with associated retail and leisure with a small element of retail Option 2: Maximise residentia effect, spatial scale, limited residential, and temporary/permanent effects, **Sustainability Theme** short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** close proximity of employment uses to new residential development will also reduce the need to travel and make travel modes such as walking and cycling much more feasible. For Option 2 there is potential for similar effects however these would likely be to a lesser extent as the option maximises residential over employment uses. This may mean residents have to commute further afield and use the private car which could exacerbate existing trends which see a significant out-commuting problem on the A32. Option 3 could have limited impact upon these issues and may in fact lead to worsening conditions if the area becomes less attractive to businesses. Overall effects identified SA11 +? 0 SA12 - To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough. Options 1 and 2 could help to reduce 1. Will it reduce overall ++ 0 unemployment? overall unemployment. This could 2. Will it reduce long-term ? particularly be the case for Option 1 which ? 0 unemployment? maximises employment uses within the Gosport Waterfront area. These 3. Will it provide job opportunities for ? ? n employment opportunities would likely be those most in need of employment? accessible to residents and provide ? 4. Will it help to improve average 0 opportunities to maximise the earnings? employment assets such as waterfront access. In addition Option 1 could see areas of the Waterfront which were previously in use for marine related uses or by the Ministry of Defence, brought into active use for employment purposes. This can help to address long term issues

The effects over time:							
++ major positive + pos	++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS1: Gosport Waterfront - Marine Employment							
Policy SS2: Gosport Waterfront –							
Sustainability Theme	Option 1: Maximise employment with limited residential, and associated retail and leisure	Option 2: Maximise residential with a small element of retail, leisure and employment	Option 3: Continue as present with existing uses	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects			
Sustainability Appraisal Objective	em tial	res It o	as k				
Decision Making Criteria	ployment l, and isure	sidential f retail, nt	oresent with				
				created by the declining military presence in the Harbour and help to cement Gosport Borough as a global marine hub. While the impact on issues of long-term unemployment and average earnings is assessed as uncertain, there is potential for Option1 to have positive effects on these issues. However, these issues are heavily reliant on other external factors and are therefore assessed as uncertain. Option 2 is also expected to help reduce unemployment, however by maximising residential uses there is likely to be less space for job generation. By developing sites with waterfront access for solely residential purposes, Option 2 may impede the long-term success of the Borough economy as it could make future employment development in these areas less viable. Option 3 is assessed as neutral as it could be a continuation of the existing situation which is considered to not be fully capitalising on the opportunities available.			
Overall effects identified SA12	++?	+?	0	1 0 11			
Economy							
SA13 - To increase investment in Gosport	t's aconomy	y to facilitat	a the custa	inable regeneration of the Borough			
Will it make more effective use of previously developed land?	++	+	?	Option 1 is considered to provide the greatest potential for major positive			
2. Will it improve business development and enhance competitiveness?	++	+	?	effects as it will see the re-use of previously developed land, primarily for employment uses. This has the potential			
3. Will it improve the resilience of business and the economy?	++	+	?	to increase inward investment into the area and lead to the regeneration of the			
4. Will it promote growth in key sectors and clusters?	++	+	?	area over time. Option 1 would seek to maximise appropriate areas for			

The effects over time:							
				negative major negative			
	Policy SS1: Gosport Waterfront - Marine Employment						
Policy SS2: Gosport Waterfront – Mixed Use							
Sustainability Theme	Option 1: Maximise employment with limited residential, and associated retail and leisure			Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects			
Sustainability Appraisal Objective	en itia d le	re: it o	as _				
Decision Making Criteria	ployment l, and isure	sidential f retail, nt	Option 3: Continue as present with existing uses				
5. Will it make land and property available for business development?	++	+	?	employment uses, particularly those with assets such as deep water access. This can help to promote growth in the marine sector which requires particular assets to operate. It can also facilitate Gosport to become a global marine hub. Option 1 would also see some sites identified for residential uses which will ensure that people can both live and work in the area. Option 2 also has the potential to result in positive effects; however this is expected to be to a much lesser extent as it prioritises residential uses throughout Gosport Waterfront. While new housing could also constitute an effective use of PDL, many of the waterfront sites are considered to lend themselves well to marine related uses and Option 1 also enables housing to be delivered in the waterfront area on sites more appropriate to this use. Option 3 is assessed as uncertain in all aspects as it is difficult to predict how the situation would evolve without a strategic approach.			
Overall effects identified SA13	++	+	3				
SA14 - To encourage the development of	a buoyant,	sustainable	e tourism s	ector.			
1. Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	+	+?	?	Option 1 can help the tourism sector by developing some retail and other town centre uses at Gosport Waterfront; this could include bars and restaurants. Option 1 can also result in indirect benefits as by seeking to make the area more active for employment this can also make the area more desirable for visitors to come to and pass through.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Policy SS1: Gosport Waterfront - Marine Employment Policy SS2: Gosport Waterfront – Mixed Use **Comments:** consideration of likelihood of **Option 1: Maximise employment** existing uses Option 3: Continue as present with associated retail and leisure with a small element of retai Option 2: Maximise residentia effect, spatial scale, limited residential, and temporary/permanent effects, **Sustainability Theme** short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** The effects for Option 2 could also be similar. However the effects are considered less certain as maximising residential may result in less reason for visitors to come to the area. Overall effects identified SA14 ? +? **Towns and Neighbourhood Centres** SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, Option 1 could result in major positive ++ and quality of, main town centre uses effects for Gosport Town Centre. Firstly (as defined in NPPF Annex 2)? Option 1 can facilitate many more people 2. Will it improve the vitality and working in the area, as well as new ++ ++ O residents. This could also bring additional viability of centres? people into the area who can improve the vitality and viability of the existing Gosport Town Centre. The combined positive effects of regeneration at Gosport Waterfront and Gosport Town Centre offer the potential make the Town Centre a more attractive place to invest. In addition, in combination with proposals on the Haslar Peninsula there is potential to introduce a significant number of extra people in the Harbour area, which can improve the vitality and viability of Gosport Town Centre. These effects could also be considerable for Option 2 which would maximise residential uses and likely result in a higher population. However, without maximising employment there is also potential that the Borough's economy will decline and people will have less personal wealth to spend in the Borough's Centres. Overall effects identified SA15 ++ ++ 0 Leisure

The effects over time:					
				negative major negative	
Policy SS1: Gosport Waterfront - Policy SS2: Gosport Waterfront -			ent		
Sustainability Theme Sustainability Appraisal Objective	Option 1: Maximise employment with limited residential, and associated retail and leisure	Option 2: Maximise residentia with a small element of retail, leisure and employment	Option 3: Continue as present with existing uses	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Decision Making Criteria	loyment and ure	lential etail,	esent with		
SA16 - To improve the quality and access	ibility of lei	sure opport	unities witl		
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a	n/a	It is uncertain how much of this type of development would be within Gosport Waterfront. This is therefore not applicable at this time.	
Overall effects identified SA16	n/a	n/a	n/a		
provision of good access to the coast and	harbour.			public areas and green spaces including the	
1. Will it protect or enhance the Borough's network of greenspace?	+	+?	ο?	Option 1 and 2 can both protect and enhance the Borough's greenspace by meeting development needs on previously developed land. In addition, Option 1 would seek to secure open space improvements on certain residential sites. For example, development at sites such as Land at Priddy's Hard Heritage Area would be required to provide new public open space on the Ramparts.	
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	+?	+?	ο?	Option 1 could provide opportunities for better public access to the coastline, for example in mixed use developments at Gosport Marina and Priddy's Hard. However there is also uncertainty with Option 1 as it will prioritise the ongoing requirements of operational infrastructure on employment sites over public access. This therefore may mean in some areas it will not be possible to improve access to the coast and harbour. Option 2 could also improve harbour frontage access.	
Overall effects identified SA17	+?	+?	ο?	·	
Biodiversity and Geodiversity					
SA18 - To conserve and enhance the Boro	ough's biod	iversity and	geological	T. Company of the Com	
1. Will it result in a biodiversity net	?	?	?	It is uncertain as to whether both Options	
gain? 2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green	?	?	?	would help to conserve and enhance the environment. This is because at this high level the specific details of development proposals are not fully known. The	

The effects over time: ++ major positive + positive oneutral ? uncertain - negative major negative					
Policy SS1: Gosport Waterfront -				The gative Thajor Hegative	
Policy SS2: Gosport Waterfront -					
Sustainability Theme Sustainability Appraisal Objective	Option 1: Maximise employment with limited residential, and associated retail and leisure	Option 2: Maximise residentia with a small element of retail, leisure and employment	Option 3: Continue as present with existing uses	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Decision Making Criteria	retail, t ployment , and sure		esent with		
infrastructure?				implications of all proposals will need to	
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?	?	be assessed as part of the full plan HRA and throughout the development management process.	
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	?		
Overall effects identified SA18	?	?	?		
Heritage and Design					
SA19 - To protect and enhance the histo	ric environr	nent.			
 Will it protect and enhance the historic environment? 	+?	+?	0	Both Options 1 and 2 could see the redevelopment of historic assets which	
2. Will it improve the condition of any heritage asset identified as at risk?	+?	+?	o	could protect and enhance the historic environment if buildings are re-used appropriately. There is uncertainty as to how this will occur in practice until detailed proposals are available.	
Overall effects identified SA19	+?	+?	0		
SA20 - To ensure that there is a high quasurrounding spaces.	lity townsca	ape incorpo	rating good		
1. Will the design enhance the quality of the townscape?	+	+	?	The redevelopment of Gosport Waterfront under Options 1 and 2 could lead to the quality of the townscape being enhanced if existing buildings are re-used appropriately and new buildings are well- designed.	
				Option 3 is considered to be uncertain as by continuing as present it is uncertain if new inward investment will be secured and if redevelopment will happen in the area.	
Overall effects identified SA20	+	+	?		
Air Quality					
SA21 - To reduce air pollution and ensur		T			
1. Will it improve air quality?	+?	?	0	Option 1 has the potential to improve air quality, primarily by reducing the need to travel by private car to work. By providing	

The effects over time:						
++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS1: Gosport Waterfront -	Marine E	mployme	ent			
Policy SS2: Gosport Waterfront – Mixed Use						
Sustainability Theme	Option 2: Maximise residential with a small element of retail, leisure and employment Option 1: Maximise employment with limited residential, and associated retail and leisure		Option 3: Continue as present with existing uses	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Sustainability Appraisal Objective	em itial	res it of	as p			
Decision Making Criteria	ployment , and sure	sidential f retail, nt	present with			
				significant land for new employment in the Waterfront area there is potential to reduce out-commuting. Option 2 is assessed as uncertain as by focussing predominantly on residential development there is a risk that an appropriate amount of employment land is not provided. This could exacerbate existing out commuting issues and increase religions on the private car.		
Overall effects identified SA21	+?	?		increase reliance on the private car.		
Use of Energy Resources	T!	·	0			
<u> </u>	the proper	tion of ener	gy generate	ed from renewable sources in the Borough.		
Will it reduce emissions of greenhouse gases by reducing energy consumption?	+?	?	O	It is possible that Option 1 and Option 2 to a lesser degree could help to reduce emissions of greenhouse gases. The provision of a mix of uses within the Gosport Waterfront area could reduce the need to travel and thereby reduce energy use. In addition the combination of proposals at Haslar Peninsula, Gosport Town Centre and Gosport Waterfront can help to deliver a sustainable community where people's needs are met within the area. Option 2 has been assessed as uncertain as by maximising residential uses there is potential that people will not be able to find enough employment opportunities. This may result in increased out-		
				commuting, thereby increasing energy use.		
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	?	?	?			
Overall effects identified SA22	+?	?	0			

The effects over time:						
++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS1: Gosport Waterfront - Marine Employment						
Policy SS2: Gosport Waterfront – Mixed Use						
Sustainability Theme	Option 2: Maximise residential with a small element of retail, leisure and employment Option 1: Maximise employment with limited residential, and associated retail and leisure		Option 3: Continue as present with existing uses	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Sustainability Appraisal Objective	em ntial d le	res it of men	as p			
Decision Making Criteria	ıplo , ar isur	side f ret	ores			
	yment _{Id}	ntial tail,	ent with			
Use of Land Resources						
SA23 - To improve efficiency in land use	_					
1. Will it re-use previously developed land?	++	++	-?	Both Options 1 and 2 will see the re-use of previously developed land which can result in major positive effects. Both options would provide a strategic approach to the area and ensure existing sites are re-used. Development proposals may also involve the remediation of contaminated land. Option 3 is considered to be uncertain but may potentially result in negative effects as it is uncertain as to whether sites will be redeveloped. In addition, without a strategic approach to the regeneration of the area there is a risk that inward investment is not secured and that future development is not located on the most appropriate sites.		
2. Will it remediate contaminated	++	++	-?			
land? Overall effects identified SA23	++	++	-?			
Water Management	77	77	- :			
SA24 - To maintain and improve the water	er quality of	the Borous	σh			
1. Will it improve compliance with the Water Framework Directive?	?	?	?	At this stage the effects of each spatial option are uncertain. Option 1 and 2 propose significant growth which would likely increase water consumption which could have knock-on impacts upon water quality. However there is significant uncertainty at this stage and the impact of development proposals will need to be assessed at the detailed proposal stage.		
Overall effects identified SA24	?	?	?			
SA25 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the						
environment. 1. Will it minimise the risk of flooding	_		_	It is likely that each of the spatial options		
T. WILL IT ITTITITIES THE HAN OF HOUGHING	_			Ters likely that each of the spatial options		

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

Policy SS1: Gosport Waterfront -	Marine E	mployme		negative major negative
Policy SS2: Gosport Waterfront – Sustainability Theme	Option 1: Maximise employment with limited residential, and associated retail and leisure	Option 2: Maximise residential with a small element of retail, leisure and employment	Option 3: Continue as present with existing uses	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective Decision Making Criteria	employment ntial, and id leisure	e residential nt of retail, ment	as present with	
from all sources to people and property?				that could be pursued could increase the potential risk of flooding given their
Will development be avoided in flood risk areas?	-	-	-	location in areas of flood risk. This could particularly be the case with Option 2 as it
3. Can the site be made safe taking into account predicted sea level rise?	+?	+?	?	would maximise residential uses within the Gosport Waterfront area. Option 1 would see less vulnerable employment uses located in areas prone to the highest flood risk, and residential uses located in areas of less risk where it can also be mitigated. It is considered that while Option 1 would likely result in negative effects in relation to the risk of flooding, it provides a compromise between mitigating the risk as best as possible while also ensuring that the land can be utilised by putting the least vulnerable uses in the areas of greater risk. It is uncertain in respect of both options 1 and 2 that could be pursed as to whether the risk of flooding to people and property could be minimised and development avoided in flood risk areas. In respect of Option 1, the detailed design of development proposals is unknown at this stage. However, it will be very important to consider the issues associated with flood risk when development proposals come forward as many parts of the Waterfront are located within Flood Zones 2 and 3. It will not be possible to eradicate all flood risk, however on balance the benefits of regenerating the Waterfront are considered very positive and the risk of flooding can be mitigated and addressed in the design of proposals.

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Policy SS1: Gosport Waterfront - Marine Employment Policy SS2: Gosport Waterfront – Mixed Use **Comments:** consideration of likelihood of **Option 1: Maximise employment** existing uses associated retail and leisure with a small element of retai Option 2: Maximise residentia effect, spatial scale, limited residential, and temporary/permanent effects, **Sustainability Theme** short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** Overall effects identified SA25 SA26 - To provide for sustainable sources of water supply. 1. Will it reduce water consumption? Both Option 1 and Option 2 would likely 0 increase water consumption. Overall effects identified SA26 0 **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 By pursuing Option 1 it is likely that waste -? -? ο? of materials and resources? generation will increase as there will be 2. Will it reduce household waste? -? --? ο? more development within Gosport Waterfront. In addition to residential 3. Will it increase recycling? o 0 ο? development, more businesses may result in more resource use. However the overall amounts of waste generated and resources consumed are uncertain and it is difficult to predict how this will change over time. Option 3 would result in a continuation of existing uses which would likely result in little change to waste generation and disposal. Overall effects identified SA27 -? -? ο?

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

Policy 33		waterfront –					
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			0				
SA2		+?					M/L
SA3	++						M/L
SA4		+					S/M/L
SA5	++						S/M/L
SA6				?			
SA7		+?					M/L
SA8			0				
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

PART 4 - 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

PART 5 – 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.

Mitigati	ng 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.	

Maximi	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.

PART 1A - Site profile for Policy SS3: Gosport Town Centre

Site location

Site name	Gosport Town Centre	Site reference	-
Site address and post	Broad area including High Street,	Ward	Town
code	Mumby Road and South Street as		
	well as Clarence Road, Creek		
	Road, Trinity Green, North Cross		
	Street, South Cross Street, The		
	Esplanade, Bemister's Lane and		
	Minnet Road.		

Site details

Site description	Gosport Town Centre 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 the Gosport Lines to the east and south. Gosport Town Centre includes one Strategic Development Site policy (SS3: Gosport Town Centre).
Topography	Various
Existing land use	The Borough's main town centre consisting a range of retail, commercial, and other town centre uses, as well as community and civic facilities (library, town hall, churches), residential areas, car parks, open spaces including the Gosport Lines and Walpole Park.
Surrounding land use and storey heights	Waterfront area (consisting of residential, commercial, marine and marina uses, ferry/bus station transport interchange, park and open spaces).
Site size	57.5 ha
Development status	Various

Suitability

Issue	Suitability	Comments			
ocal plan designations					
Is the site within the Urban Area	Yes				
Boundary?					
Is the site allocated for	Yes	Large parts of the broad area are identified			
development?		by existing Local Plan Policy LP4.			
Is the site in the Strategic Gap?	No				
Is the site Protected Open Space?	Yes	The broad area contains protected open spaces which will continue to benefit from protection and enhancement. This includes Walpole Park, Arden Park and the Gosport Lines.			
Is the site a Protected	Yes	The broad area contains protected			
Employment Site?		employment sites.			
Does the site have a community, culture or leisure use?	Yes	The broad area contains community, cultural and leisure uses.			
Is the site within a Defined	Yes	Contains the Borough's Principal Centre:			
Shopping Area?		Gosport Town Centre.			
Is the site currently tourist	Yes	The broad area contains tourist			
accommodation?		accommodation.			
Flooding					
Is the site in Flood Zone 2 or 3?	Yes	Most of the Town Centre is located within Flood Zone 1. However large areas are in Flood Zone 2 and 3. A site specific Strategic Flood Risk Assessment (FRA) will be required in support of development proposals.			
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Significant parts of the site are predicated to be in Flood Zone 2 and 3. A site specific Strategic Flood Risk Assessment (FRA) will be required in support of development proposals.			
Ecology	T				
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	Unknown	Further investigations will be required.			
Does the site have any TPO trees?	Yes	There are a significant number of TPO trees within the Gosport Town Centre area.			
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown				
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site	Yes	Site contains a Brent Goose site and is adjacent to a site. Site adjacent to Portsmouth Harbour SPA			

Issue	Suitability	Comments
or proposed Ramsar site, a Brent		and Ramsar site. An ecological survey may
Goose site or proposed Brent		be required. Development will not be
Goose site, or a biodiversity-		permitted unless no adverse impact upon
offset site?		the habitat can be demonstrated.
Does the site contain, or is in	Yes	Within adjacent to Portsmouth Harbour
proximity of, a SSSI or candidate		SSSI. An ecological survey may be required.
SSSI?		Development will not be permitted unless
		no adverse impact upon the habitat can be
Decethorite contain anicin	Vac	demonstrated.
Does the site contain, or is in proximity of, a SINC, candidate	Yes	The St. George's Barracks Playing Field SINC and Bastion No.1 Moat SINC are within the
SINC or a Local Green Space?		Gosport Town Centre area.
Access		dosport rown centre area.
Can satisfactory vehicular access	Yes	
be achieved?	163	
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage		
Is the site within or is adjacent to	Yes	There are 4 Conservation Areas within this
a Conservation Area?		area. These are: High Street No.5, St
		Georges Barracks North No.10, St Georges
		Barracks South No.12, and Royal Clarence
Door the site centain er is	Yes	Yard No.11.
Does the site contain, or is adjacent to, any Designated	res	The area contains many designated heritage assets which include listed
Heritage Assets (listed buildings,		buildings, and two scheduled ancient
scheduled ancient monuments or		monuments encompassing the
registered parks and gardens)?		fortifications north of Mumby Road
Service of partie area gardiens,		(Gosport Lines) and Bastion No.1.
Does the site contain, or is	Yes	
adjacent to, any locally listed		
buildings?		
Is the site likely to be of	Potential	Potential in some areas which will need
archaeological interest?		further investigation.
Contamination		
Is it likely the site could be	Yes	Part of site in 20 m buffer area. A
contaminated?		Contaminated Land Assessment and
A ''		potential mitigation will likely be required.
Amenity	Voc	There is not out in the second of
Is development likely to have an	Yes	There is potential for impacts upon
adverse impact upon neighbouring amenity?		neighbouring amenity for example from tall buildings. These will have to be
Theighbouring afficility!		satisfactorily addressed by development
		satisfactority addressed by development

Issue	Suitability	Comments
		proposals.
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Potential	All issues will need to be satisfactorily addressed by development proposals.
Services		
Is the site likely to be serviced by utilities?	Yes	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site in safeguarding area for Fleetlands helipad and aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.

Availability

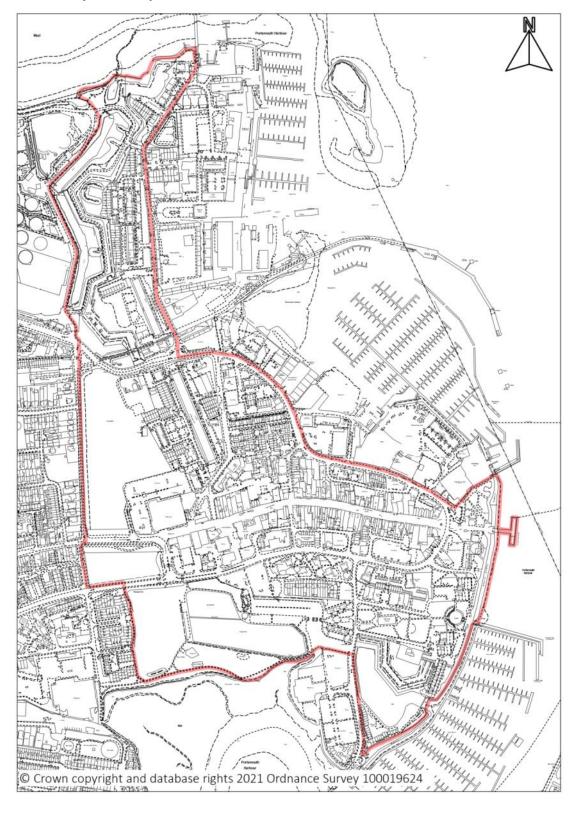
Issue	Availability	Comments
Does the site have multiple	Yes	Various private owners within the Town
owners?		Centre. Gosport Borough Council owns
		some sites including Gosport Bus Station
		and many surface car parks.
Is the site owned by a developer or	Yes	Subject to Council approval for detailed
is the owner willing to sell?		proposals there are likely to be
		opportunities for development on Council
		owned sites within Gosport Town Centre.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	Yes	Confirmation will be needed if they can be
operations on site?		ended or relocated.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	
site would come forward for		
development within the plan		
period?		
Are there any known abnormal	Yes	Potential decontamination costs and site
development costs (contamination,		clearance. Potential infrastructure
heritage conservation, demolition		requirements.
etc)?		
Does the site require significant	No	Not expected to need significant

Issue	Achievability	Comments
new infrastructure investment in		infrastructure however further
order to be suitable for		investigation will be required.
development?		

Site plan for 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 critera:
 - 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 though 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.

PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

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

The strategic approach includes promoting redevelopment opportunities within the Town Centre and improving linkages with other parts of the Harbour Regeneration Area including Gosport Waterfront. In addition to commercial development opportunities and efforts to maintain a viable and vibrant shopping centre, this option would see residential development in appropriate locations such as on suitable sites in the Town Centre and above existing shops in the High Street.

Option 2: No Town Centre Strategy; leave to market and expanded Permitted Development Rights

This option has been tested to demonstrate the potential contrast between considering the town Centre as an active area of regeneration and the laissez faire approach that could be pursued under this option which would see no intervention in the Town Centre's future and instead see the Council leave it to the market and the expanded national Permitted Development Rights.

PART 3 - Sustainability Appraisal of potential options for Policy SS3: Gosport Town Centre

The effects over time:				
++ major positive + pos			n - negative major negative	
Policy SS3: Gosport Town Centre				
Toney 333. Gospore rown centre				
Sustainability Theme	Option 1: Strategic approach w proposals at Gosport Waterfro promote development at sites and above the Town Centre	Option 2: No Town Centre Strategy to market and expanded Permitted Development Rights	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	ch v erfra sites			
Decision Making Criteria	with links to ront and es in, around	Strategy; leave ermitted		
Climate Change				
SA1 – To address climate change issues th	rough reducing	greenhouse ga	as emissions.	
1. Will it help to reduce carbon dioxide	О	O	Option 1 could increase emissions as it would	
and other greenhouse gas emissions?			see planned growth within Gosport Town	
2. Will it support the transition to net	0	0	Centre. However, the Option also provides	

++ major positive + positive o neutral ? uncertain - negative major negative					
Policy SS3: Gosport Town Centre					
Sustainability Theme Sustainability Appraisal Objective	Option 1: Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre	Option 2: No Town Centre Strategy; leave to market and expanded Permitted Development Rights	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Decision Making Criteria	with links to ont and s in, around	ategy; leave nitted			
zero carbon by 2050?			opportunities to address climate change issues		
3. Will it deliver energy efficient buildings?	0	0	by improving the quality of buildings, reducing the need to travel to access shops, employment and services, and would see new residential development in a sustainable location. The effect is therefore assessed as neutral overall as the regeneration of the Town Centre provides opportunities to address climate change issues, while at the same time potentially increasing emissions and energy use. Option 2 is also assessed as neutral as it is considered that there will likely not be significant new development, however this would mean that existing buildings are not improved and measures to reduce carbon emissions are not realised, it would also mean that additional emissions may not be produced. There is uncertainty with Option 2 as it is not certain how the Town Centre would change if left to the market.		
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	n/a	n/a			
Overall effects identified SA1	0	0			
Transport and Accessibility					
SA2 - To reduce the need to travel and to					
1. Will it reduce traffic volumes and congestion?	+?	-5	It is possible that pursuing Option 1 could help to reduce traffic volumes and congestion, as		
2. Will it reduce road traffic accidents?	0	0	well as traffic relation pollution by improving		
3. Will there be an increase in traffic related air and noise pollution?	+?	-?	links to Gosport Waterfront and Haslar Peninsula and promoting development within and around the town centre. This regeneration of the Town Centre could increase its vitality and attract more residents to shop locally. Many of these people could travel to the town centre by walking, cycling or public transport.		

++ major positive + posi		al ? uncertai	n - negative major negative	
Policy SS3: Gosport Town Centre				
Sustainability Theme	Option 1: Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre	Option 2: No Town Centre Strategy; leave to market and expanded Permitted Development Rights	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	ch v erfra sites	Stra		
Decision Making Criteria	pproach with links to Waterfront and nt at sites in, around Centre	ategy; leave nitted		
			This could reduce car borne trips and potentially lessen the impacts upon traffic volumes, congestion and traffic related air and noise pollution. Option 2 could see the Town Centre continue to lose out to competition from other centres	
			and see more people decide to travel by car out of the Borough.	
Overall effects identified SA2	+?	-5		
SA3 - To facilitate modal transfer away from public transport.	m use of the pr	ivate car to oth	ner forms of travel including walking, cycling and	
1. Will it increase the proportion of journeys using modes other than the private car?	+?	?	Option 1 could help to increase the proportion of journeys use modes other than the private car as it will improve permeability between	
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	?	Gosport Town Centre and Gosport Waterfront. In addition promoting development on sites in and around the Town Centre will ensure they are sustainably located, reducing the need to travel long distances to access important services, jobs and leisure activities. For option 2 this is uncertain as it is not known how the situation would evolve from today's position without active intervention.	
			Option 1 would also see investment in walking and cycling routes promoted. This would result in positive effects.	
Overall effects identified SA3	+	?		
SA4 - To improve accessibility to a range or employment and leisure opportunities.	f quality service	s and facilities	including health, transport, education, training,	
1. Will it improve access to local services?	++	o?	It is considered very likely that pursuing Option 1 would result in major positive effects for accessibility to local services. Improvements to the Town Centre and new development in the area can improve the vitality and viability of the Centre, making local services more viable to	

++ major positive + posi		l ? uncertai	n - negative major negative	
Policy SS3: Gosport Town Centre				
Sustainability Theme	on 2: No Town Calarket and expanded exp	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Sustainability Appraisal Objective	h w froi	rmi		
Decision Making Criteria	proach with links to Waterfront and It at sites in, around	tegy; leave tted		
2. Will it make access easier for those without a car?3. Will it make access easier for disabled and or elderly people?	++	o? o?	maintain within the area. In addition, the close proximity to Gosport Waterfront and Haslar Peninsula means a wide range of uses can be delivered. This could include health, transport, education, training, employment and leisure opportunities. In addition, café and restaurant type uses may be more viable with increased footfall from new development. For Option 2 is it uncertain as to how accessibility to local services would change. A business as usual approach could see decline in local facilities in the Town Centre due to reduced footfall and competition from other centres and online. Option 1 is assessed as resulting in major positive affects in this regard. By promoting development in a highly accessible area of the Borough and improving linkages with Gosport Waterfront and the Haslar Peninsula. The regeneration of the overall Harbour area will	
			enable a wider range of services and facilities to be more easily access by all, but particularly for those without a car and those who are disabled and or elderly. For Option 2, the effects are assessed as neutral/uncertain as a business as usual approach could see accessibility deteriorate or improve depending on how the area changes over time.	
Overall effects identified SA4	++	ο?		
Community Activity and Neighbourho	oods			
SA5 - To provide opportunities for commu	nity interaction	and improve t	he quality of where people live.	
1. Will it provide opportunities for	+	0	Option 1 has the potential to improve	
engagement in community activities?			community engagement in activities through	
2. Will it improve neighbourhoods as	++	0	improved community facilities. Regeneration	
places to live?			and investment in the Harbour Regeneration	
			Area can facilitate improvements to spaces	

++ major positive + pos		al ? uncertai	n - negative major negative
Policy SS3: Gosport Town Centre			
Sustainability Theme	Option 1: Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre	Option 2: No Town Centre Strategy; leave to market and expanded Permitted Development Rights	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	h w rfro	irmi	
Decision Making Criteria	ith links to nt and in, around	tegy; leave tted	
			where people can interact.
			In addition, the regeneration of the Town Centre and Waterfront area will result in tangible improvements to the built environment. These improvements can also help to improve social issues, as well as contribute to people's perception of the places in which they live. Overall Option 1 is therefore considered to have major positive effects for improving the neighbourhood as a place to live. For Option 2, the effects resulting for both decision making criteria are considered neutral as community interaction are not just reliant on the built environment and it would be possible
			for these factors to improve without the policy.
Overall effects identified SA5	+	0	
Crime and Disorder			
SA6 - To reduce crime and disorder 1. Will it reduce actual levels of crime and disorder?	?	?	It is possible that Option 1 could help to reduce crime and disorder through improvements to the built environment and improvements to the Borough's economy over time. However, potential positive effects may be affected if a night time economy develops. This may have potential to increase crime and disorder. It is therefore uncertain as to how both options will influence crime and disorder.
Overall effects identified SA6	?	?	inidence crime und disorder.
Poverty and Deprivation			
•	on and close the	e gap between	Gosport and other areas in the South East
Will it reduce poverty and social exclusion in those areas most affected?	+?	-?	Option 1 could lead to a reduction in poverty and social exclusion, particularly over the longer term. This could be possible since a

++ major positive + pos	itive o neutra	al ? uncertai	n - negative major negative
Policy SS3: Gosport Town Centre			
Sustainability Theme	Option 1: Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre	Option 2: No Town Centre Strategy; leave to market and expanded Permitted Development Rights	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	ch v erfra ites	Stra	
Decision Making Criteria	proach with links to Waterfront and it at sites in, around Centre	ategy; leave nitted	
			strategic approach to regeneration in Gosport Town Centre could result in significant social and economic benefits. Option 2 is assessed as potentially resulting in negative effects as by not actively seeking to regenerate the area, there is potential for a worsening of poverty issues. Both options have a degree of uncertainty as poverty and social exclusion are also influenced by other factors, for example the wider state of the economy.
Overall effects identified SA7	+?	-?	,
Health and Well-being			
SA8 - To improve the health and wellbeing	g of the populat	ion, reduce ine	equalities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	O	O	
2. Will it enable and support healthy lifestyles?	O	0	
3. Will it improve access to health facilities?	O	O	
Overall effects identified SA8	0	О	
Housing			
SA9 - To ensure that everyone has the opp	T		
1. Will it reduce homelessness?	+?	+?	It is possible that both options could help to
Will it increase the range and affordability of housing for different groups in the community?	++?	+?	reduce homelessness, increase the range and affordability of housing and increase the number of decent homes. This is considered
3. Will it increase the number of decent homes?	+?	+?	more likely with Option 1 which would actively pursue higher density residential development in, around and above the Town Centre. The growth proposed in the Town Centre has the potential to meet a significant amount of the Borough's housing need. It is considered that Option 2 could also result in similar opportunities however there is more uncertainty as new residential development may not be achieved at a significant level and

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Policy SS3: Gosport Town Centre					
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre	Option 2: No Town Centre Strategy; leave to market and expanded Permitted Development Rights	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
	_	_	through a planned approach.		
Overall effects identified SA9	+?	+?			
Education and Skills SA10 - To raise educational achievement a and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find		
1. Will it improve the qualifications and skills of young people?	+?	0	Option 1 provides the most potential to improve qualifications and skills through		
2. Will it improve the qualifications and skills of the population overall?	+?	O	attracting inward investment into the Town Centre and Waterfront area. In addition, the provision of improved cultural and educational facilities within the Town Centre can allow everyone to learn about the Borough's history.		
Overall effects identified SA10	+?	0	, 5 ,		
Employment					
SA11 - To provide opportunities for resider potential for people to use public transpor			out-commute and thereby provide greater		
1. Will it reduce out-commuting from the Borough?	+	-?	Option 1 is considered likely to help reduce out-commuting and improve accessibility to		
2. Will it improve accessibility to work by public transport, walking and cycling?	+	-5	work by public transport, walking and cycling. This is because the policy seeks to provide new employment opportunities within the Town Centre and Waterfront area. In addition by pursuing residential development in the area, the approach can hopefully improve Gosport Town Centre and increase the number of job opportunities. The business as usual approach (Option 2) could increase out-commuting as it may see the Town Centre decline over time resulting in more job losses.		
Overall effects identified SA11	+	-?	,		
SA12 - To ensure high and stable levels of 6 Borough.	employment so	everyone can	_		
Will it reduce overall unemployment? Will it reduce long-term	; +;	-5	Option 1 is expected to reduce overall unemployment. A strategic approach toward		

++ major positive + positive o neutral ? uncertain - negative -- major negative

Policy SS3	Gosport Town	Centre
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Comments: consideration of likelihood of to market and expanded Permitted proposals at Gosport Waterfront and effect, spatial scale, temporary/permanent above the Town Centre cumulative effects **Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria** unemployment? Town Centre regeneration can help to provide 3. Will it provide job opportunities for ? ? a more vibrant area with increased footfall those most in need of employment? which can lead to more successful businesses and more job opportunities. In relation to other 4. Will it help to improve average 0 factors such as long-term unemployment, the earnings? effects of this approach are uncertain. Many other factors also affect unemployment. Whilst the policy can help to facilitate greater job opportunities, it is difficult to comment on the extent of this effect at this stage. It is possible that a business as usual approach under Option 2 could have a negative impact upon reducing unemployment as the town centre may decline further. However the effects of Option 2 are also uncertain. Overall effects identified SA12 ? **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	++	?	Option 1 is considered likely to result in more
previously developed land?			effective use of PDL in Gosport Town Centre. In
2. Will it improve business development	++	-?	addition, by taking a strategic approach to
and enhance competitiveness?			Town Centre regeneration Option 1 provides
3. Will it improve the resilience of	+?	-3	potential to improve the local economy and
business and the economy?			improve business development and growth. It
4. Will it promote growth in key sectors	+?	?	is recognised that the degree to which the
and clusters?			economy is positively affected extends to other
5. Will it make land and property	+	?	factors beyond the Local Plan and there is
available for business development?			therefore some uncertainty. Some effects are
			also likely to take considerable time to
			materialise over the plan period.
			Option 2 is considered to have a significant
			amount of uncertainty and may result in little
			change in levels of investment into the Town
			Centre. There could also be negative effects if
			opportunities are not maximised – for example

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Policy SS3: Gosport Town Centre** Comments: consideration of likelihood of to market and expanded Permitted Option 2: No Town Centre Strategy; promote development at sites in, around proposals at Gosport Waterfront and effect, spatial scale, temporary/permanent above the Town Centre cumulative effects **Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria** if town centre ground floor frontage is lost to residential development. ? Overall effects identified SA13 ++ **SA14** - To encourage the development of a buoyant, sustainable tourism sector. 1. Will it positively contribute to the local It is assessed as likely that Option 1 will ++ ? tourism industry and improve the image positively contribute to the local tourism of Gosport as a destination? industry and improve the image of Gosport as a destination. There could new development which serves tourists, for example a tourism centre at Gosport Bus Station, and improved linkages with Gosport Waterfront, the Haslar Peninsula, and Portsmouth Harbour. Option 2 is uncertain as without a strategic strategy to improving the Town Centre, it is difficult to see how the area would improve as a destination. Overall effects identified SA14 ? ++ **Towns and Neighbourhood Centres** SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and -? It is considered very likely that pursuing Option quality of, main town centre uses (as 1 would result in major positive effects for this defined in NPPF Annex 2)? decision making criteria. The policy seeks to 2. Will it improve the vitality and viability -? provide a flexible approach to planning for of centres? retail and other main town centre uses and support development which diversifies the centre. This will offer significant opportunities to improve the Centres vitality and viability. In addition, the encouragement of residential development within the Town Centre will bring additional footfall to the Centre.

Option 2 is assessed as resulting in

negative/uncertain effects as a business as usual approach is unlikely to result in the required improvements. By not encouraging

++ major positive + posi	tive o neutra	al ? uncertai	n - negative major negative	
Policy SS3: Gosport Town Centre				
Sustainability Theme Sustainability Appraisal Objective	Option 2: No Town Centre Strategy; leave to market and expanded Permitted Development Rights Option 1: Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre	Option 2: No Town Centre Strategy; leave to market and expanded Permitted Development Rights	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Decision Making Criteria	pproach with links to t Waterfront and nt at sites in, around Centre	rrategy; leave mitted		
			investment into the Town Centre, the area is likely to suffer from further decline which will have a detrimental impact on the Centres function. This has the potential to get worse over time becoming a more permanent effect.	
Overall effects identified SA15	++	-?		
Leisure				
SA16 - To improve the quality and accessib	ility of leisure o	pportunities w		
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a	It is uncertain how much of this type of development would be within the Town Centre area. This is therefore not applicable at this time.	
Overall effects identified SA16	n/a	n/a		
SA17 - To ensure that the Borough protect provision of good access to the coast and h		s the quality of	its public areas and green spaces including the	
1. Will it protect or enhance the Borough's network of greenspace?	++	?	Option 1 would see the creation of accessible and linked public open spaces along the route of the 'Gosport Lines'. This would lead to a significant enhancement of the greenspace within the Town Centre area. Option 2 is uncertain.	
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	+	?	By capitalising on the Town Centre's proximity to the Waterfront area within the Harbour Regeneration Area, Option 1 can help to improve public access to the coastline.	
Overall effects identified SA17	+	?		
Biodiversity and Geodiversity				
SA18 - To conserve and enhance the Borou	ıgh's biodiversi	ty and geologic	cal assets.	
1. Will it result in a biodiversity net gain?	?	?	It is uncertain as to whether both options	
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	?	?	would help to conserve and enhance biodiversity and geological assets and result in biodiversity net gain. Parts of the Gosport Town Centre designation are location directly	
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?	adjacent to the harbour where there a number of sensitive nature conservation designations. Option 1 could potentially impact upon	

++ major positive + positive o neutral ? uncertain - negative major negative				
Policy SS3: Gosport Town Centre				
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre	Option 2: No Town Centre Strategy; leave to market and expanded Permitted Development Rights	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
4. Will it conserve and enhance local habitats and species diversity, and avoid	?	?	sensitive habitats. Proposals will need to be assessed at the detailed decision making stage.	
harm to protected species?	_			
Overall effects identified SA18	?	?		
Heritage and Design				
SA19 - To protect and enhance the historic 1. Will it protect and enhance the historic environment?	environment.	-?	It is possible that development proposals under Option 1 could lead to improvements in the	
2. Will it improve the condition of any heritage asset identified as at risk?	+?	-3	historic environment. This will be an important consideration when development proposals are assessed given much of the town centre is within the High Street Conservation Area. If a business as usual approach was pursued it is possible that the historic environment could decline. This is due to the potential lack of investment.	
Overall effects identified SA19	+?	-?		
SA20 - To ensure that there is a high qualit surrounding spaces.	y townscape inc	orporating go	od design principles for buildings and	
1. Will the design enhance the quality of the townscape?	+?	-?	While the design of individual development proposals is not known at this stage, Option 1 is assessed as resulting in positive effects for the overall townscape. By pursuing a strategic strategy to regenerate the Town Centre the Option can lead to tangible improvements to the built environment. The re-use of existing buildings and the good design of new buildings can improve the appearance or the Town Centre. For Option 2, it is considered that the quality of the townscape will continue to decline, particularly over the long term, as there is likely to be limited intervention.	
Overall effects identified SA20	+?	-?	to be ilmited intervention.	
	T:	- r		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Policy SS3: Gosport Town Centre					
Sustainability Theme	Option 1: Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre	Development Rights Option 1: Strategic appro proposals at Gosport War promote development at and above the Town Cent	Option 2: No Town Centre Strategy; leave to market and expanded Permitted Development Rights Option 1: Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	ch v erfra e	Str. erm			
Decision Making Criteria	with links to ont and s in, around	rrategy; leave mitted with links to			
SA21 - To reduce air pollution and ensure a	air quality conti	nues to improv	ve.		
1. Will it improve air quality?	+?	-?	Option 1 could help to improve air quality as it would see development on sustainably located sites within the Town Centre and Waterfront area where the need to travel by car can be reduced. Investment into the Town Centre could also attract more visitors to the Centre from within the Borough, reducing travel to other centres outside the Borough. However, under Option 2 it is considered that air quality could decrease as the Town Centre continues to decline and be less attractive to visitors.		
Overall effects identified SA21	+?	-?			
Use of Energy Resources			·		
	ne proportion o	f energy gener	ated from renewable sources in the Borough.		
Will it reduce emissions of greenhouse gases by reducing energy consumption?	+?	?	Option 1 could help to reduce emissions of greenhouses gas by improving links to Gosport Waterfront and Portsmouth itself. In addition, promoting development on sites within the Town Centre can reduce the need to travel, thereby reducing energy consumption.		
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	?	?			
Overall effects identified SA22	+?	?			
Use of Land Resources	Use of Land Resources				
SA23 - To improve efficiency in land use the 1. Will it re-use previously developed land?	rough the re-us	se of previously	It's very likely that Option 1 will see the re-use of PDL and remediation of contaminated land. Option 1 would see significant residential development on appropriate sites in the area, all of these will be previously developed land. This can result in major positive effects.		

++ major positive + positive o neutral ? uncertain - negative major negative				
Policy SS3: Gosport Town Centre				
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Strategic approach with links to proposals at Gosport Waterfront and promote development at sites in, around and above the Town Centre	Option 2: No Town Centre Strategy; leave to market and expanded Permitted Development Rights	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
			Option 2 is assessed as uncertain as this approach could see little investment and	
2. Will it remediate contaminated land?		2	development on PDL.	
Overall effects identified SA23	++	?		
	++	ŗ		
Water Management) l-		
SA24 - To maintain and improve the water 1. Will it improve compliance with the	T i	_	The impact of both options on water quality is	
Water Framework Directive?	?	?	unknown at this stage.	
Overall effects identified SA24	7	?	unknown at this stage.	
	•	· ·	lic well-being, the economy and the environment.	
1. Will it minimise the risk of flooding	o?	o?	It is uncertain in respect of both options that	
from all sources to people and property?	0:	0:	could be pursed as to whether the risk of	
2. Will development be avoided in flood	0?	ο?	flooding to people and property could be	
risk areas?	0:	0:	minimised and development avoided in flood	
3. Can the site be made safe taking into account predicted sea level rise?	0?	0?	risk areas. In respect of Option 1, the detailed design of development proposals is unknown at this stage. However, it will be very important to consider the issues associated with flood risk when development proposals come forward as many parts of the Town Centre are located within Flood Zones 2 and 3. While there is uncertainty, Option 1 is considered neutral at this time as while it will not be possible to eradicate all flood risk, on balance the benefits of regenerating the Town Centre are considered very positive and the risk of flooding can be mitigated and addressed in the design of proposals. Option 2 is also uncertain at this stage.	
Overall effects identified SA25	ο?	-5		
SA26 - To provide for sustainable sources	of water supply	I .		
Will it reduce water consumption?	-	ý	Option 1 will result in new residential development and retail/leisure uses which are unlikely to reduce water consumption. That said, the increased water use is unlikely to be	

++ major positive + positive o neutral ? uncertain - negative -- major negative

Policy SS3: Gosport Town Centre

Comments: consideration of likelihood of to market and expanded Permitted Option 2: No Town Centre Strategy; leave and above the Town Centre effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects **Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria** significant overall. For Option 2, it is uncertain as to how water use will change. Water use could reduce if the Town Centre declines and does not see new development. Overall effects identified SA26 ?

Natural Resources and Waste Management

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

management of master			
1. Will it lead to reduced consumption of materials and resources?	-3	ο?	By pursuing Option 1 is it likely that waste generation will increase as there will be more
2. Will it reduce household waste?	-?	ο?	development within Gosport Town Centre. In
3. Will it increase recycling?	O	O	addition, a more successful retail offer is likely to result in additional consumption of materials and resources. However the overall amounts generated are uncertain and it is difficult to predict how this will change over time. For Option 2 the effect is assessed as being neutral/uncertain. Option 2 would see a business as usual approach which could see reduced consumption of resources and waste generation.
Overall effects identified SA27	-3	ο?	

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

Policy 33	s: Gosport i	lown Centre					
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			0				
SA2		+?					S/M/L
SA3		+					S/M/L
SA4	++						S/M/L
SA5		+					S/M/L
SA6				?			
SA7		+?					M/L
SA8			О				
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			ο?				
SA26					-		M/L
SA27					-?		M/L

PART 4 - 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.

PART 5 – 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.

Mitigat	ng 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.

PART 1A – Site profile for Policy SS4 and Policy SS5

Site location

Site name	SS4: Blockhouse and Haslar	Site reference	-
	Gunboat Sheds		
	SS5: Fort Blockhouse		
Site address and post	Haslar Road, Gosport, PO12 2AB	Ward	Anglesey
code			

Site details

Site description	Blockhouse (former HMS Dolphin) includes the Submarine Escape Training	
	Tank (SETT) – a Grade II Listed Building – and 33 Field Hospital as well as MoD	
	administration, training, living accommodation and sports and welfare	
	facilities. In November 2016 the Government published its "Better Defence	
	Estate" strategy that included the proposal to dispose of Blockhouse in 2020.	
	The site also includes the Royal Navy Submarine Museum and the Joint	

	Services Adventurous Sail Training Centre (JSASTC). The museum is a popular				
	tourist attraction.				
	The core of Fort Blockhouse is a Scheduled Ancient Monument within which there are a number of listed buildings and non-designated heritage assets. A				
	Blockhouse or fortified tower, is known to have been located at the end of				
	the Haslar Peninsula since the Tudor period. A 21 gun battery was constructed in the 18th century. Some of these heritage assets are retained to the present day and have dictated the basic form of the fort since. The mid-19th century saw further significant works at Blockhouse to take account of developments in weaponry and military architecture. The most notable				
	additions were the stone constructed upper and lower battery, known as the North Bastion, which provided fields of fire over Portsmouth Harbour and the construction of new quarters for officers and soldiers.				
Tonography	Flat and mostly hardstanding with some green space				
Topography					
Existing land use	Military				
Surrounding land	The Solent, Haslar Lake, Haslar Hospital, Haslar Marine Technology Park				
use and storey					
heights					
Site size	13 ha				
Development status	Various planning history – non major.				

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area Boundary?	Yes	
Is the site allocated for development?	Yes	Site is allocated for mixed use regeneration under Policy LP6.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	Yes	The Blockhouse site contains a large area of designated open space to the east of the frontage of Royal Haslar Hospital. Large area of Open Space which should be retained during any regeneration of the overall Blockhouse site.
Is the site a Protected Employment Site?	Yes	
Does the site have a community, culture or leisure use?	No	The site has significant cultural and historic value for the Borough.
Is the site within a Defined Shopping Area?	No	
Is the site currently tourist accommodation?	No	

Issue	Suitability	Comments
Flooding		
Is the site in Flood Zone 2 or 3?	Yes	Significant parts of the site are in Flood Zone 2 and 3. A site specific Strategic Flood Risk Assessment (FRA) will be required in support of development proposals.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Significant parts of the site are predicated to be in Flood Zone 2 and 3. A site specific Strategic Flood Risk Assessment (FRA) will be required in support of development proposals.
Ecology		
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	
Does the site have any TPO trees?	No	Site does contain a large number of mature trees though which will need individual assessment.
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Further investigation will be required.
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Site adjacent to the Portsmouth Harbour Ramsar and the Solent and Dorset Coast SPA and is proximity to the Portsmouth Harbour SPA. An ecological survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated. There are also multiple Brent Geese sites within close proximity.
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Parts of the site are adjacent Portsmouth Harbour SSSI. Other parts are within 200m to Portsmouth Harbour SSSI. An ecological survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Approximately 400m away from the Bastion No.1 Moat SINC.
Access		
Can satisfactory vehicular access be achieved?	Yes	
Can safe pedestrian and cycle access be achieved?	Yes	
Can adequate emergency service and refuse truck access be	Yes	

Issue	Suitability	Comments
provided?		
Heritage		
Is the site within or is adjacent to a Conservation Area?	Yes	The site is within the Haslar Peninsula No. 13 Conservation Area.
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Site contains the following designated heritage assets: Submarine Escape Training Tank (SETT), Gunboat Sheds and Workshops, Gunboat Yard Engine House Complex, Gunboat Yard Boundary Walls, Watchtowers and Gates, Thames Block, Fort Blockhouse, Submarine Memorial Chapel of St Nicholas, Arrogant Block, Former Guardhouse (now called the Post Office), Former Gatehouse Datestone, Submariners' Memorial, Admiralty boundary stone, Cannon Bollard, Fort Blockhouse Scheduled Ancient Monument, Gunboat Traverser System Scheduled Ancient Monument, The site is also adjacent to Royal Haslar Hospital which contains a significant number of heritage assets. Proposals will need to preserve or enhance the listed buildings.
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	
Is the site likely to be of archaeological interest?	Yes	An Archaeological assessment is required.
Contamination		
Is it likely the site could be contaminated?	Yes	A Contaminated Land Assessment and potential mitigation will likely be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	No	
Are neighbouring uses likely to	No	
The heighbouring uses likely to	110	

Issue	Suitability	Comments
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site likely to be serviced by	Yes	Further investigation will be required
utilities?		regarding capacity.
Is the site within a Safeguarded	No	
Area (other than Southampton		
Airport Safeguarding Zone, which		
covers the whole borough)?		

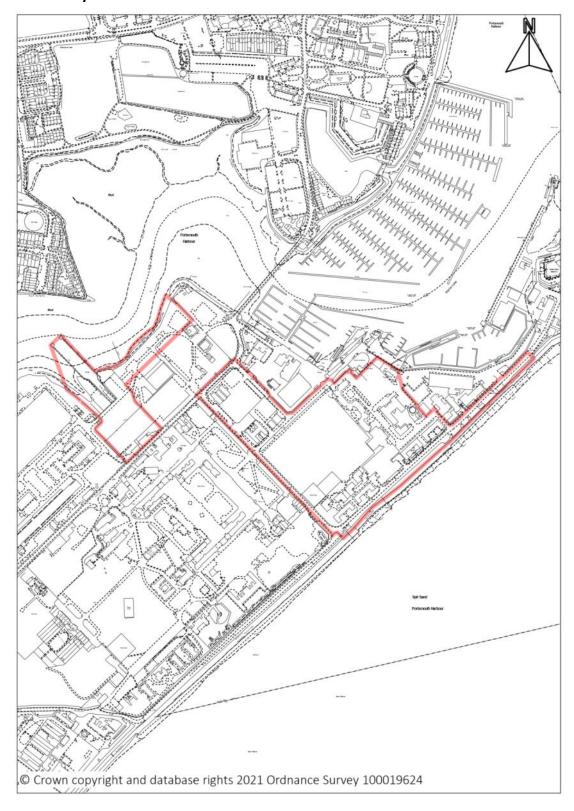
Availability

Issue	Availability	Comments
Does the site have multiple	No	Owned by the Ministry of Defence.
owners?		
Is the site owned by a developer or	Yes	Defence Infrastructure Organisation
is the owner willing to sell?		responsible for sites disposal.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	Yes	The site currently remains operational
operations on site?		however it is understood the site is in
		process of being disposed of however the
		Council is currently not certain when this
		will occur.

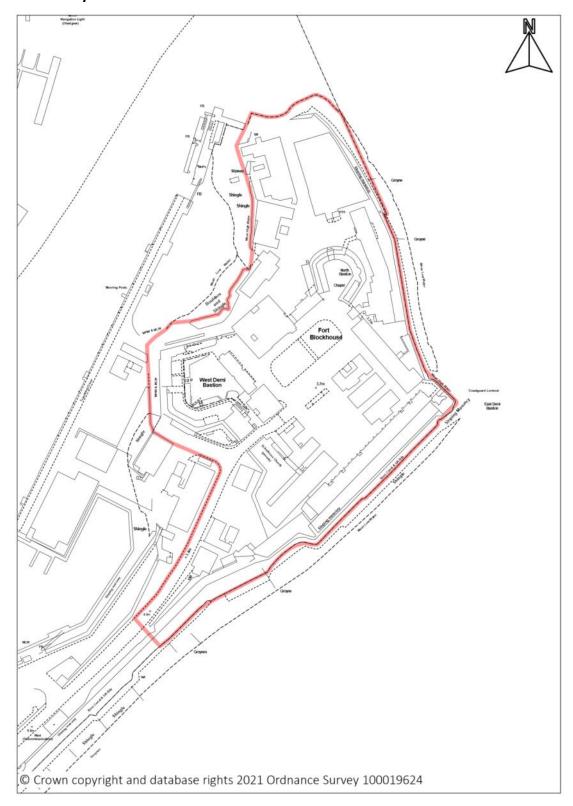
Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	However there remains uncertainty whether the site will be released and if so the date.
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs and heritage constraints. Potential investment required in new sea/flood defences which could incur significant costs and require external investment.
Does the site require significant new infrastructure investment in order to be suitable for development?	Yes	Parts of the site are likely to require upgraded sea/flood defences.

Site plan for Policy SS4



Site plan for 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 offroad 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.

PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

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

When released this option would see the site redeveloped to provide a significant amount of heritage-led residential development on the site as well as supporting leisure, retail and town centre uses. Option 1 has been developed in combination with proposals at Gosport Waterfront where areas are protected for marine employment.

Option 2: Prioritisation of residential above other uses with limited areas protected for employment

This option has been tested to see the effects of developing the site primarily for residential development with no limited new employment and leisure development. This Option would see areas at Gosport Waterfront not protected to the same degree for marine employment as residential development would be prioritised.

Option 3: Do not plan for sites release by MoD

Due to continued uncertainties regarding if and when all or part of the Blockhouse site will be released it is necessary to consider maintaining the site for MoD use with no specific development on the site within this plan period.

PART 3 – Sustainability Appraisal of potential options for Policy SS4 and Policy SS5

The effects over time:								
++ major positive + positive o neutral ? uncertain - negative major negative								
Policy SS4: Blockhouse and Haslar Gunboat Sheds								
Policy SS5: Fort Blockhouse								
Sustainability Theme	Option 1: Mixed-use sites with heritage led residential development and supporting leisure, retail and town	Option 2: Prioritisation of residentia above other uses with limited areas protected for employment	Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects				
Sustainability Appraisal Objective	s wi ent and							
Decision Making Criteria	s with heritage- lent and and town	sidential d areas	es release by					
Climate Change								
SA1 – To address climate change issues through reducing greenhouse gas emissions.								
1. Will it help to reduce carbon dioxide	0	0	0	Option 1 could increase emissions as it				
and other greenhouse gas emissions?				would see additional development on the				
2. Will it support the transition to net zero carbon by 2050?	0	0	0	Blockhouse peninsula. However, the Option also provides the opportunity to				
3. Will it deliver energy efficient	0	0	0	address climate change issues through				

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Policy SS4: Blockhouse and Haslar Gunboat Sheds Policy SS5: Fort Blockhouse Comments:** consideration of likelihood of Option 3: Do not plan for sites release by supporting leisure, retail and town Option 1: Mixed-use sites with heritageabove other uses with limited areas Option 2: Prioritisation of residentia effect, spatial scale, residential development and temporary/permanent effects, short/medium/long term effects and **Sustainability Theme** cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** buildings? improving the quality and efficiency of buildings, reducing the need to travel to access employment and services by creating a mixed community. The effects are therefore assessed as neutral overall as the regeneration of the area provides opportunities to address climate change issues, while at the same time potentially increasing emissions and energy use. Option 1 would see a heritage-led approach which seeks to maintain and enhance heritage assets. By achieving the redevelopment of historic assets there is potential to improve the efficiency of existing buildings. This could have positive effects in terms of reducing energy use and emissions. Option 3 is assessed as neutral as by not planning for the sites release it is unlikely that there will be significant change on the site. There is however potential for negative effects to materialise if the implications of climate change on the site (for example increased flood risk) are not managed by the site owner. Overall, the positive and negative effects are considered to cancel each other out at this stage. 4. Will it support the charging of plugn/a n/a n/a in and other ultra-low emission vehicles? Overall effects identified SA1 0 0 **Transport and Accessibility**

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

Policy SS4: Blockhouse and Haslar Gunboat Sheds

Policy SS5: Fort Blockhouse

Sustainability Appraisal Objective

Decision Making Criteria

Sustainability Theme

above other uses with limited areas protected for employment
Option 1: Mixed-use sites with herit led residential development and supporting leisure, retail and town

Option 3: Do not plan for si MoD

Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects

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?			
2. Will it reduce road traffic accidents?	?	?	?
3. Will there be an increase in traffic related air and noise pollution?	+?	+?	?

Both Option 1 and Option 2 are likely to see an increase in traffic volumes compared to current levels. However it is considered that Option 1 can enable the sites regeneration while not resulting in significantly more traffic movements than that arising when the site was fully occupied by the MoD.

Option 1 could help to reduce traffic volumes and congestion and traffic related air and noise pollution as it proposes a mix of uses in the area that can reduce the need to travel. Option ${\bf 1}$ seeks to make the best possible use of land resources to provide a set of accessible mixed-use neighbourhoods on the Haslar Peninsula. The approach set out in Option 1 is considered to be beneficial, particularly in combination with the proposed approach at Gosport Waterfront and Gosport Town Centre as it will ensure new residential development is located in close proximity to employment opportunities, strategic open space and retail and leisure uses.

Option 2 could produce positive effects, however by prioritising residential uses on the Peninsula and not protecting Gosport Waterfront there is potential for too much pressure being placed on the local road network. In addition without protecting land adjacent to the Harbour for employment it is considered that the Borough's out-commuting issue would be

	The	effects ove	er time:	
• •			certain -	negative major negative
Policy SS4: Blockhouse and Has	lar Gunboa	at Sheds		
Policy SS5: Fort Blockhouse				Comments: consideration of likelihood of
Sustainability Theme	Option 1: Mixed-use sites with heritageled residential development and supporting leisure, retail and town	Option 2: Prioritisation of residentia above other uses with limited areas protected for employment Option 1: Mixed-use sites with herit led residential development and supporting leisure, retail and town		effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	wit a	res itec	site	
Decision Making Criteria	h heritage- and town	idential dareas	Option 3: Do not plan for sites release by MoD	
				exacerbated.
				Option 3 would see no action taken to plan for the sites release by the MoD. In this event it is uncertain what would happen to the site and the traffic related impacts are assessed as uncertain.
Overall effects identified SA2	+?	?	?	
SA3 - To facilitate modal transfer away and public transport.	from use of t	he private o	ar to other	forms of travel including walking, cycling
Will it increase the proportion of journeys using modes other than the private car?	+	+	?	Option 1 is considered to provide the most potential for positive effects as it seeks to provide a mix of uses at the
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	++	+	?	Blockhouse site, Fort Blockhouse and Haslar Gunboat Sheds to reduce the need to travel. Option 1 will see the site allocated for a mix of uses including residential, open space, and a neighbourhood centre. In addition, combined with redevelopment proposals at Gosport Waterfront and Gosport Town Centre, there is significant potential to improve pedestrian and cycle routes between the areas to improve accessibility.
				Option 2 also has the potential reduce car travel however it is not expected to be able to achieve this to the same extent. By prioritising residential uses above other uses there is a risk that future residents will be unable to get the facilities and services they require. This may increase the need to exit the peninsula site via the Haslar Road Bridge.
				For both Options 1 and 2 there is the

	The effects over time:					
++ major positive + pos	_			negative major negative		
Policy SS4: Blockhouse and Hasla	r Gunboa	nt Sheds				
Policy SS5: Fort Blockhouse						
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Mixed-use sites with heritage- led residential development and supporting leisure, retail and town	Option 2: Prioritisation of residential above other uses with limited areas protected for employment	Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
	ge-		e by			
Overall affects identified \$A2				potential to introduce a park-and-ride scheme at Walpole Car park. This often undertilised car park is located within approximately 800 metres and could significantly reduce vehicular movements to the site, across the single-file Haslar Road bridge. Overall it is considered that by pursuing mixed-use development Option 1 will assist in facilitating modal transfer and improve accessibility as best as is possible given the sites location. The option should allow for the sites regeneration while not resulting in significantly more traffic than that arising when the sites were fully occupied by the MoD.		
Overall effects identified SA3	+	+	?			
SA4 - To improve accessibility to a range		ervices and	facilities in	cluding health, transport, education,		
training, employment and leisure opport 1. Will it improve access to local		o?		Option 1 and 2 could help to improve		
services?	+	Uf	0	accessibility to services. Option 1 is		
2. Will it make access easier for those without a car?	+	?	0	considered more likely to result in positive effects as it pursues a mixed-used		
3. Will it make access easier for disabled and or elderly people?	0?	0?	O	approach which seeks to provide other services such as retail and leisure uses to compliment the residential uses. In addition to on-site provision, the combined effects of regeneration proposals at Gosport Waterfront and in Gosport Town Centre means that overall accessibility to services can be improved across the whole Harbour Regeneration Area. The effects of Option 2 are less certain as by prioritising residential uses above other		

The effects over time:						
++ major positive + pos				negative major negative		
Policy SS4: Blockhouse and Haslar Gunboat Sheds						
Policy SS5: Fort Blockhouse						
Sustainability Theme	Option 1: Mixed-use sites with heritage- led residential development and supporting leisure, retail and town	Option 2: Prioritisation of residentia above other uses with limited areas protected for employment	Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Sustainability Appraisal Objective	s w ent	f re nite	r sit			
Decision Making Criteria	ith heritage- and d town	sidential ed areas	es release by			
				uses there is a risk that a commensurate amount of local services are not provided. For Option 3 the effects are assessed as neutral at this time.		
Overall effects identified SA4	+	ο?	0	neutral at this time.		
Community Activity and Neighbour	hoods	J.				
SA5 - To provide opportunities for comm		action and in	mprove the	guality of where people live.		
Will it provide opportunities for engagement in community activities? Will it improve neighbourhoods as	++	++	0	Both Option 1 and Option 2 could help to encourage engagement in community activities. Much would depend on		
places to live?				whether the uses established on site would encourage community involvement. In terms of improving the neighbourhood as a place to live, it is considered that by taking a strategic approach to the redevelopment of the Haslar Peninsula there will be major positive effects. By encouraging the re-use of the area, tangible improvements to the built environment can be secured and a mix of uses provided. This should make the area a better place to live, work and visit. In addition the combined effects of redeveloping the Blockhouse site for a mix of uses and protecting parts of Gosport Waterfront for employment uses can result in major positive effects for creating a balanced community. This can assist in improving people's quality of life and		
Overall effects identified SA5	++	++	0	improving the area as a place to live.		
Crime and Disorder	•••	••				

The effects over time:					
++ major positive + pos	itive o ne	utral ?ur	ncertain -	negative major negative	
Policy SS4: Blockhouse and Haslar Gunboat Sheds					
Policy SS5: Fort Blockhouse					
Sustainability Theme	Option 3: Do not plan for sites release b MoD Option 2: Prioritisation of residential above other uses with limited areas protected for employment Option 1: Mixed-use sites with heritageled residential development and supporting leisure, retail and town		Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	s wi ent anc	f re nite nt	r sit		
Decision Making Criteria	th heritage- and I town	sidential d areas	es release by		
SA6 - To reduce crime and disorder					
Will it reduce actual levels of crime and disorder?	?	?	O	Both Options 1 and 2 could help to reduce crime and disorder through the regeneration of the built environment and improvement in the design of public spaces. This could for example include increased natural surveillance and better lighting in public areas. However given the sites current use there is likely to be increases in crime. The effects are assessed as uncertain at this time.	
Overall effects identified SA6	?	?	0	assessed as differ tail at this time.	
Poverty and Deprivation	•	·			
SA7 - To reduce poverty and social exclusive region.	sion and clo	se the gap I	oetween G	osport and other areas in the South East	
1. Will it reduce poverty and social exclusion in those areas most affected?	+?	+?	ο?	Option 1 provides significant potential to assist in reducing poverty and social exclusion within the Borough. By seeking to regeneration a significant part of the Borough, attract inward investment and increase opportunities, Option 1 is considered to result in significant social benefits. Option 2 also has the potential to result in similar effects as it would seek to provide a higher level of housing. However this	
				would be in place of protected employment areas and could therefore negatively impact other development proposals at Gosport Waterfront. Option 3 is considered to result in neutral/uncertain effects as it is very dependent on how the MoD use the site in the future. If there is intensification of	

The effects over time:					
			icertain -	negative major negative	
Policy SS4: Blockhouse and Hasl Policy SS5: Fort Blockhouse	ar Gunboa	it Sheds			
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Mixed-use sites with heritage-led residential development and supporting leisure, retail and town	Option 2: Prioritisation of residentia above other uses with limited areas protected for employment	Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
	ritage-	ss <u>tial</u>	ease by		
				existing operations then this will potentially result in positive benefits for the Borough. However, if operations on the site are consolidated further then there is a risk that no strategic approach is put in place to facilitate the sites regeneration.	
Overall effects identified SA7	+?	+?	ο?	regeneration.	
Health and Well-being	' '	• •	0.		
SA8 - To improve the health and wellbei facilities.	ng of the po	pulation, re	duce inequ	ualities in health and improve health	
1. Will it reduce health inequalities in those areas most affected?	+?	+?	O	Both Option 1 and Option 2 could result in positive effects for health and wellbeing.	
2. Will it enable and support healthy lifestyles?	+?	+?	0	By encouraging the regeneration of the Blockhouse site, Fort Blockhouse, and	
3. Will it improve access to health facilities?	o	0	O	Haslar Gunboat Sheds, Option 1 and 2 can result in improvements to the built environment which can influence health and wellbeing. This could include the provision of strategic open space on the site, pedestrian and cycle routes through the site, and well-designed buildings.	
Overall effects identified SA8	+?	+?	0		
Housing					
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.					
1. Will it reduce homelessness?	+?	+?	ο?	Both Option 1 and Option 2 are expected	
2. Will it increase the range and affordability of housing for different groups in the community?	+	+	o?	to be able to help reduce homelessness and increase the range and affordability of housing. These effects could be greater	
3. Will it increase the number of decent homes?	+?	+?	ο?	with Option 2 which would prioritise residential development. Option 3 is uncertain and depends on what happens to the site in the future. It is considered that by facilitating mixeduse development, Option 1 can ensure a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
			icertain -	negative major negative	
Policy SS4: Blockhouse and Hasla	ir Gunboa	it Sneas			
Policy SS5: Fort Blockhouse					
Sustainability Theme	Option 1: Mixed-use sites with heritage-led residential development and supporting leisure, retail and town	Option 2: Prioritisation of residential above other uses with limited areas protected for employment	Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	s w ent	f re	r sit		
Decision Making Criteria	ith an	sid ed a	es -		
0	heritage- d wn	ential ireas	release by		
				large number of homes are delivered on the site whilst also ensuring a commensurate mix of other uses are provided. This will help to deliver a sustainable and balanced community.	
Overall effects identified SA9	+?	+?	ο?		
Education and Skills					
find and remain in work.	and develo	p the oppo	rtunities fo	r everyone to acquire the skills needed to	
1. Will it improve the qualifications and skills of young people?	n/a	n/a	n/a		
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	n/a		
Overall effects identified SA10	n/a	n/a	n/a		
Employment					
				ut-commute and thereby provide greater	
potential for people to use public transport				Ontions 1 and 2 will bet deliver a second	
1. Will it reduce out-commuting from the Borough?	+	+	0	Options 1 and 2 will bot deliver new residential development in close proximity	
2. Will it improve accessibility to work	++	++	0	to other development proposals at	
by public transport, walking and cycling?	TT	TT	U	Gosport Waterfront which will ensure new housing is delivered in proximity to employment land.	
				Redevelopment at Blockhouse, Fort Blockhouse and Haslar Gunboat Sheds, in combination with proposals at Gosport Waterfront and Gosport Town Centre will improve accessibility to a variety of local employment opportunities.	
Overall effects identified SA11	++	++	0		
SA12 - To ensure high and stable levels o Borough.	f employme	ent so every	one can be	enefit from the economic growth of the	
1. Will it reduce overall unemployment?	+	-	ο?	While Option 1 would not see the delivery of employment floorspace within the	
2. Will it reduce long-term	?	?	ο?	identified extent of the Policy, the option	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Policy SS4: Blockhouse and Haslar Gunboat Sheds Policy SS5: Fort Blockhouse Comments:** consideration of likelihood of supporting leisure, retail and town Option 1: Mixed-use sites with her above other uses with limited areas **Option 2: Prioritisation of residentia** effect, spatial scale, temporary/permanent effects, short/medium/long term effects and **Sustainability Theme** cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** unemployment? is part of the overall approach to the 3. Will it provide job opportunities for ? ? ο? Haslar Peninsula and wider Harbour Regeneration Area. By prioritising a mix of those most in need of employment? uses within Blockhouse, Fort Blockhouse 4. Will it help to improve average ? ? ο? and Haslar Gunboat Sheds, Option 1 earnings? ensures that areas of land adjacent to the harbour (as identified in the Gosport Waterfront) can be protected for employment uses. Therefore Option 1 is considered to result in positive effects for employment. Contrary to Option 1, Option 2 would prioritise residential development which could have negative effects on the overall strategy for the Haslar Peninsula. Prioritising residential on the site would likely impede the ability to protect waterfront areas for marine employment. Option 3 is assessed as neutral/uncertain in all aspects due to the uncertainty associated with not planning for the sites release. Overall effects identified SA12 +? -? ο? **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 While Option 1 would not see the delivery ? ++ previously developed land? of significant land for employment within ? the identified extent of the Policy, the 2. Will it improve business ? + option is part of the overall approach to development and enhance competitiveness? the Haslar Peninsula and wider Harbour 3. Will it improve the resilience of Regeneration Area. By prioritising a mix of ? ? uses within Blockhouse, Fort Blockhouse business and the economy?

?

?

4. Will it promote growth in key sectors

and clusters?

and Haslar Gunboat Sheds, Option 1

ensures that areas of land adjacent to the

	The	effects ove	er time:		
++ major positive + pos	itive o ne	utral ? ur	ncertain -	negative major negative	
Policy SS4: Blockhouse and Haslar Gunboat Sheds					
Policy SS5: Fort Blockhouse					
Sustainability Theme	Option 2: Prioritisation of residential above other uses with limited areas protected for employment Option 1: Mixed-use sites with heritage-led residential development and supporting leisure, retail and town		Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	wit ent	res	site		
Decision Making Criteria	:h heritage- and town	idential d areas	s release by		
5. Will it make land and property available for business development?	++	Ş	ş	harbour (as identified in the Gosport Waterfront) can be protected for employment uses. Therefore Option 1 is considered to result in positive effects for Gosport's economy and should be seen as part of the overall strategy for this area. Contrary to Option 1, Option 2 would prioritise residential development which could have negative effects on the overall strategy for the Haslar Peninsula. Prioritising residential on the site would likely impede the ability to protect waterfront areas for marine employment. For example, additional residential uses would require additional parking, and may impact other considerations such as the local highway network and nature conservation considerations. Option 3 is assessed as neutral/uncertain in all aspects due to the uncertainty associated with not planning for the sites release.	
Overall effects identified SA13	++	?	?		
SA14 - To encourage the development of	f a buoyant,	, sustainable	e tourism se	ector.	
1. Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	++	+0	-?	Option 1 pursues heritage-led regeneration which will help to capitalise on the historic assets and open up the site to public access. In addition Option 1 seeks to deliver the redevelopment of Fort Blockhouse itself which is likely to be a significant heritage attraction. Other proposals include support for cultural development and the protection and enhancement of existing facilities such as the Royal Navy Submarine Museum.	

The effects over time:						
++ major positive + pos				negative major negative		
Policy SS4: Blockhouse and Haslar Gunboat Sheds						
Policy SS5: Fort Blockhouse						
Sustainability Theme	Option 2: Prioritisation of residential above other uses with limited areas protected for employment Option 1: Mixed-use sites with heritage-led residential development and supporting leisure, retail and town		Option 3: Do not plan to MoD Option 2: Prioritisation above other uses with liprotected for employment of the Coption 1: Mixed-use siteled residential development of the comporting leisure, retains	Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	and wit	res	site			
Decision Making Criteria	th heritage- and town	idential d areas	s release by			
				Option 2 would prioritise residential development and could make the Blockhouse site a less desirable place to visit. While there would likely be positive effects as the site could still be a destination, this approach is not considered to maximise the historic assets on the site.		
Overall effects identified SA14	++	+0	-5			
Towns and Neighbourhood Centres						
SA15 - To ensure the vitality and viability 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)?	of the Bord	ough's princ	ipal, distric	t, and neighbourhood centres. Option 1 would include provision for a mixed-use neighbourhood centre on the site to serve development on the Haslar		
Will it improve the vitality and viability of centres?	+	+?	o?	Peninsula. This will help to ensure that main town centre uses are accessible.		
				Option 2 could also be accompanied by similar provision which would result in similar effects. That said there is also uncertainty as it depends on how much prioritisation is given to residential uses under this option.		
				Option 1 and Option 2 could also help to improve the vitality and viability of centres by bringing additional people into this part of the Borough. The Haslar Peninsula is within proximity of proposals at Gosport Town Centre. The redevelopment of the		
				Haslar Peninsula provides opportunities to improve accessibility to the Town Centre which will assist in bringing footfall into the Town Centre area.		
Overall effects identified SA15	+	+?	ο?			

The effects over time:						
			icertain -	negative major negative		
Policy SS4: Blockhouse and Haslar Gunboat Sheds Policy SS5: Fort Blockhouse						
Sustainability Theme	Option 1: Mixed-use sites with heritage led residential development and supporting leisure, retail and town	Option 2: Prioritisation of residentia above other uses with limited areas protected for employment	Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Sustainability Appraisal Objective	wir ent and	reg	site			
Decision Making Criteria	th heritage- and town	sidential d areas	s release by			
Leisure						
SA16 - To improve the quality and access	ibility of lei	sure opport	unities wit	hin the Borough.		
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a	n/a	It is uncertain how much of this type of development would be within Blockhouse, Fort Blockhouse and Haslar Gunboat Sheds. This is therefore not applicable at this time.		
Overall effects identified SA16	n/a	n/a	n/a			
SA17 - To ensure that the Borough protection of good access to the coast and		ances the c	uality of its	s public areas and green spaces including the		
Will it protect or enhance the Borough's network of greenspace?	+	-?	O	Option 1 will protect and enhance the Borough's network of greenspace by		
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	+	-?	-?	ensure there is provision of strategic open space on the site. In addition, the redevelopment of the site will assist in meeting development needs which can protect other open spaces in the Borough from development. In addition, Option 1 seeks to ensure improvements are made to make the site more accessible for pedestrians and cyclists, this could result in positive effects for improving public access to the coastal frontage of the site. Option 2 is assessed as potentially resulting in negative/uncertain effects as it prioritises residential development above other uses so could result in no or little land being protected on the site for open space. It is also uncertain as to whether access to the coast and harbour will be prioritised.		
Overall effects identified SA17	+	-?	-?			
Biodiversity and Geodiversity						

	The	effects ove	er time:	
++ major positive + pos	sitive o ne	eutral ? ur	certain -	- negative major negative
Policy SS4: Blockhouse and Hasla Policy SS5: Fort Blockhouse	ar Gunbo	at Sheds		
Sustainability Theme	Option 1: Mixed-use sites with heritage-led residential development and supporting leisure, retail and town	Option 2: Prioritisation of residentia above other uses with limited areas protected for employment	Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	wit and	res	site	
Decision Making Criteria	h heritage- and town	idential d areas	es release by sidential	
SA18 - To conserve and enhance the Bor	rough's biod	diversity and	geological	l assets.
1. Will it result in a biodiversity net gain?	?	?	?	It is uncertain as to whether both Options would help to conserve and enhance the
2. Will it enhance biodiversity through the restoration and creation of well- connected multifunctional green infrastructure?	?	?	?	environment. This is because at this high level the specific details of development proposals are not fully known. The implications of all proposals will need to
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?	?	be assessed as part of the full plan HRA and throughout the development management process.
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	?	
Overall effects identified SA18	?	?	?	
Heritage and Design				
SA19 - To protect and enhance the histo	ric environr	ment.		
1. Will it protect and enhance the historic environment?	+?	+?	-	Both Options 1 and 2 will see the redevelopment of historic assets which could protect and enhance the historic environment if buildings are re-used appropriately. There is uncertainty as to how this will occur in practice until detailed proposals are available however the entire area is within the Haslar Peninsula Conservation Area and as a result proposals will need to accord with the conservation area appraisal.
				In addition Option 1 involves the re-use of Fort Blockhouse itself, the core of which is a Scheduled Ancient Monument. By pursuing Option 1 and allowing viable uses to locate within the Fort there is significant potential to ensure its long term conservation for the benefit of future generations.

The effects over time:					
			icertain -	negative major negative	
Policy SS4: Blockhouse and Hasla Policy SS5: Fort Blockhouse	ir Gunboa	it Sheds			
Sustainability Theme	Option 1: Mixed-use sites with heritageled residential development and supporting leisure, retail and town	Option 2: Prioritisation of residentia above other uses with limited areas protected for employment	Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	with nt a nd t	resic ted	sites		
Decision Making Criteria	n heritage- nd town	dential areas	release by		
2. Will it improve the condition of any heritage asset identified as at risk?	+?	+?	-	Both Options 1 and 2 have the potential to improve the condition of heritage at risk. The gunboat sheds and associated traverse system are identified on the heritage at risk register – Option 1 seeks to ensure there significance is sustained and enhanced and that re-use of the assets secured their long term conservation. This is considered to have positive effects however it will be importance to assess detailed proposals.	
Overall effects identified SA19	+?	+?	_	importance to assess detailed proposals.	
SA20 - To ensure that there is a high qua surrounding spaces.		_	rating good	design principles for buildings and	
1. Will the design enhance the quality of the townscape?	++	+	ο?	The mixed-use redevelopment of the site as proposed by Option 1 is considered to offer major positive effects for improving the appearance of the built environment. By facilitating the re-use of historic assets on the site Option 1 can ensure the historic environment is protected and enhanced. In addition, by providing ope space and adequate vehicular parking, Option 1 can ensure the built environment of the site is improved. Option 2 could also result in positive effects however this does depend on the uses provided on the site and how residential development is designed.	
Overall effects identified SA20	++	+	ο?	residential development is designed.	
Air Quality		•	<u>.</u>		
SA21 - To reduce air pollution and ensure	e air quality	continues t	o improve.		
1. Will it improve air quality?	+?	?	ο?	Option 1 has the potential to improve air quality, primarily by complementing other proposals in the Harbour Regeneration	

The effects over time:						
++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS4: Blockhouse and Haslar Gunboat Sheds						
Policy SS5: Fort Blockhouse						
Sustainability Theme	Option 1: Mixed-use sites with heritageled residential development and supporting leisure, retail and town	Option 2: Prioritisation of residentia above other uses with limited areas protected for employment	Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Sustainability Appraisal Objective	wit nt a	resi ited t	site			
Decision Making Criteria	h heritage- ınd town	idential areas	s release by			
				area and reducing the need to travel. By supporting significant employment provision within the Harbour Regeneration Area there is potentially to reduce out-commuting. Option 2 is assessed as uncertain. If residential development is prioritised above other uses, particularly on the		
				Haslar Peninsula, there is potential for a significant increase in vehicle movements which may reduce air quality.		
Overall effects identified SA21	+?	?	o?			
Use of Energy Resources						
	T	1	gy generat	ed from renewable sources in the Borough.		
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	+?	?	?	It is possible that Option 1 and Option 2 to a lesser degree could help to reduce emissions of greenhouse gases. The provision of a mix of uses on the Haslar Peninsula area could reduce the need to travel and thereby reduce energy use. In addition the combination of proposals at Haslar Peninsula, Gosport Town Centre and Gosport Waterfront can help to deliver a sustainable community where people's needs are met within the area.		
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	?	?	?			
Overall effects identified SA22	+?	?	?			
Use of Land Resources						
SA23 - To improve efficiency in land use t	through the	re-use of p	reviously d			
1. Will it re-use previously developed land?	++	++	?	Option 1 and Option 2 will likely result in the re-use of previously developed land		
2. Will it remediate contaminated land?	++	++	?	which could result in major positive effects. Both options would ensure		

The effects over time:						
++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS4: Blockhouse and Hasla			icer tairi	major negative		
Policy SS5: Fort Blockhouse	ii Guiibot	it Sileus				
Sustainability Theme	Option 2: P above othe protected f Option 1: N led residen supporting		Option 3: D MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and		
Sustainability Meme	Option 1: Mixed-use sites with heritage- led residential development and supporting leisure, retail and town	Option 2: Prioritisation of residentia above other uses with limited areas protected for employment	Option 3: Do not plan for sites release by MoD	cumulative effects		
Sustainability Appraisal Objective	wit and	res lite	site			
Decision Making Criteria	th heritage- and town	sidential d areas	s release by			
				growth is directed to PDL and development proposals would also likely involve the remediation of contaminated land.		
				Option 3 is highly uncertain as it is not know what would happen to the site. It is considered that by providing a strategic policy approach to the regeneration of the site the benefits of redevelopment can be maximised.		
Overall effects identified SA23	++	++	?			
Water Management						
SA24 - To maintain and improve the water	er quality of	f the Borous	gh.			
1. Will it improve compliance with the Water Framework Directive?	?	?	?	At this stage the effects of each spatial option are uncertain. Option 1 and 2 propose significant growth which would likely increase water consumption which could have knock-on impacts upon water quality. However there is significant uncertainty at this stage and the impact of development proposals will need to be assessed at the detailed proposal stage.		
Overall effects identified SA24	?	?	?			
SA25 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.						
1. Will it minimise the risk of flooding from all sources to people and property?	-		O	It is likely that each of the spatial options that could be pursued could increase the potential risk of flooding given the site is		
2. Will development be avoided in flood risk areas?	-	-	O	located in an area of significant flood risk. This would particularly be the case with		
3. Can the site be made safe taking into account predicted sea level rise?	+?	+?	O	Option 2 as it would maximise residential uses within the site. Option 1 would see less vulnerable uses located in areas prone to the highest flood risk, and residential uses located in areas of less		

	The	effects ove	er time:			
++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS4: Blockhouse and Hasla	r Gunboa	at Sheds				
Policy SS5: Fort Blockhouse						
Sustainability Theme	Option 2: Prioritisation of residential above other uses with limited areas protected for employment Option 1: Mixed-use sites with heritage-led residential development and supporting leisure, retail and town		Option 3: Do not plan for sites release by MoD	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Sustainability Appraisal Objective	s wi	f reg	· site			
Decision Making Criteria	th h and I tov	side d ar	es re			
-	heritage- d wn	ential reas	elease by			
				risk where it can also be mitigated.		
				It is considered that while Option 1 would likely result in negative effects in relation to the risk of flooding, it provides a compromise between mitigating the risk as best as possible while also ensuring that the land can be utilised by putting the least vulnerable uses in the areas of greater risk. It is uncertain in respect of both options 1 and 2 that could be pursed as to whether the risk of flooding to people and property could be minimised and development avoided in flood risk areas. In respect of Option 1, the detailed design of development proposals is unknown at this stage. However, it will be very important to consider the issues associated with flood risk when development proposals come forward as many parts of the site are located within Flood Zones 2 and 3. It will not be possible to eradicate all flood risk, however on balance the benefits of regenerating the Blockhouse site, if released by the MoD, are considered very positive and the risk of flooding can be mitigated and addressed in the design of proposals. It is also important that any flood mitigation requirements are identified and addressed, this could for example include improvements to the Haslar Sea Wall.		
Overall effects identified SA25	-	-	0	p. evenients to the Husiai Sea vvali.		
SA26 - To provide for sustainable sources	of water s	upply.		1		
1. Will it reduce water consumption?	-	-	o?	Both Option 1 and Option would likely increase water consumption. Option 3 is unknown.		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Policy SS4: Blockhouse and Haslar Gunboat Sheds Policy SS5: Fort Blockhouse Comments:** consideration of likelihood of supporting leisure, retail and town Option 1: Mixed-use sites with her above other uses with limited areas **Option 2: Prioritisation of residentia** effect, spatial scale, temporary/permanent effects, short/medium/long term effects and **Sustainability Theme** cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** Overall effects identified SA26 ο? **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 By pursuing Option 1 is it likely that waste -? -? ? of materials and resources? generation will increase as these will be 2. Will it reduce household waste? ? more development at Blockhouse. -? --? However the amounts of waste generated 3. Will it increase recycling? O O and resources consumed are uncertain and it is difficult to predict how this will change over time. Option 2 is likely to lead to similar effects, although there could potential be a greater amount of household waste generated due to the prioritisation of residential uses above other uses. Option 3 is very uncertain as it is not known what will happen to the site, it is most likely that the site will stay as it is however there could be some intensification of the site which would likely increase resource consumption and

-?

Overall effects identified SA27

waste production.

?

--?

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	Major	Positive +	Neutral/not	Uncertain ?	Negative -	Major	Impact
Objective	positive ++		applicable o			negative	timeframe
							(short (S),
							Medium
							(M), Long (L
SA1			0				term)
SA2		+?	J				M/L
SA3		+					M/L
SA4		+					M/L
SA5	++	· ·					M/L
SA6				?			101, 2
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

PART 4 - 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	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.
	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.
Justification	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.
Recommendation for Local Plan	Include policy in Local Plan

PART 5 – 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.

Mitigatir	ng 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.

Maximis	sing 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.

PART 1A – Site profile for Policy SS6: Royal Haslar Hospital

Site location

Site name	Royal Haslar Hospital	Site reference	AG005
Site address and post	Haslar Road, Gosport, PO12 2AA	Ward	Anglesey
code			

Site details

	-
Site description	Former hospital site comprised of hospital buildings, accommodation, a
	church and open space.
Topography	Coastal site is generally flat but and contains a high number of trees.
Existing land use	Disused hospital undergoing conversion to residential. Many homes already
	exist onsite.
Surrounding land	Fort Blockhouse (MOD base): (two+ storeys)
use and storey	Qinetic (secure industrial park): (one-three storeys)
heights	Gunboat Sheds (Grade I listed building): (one-two storeys)
	Former Haslar Immigration Removal Centre (MOJ): (one-three storeys)
	Residential terraces (two storeys)
Site size (hectares)	23 ha
Development status	Planning permission has been granted and phased development is underway.

Suitability

Issue	Suitability	Comments
Local plan designations		·
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for	Yes	Site is allocated for mixed use
development?		regeneration under Policy LP6.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	No	
Is the site a Protected	Yes	Site is allocated for mixed use
Employment Site?		development under Policy LP6, with the primary use being residential care. Evidence of lack of employment need is required. Proposals expected to be mixed
		use and care-led.
Does the site have a community, culture or leisure use?	No	The site has cultural value for the Borough.
Is the site within a Defined Shopping Area?	No	
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	Yes	Parts of the site are predicated to be in
Zone 2 or 3 in 2115?		Flood Zone 2 and 3. A site specific
		Strategic Flood Risk Assessment (FRA) will
		be required in support of development
		proposals.
Ecology	<u> </u>	
Does the site contain any	No	Site does contain a large number of
irreplaceable habitats (such as		mature trees though.
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	Site does contain a large number of
		mature trees though.
Is the site known to contain any	Unknown	Possible due to the age of the buildings
protected species (bats, badgers,		and amount of trees/open space. Further
Great crested newts)?		investigation will be required.
Does the site contain, or is within	Yes	Site is within 400m of the Portsmouth
400m of, a SAC or possible SAC,		Harbour SPA/SSSI/Ramsar. Also within
SPA or potential SPA, Ramsar site		400m of Gosport Park, a Brent Goose site.
or proposed Ramsar site, or a		An ecology survey may be required;
biodiversity-offset site?		Development will not be permitted unless
		no adverse impact upon the habitat can
		be demonstrated.

Issue	Suitability	Comments
Does the site within, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site within, or is in	Yes	The Parkland Area is a candidate SINC.
proximity of, a SINC, candidate		Proposals should protect the on-site
SINC or a Local Green Space?		cSINC.
Access		conve.
Can satisfactory vehicular access	Yes	
be achieved?	103	
Can safe pedestrian and cycle	Yes	
access be achieved?	165	
	N/	
Can adequate emergency service	Yes	
and refuse truck be provided?		
Heritage	Τ	T
Is the site within or adjacent to a	Yes	Site is a completely within the Haslar
Conservation Area?		Peninsula (No. 13) Conservation Area.
		Proposals will need to preserve or
		enhance the character of the conservation
		area.
Does the site contain any	Yes	Site contains multiple listed buildings and
Designated Heritage Assets (listed		a registered park. Proposals will need to
buildings, scheduled ancient		preserve or enhance the listed buildings
monuments or registered parks		and registered park.
and gardens)?		
Does the site contain any locally	No	
listed buildings?		
Is the site likely to be of	Yes	Site has been in occupation since at least
archaeological interest?		the 1753. An Archaeological assessment is
		required.
Contamination		·
Is there a possibility the site could	Yes	Site is considered to be possibly
be contaminated?		contaminated. A site assessment and
		potential mitigation will likely be required.
Amenity	l	Transmission with meny so required.
Is development likely to have an	No	
adverse impact upon		
neighbouring amenity?		
Are neighbouring uses likely to	No	
,	INU	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services	Vec	
Is the site serviced by utilities?	Yes	
Is the site within a Safeguarded	No	
Area (other than Southampton		

Issue	Suitability	Comments
Airport Safeguarding Zone, which		
covers the whole borough)?		

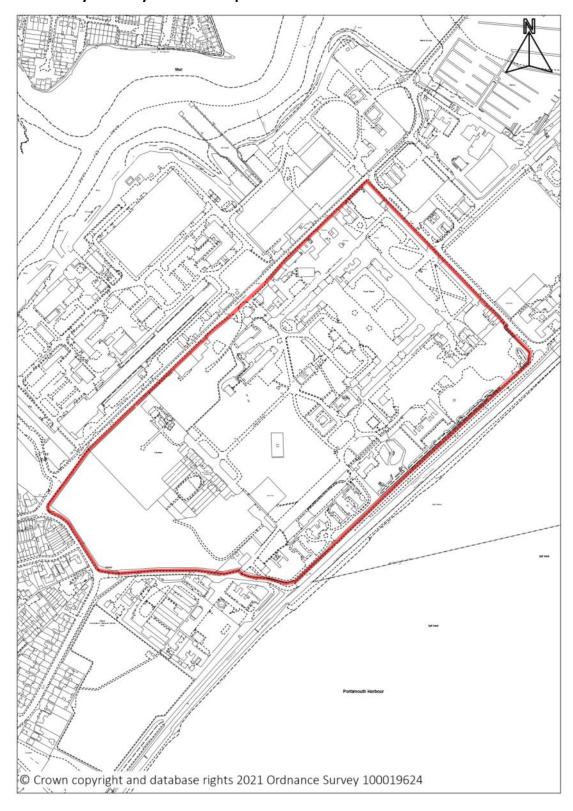
Availability

Issue	Availability	Comments
Does the site have multiple	No	
owners?		
Is the site owned by a developer or	Yes	
is the owner willing to sell?		
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	No	
(covenants, ransom strips)?		
Are there any on-site constraints	No	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	The residential element is expected to cross-subsidise the cost of heritage conservation. Funding or planning gain may be needed to make the site viable.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Site plan for 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:
 - Up to 300 residential dwellings (Class C3 use) and a hotel (Class C1);
 or
 - ii. $\overline{\text{Up}}$ 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.

PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Mixed-use development in updated and revised Strategic Policy

Since the GBLP 2011-2029 was adopted planning permission has been granted for comprehensive redevelopment of the Royal Haslar Hospital site. However it is considered important to retain a policy framework for the site and where necessary review certain criteria. This option therefore allows for a mix of uses 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.

Option 2: Continuation of existing Adopted Local Plan Policy

This option is tested as an alternative to updating and revising the existing policy. This would see a continuation of the relevant parts of Policy LP6 in the GBLP 2011-2029.

Option 3: No policy

This would see no policy provided for the site.

	Tho	effects ove	r timo:	
++ major positive + posi				- negative major negative
	tive one	utiai ; uii	certain	- Hegative Major Hegative
Policy SS6: Royal Haslar Hospital				
Sustainability Theme	Option 1: Mixed-use development in updated and revised Strategic Policy	Option 2: Continuation of existing Adopted Local Plan Policy	Option 3: No policy	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	d-u	id L	olicy	
Decision Making Criteria	se odated and olicy	ition of ocal Plan	,	
Climate Change			h	
SA1 – To address climate change issues t 1. Will it help to reduce carbon dioxide				Option 1 would facilitate additional
and other greenhouse gas emissions?	0	0	0	development above that already
Will it support the transition to net	0	0	0	consented on the site which could
zero carbon by 2050?	U		U	introduce additional emissions. That said,
Will it deliver energy efficient	0	0	0	re-development of the site provided for b
buildings?			U	Options 1 and 2 both provide
4. Will it support the charging of plugin and other ultra-low emission vehicles?	n/a	n/a	n/a	opportunities to address climate change issues.
				Option 1 seeks to provide a mix of uses or the site which will reduce the need to travel, in addition the site is within proximity of other proposals on the Hasla
				Peninsula, Gosport Waterfront and Gosport Town Centre. This will reduce the need to travel outside of the Borough.

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Policy SS6: Royal Haslar Hospital					
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Mixed-use development in updated and revised Strategic Policy	Option 2: Continuation of existing Adopted Local Plan Policy	Option 3: No policy	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
SA2 - To reduce the need to travel and to	o reduce the	effects of	traffic on lo	ocal communities.	
Will it reduce traffic volumes and congestion?	+?	+?	?	Both Option 1 and 2 are likely to see an increase in traffic volumes as both would	
2. Will it reduce road traffic accidents?	?	?	?	see development at the site. However	
3. Will there be an increase in traffic related air and noise pollution?	+?	+?	?	both Options seek to provide a mix of uses on the site which should reduce the need to travel and thereby keep additional traffic to lower levels. In addition, in combination with other proposals on the Haslar Peninsula, Option 1 provides the potential to create a more sustainable neighbourhood where local services are provided within the area.	
Overall effects identified SA2	+?	+?	?		
SA3 - To facilitate modal transfer away fr	rom use of t	he private o	ar to othe	r forms of travel including walking, cycling	
and public transport.	1	ı			
 Will it increase the proportion of journeys using modes other than the private car? 	+	+	-,	Both Option 1 and 2 are assessed as resulting in positive effects as both seek to provide a mix of uses at the Royal Haslar	
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	+	-?	Hospital site. This will help to reduce the need to travel and will also ensure journeys can be more easily made by sustainable modes of travel. Both options will also allow for improved walking and cycling networks throughout the site. Option 3 is considered uncertain and likely negative as while a no policy approach may not be a problem if the site is developed, there is a risk that in the event of changes in the future then there is no strategic approach to the sites redevelopment.	
Overall effects identified SA3	+	+	-3	redevelopment.	
SA4 - To improve accessibility to a range training, employment and leisure opport	of quality se			cluding health, transport, education,	
1. Will it improve access to local services?	+	+	O	Option 1 and 2 could both help to improve accessibility to services as both seek to	
2. Will it make access easier for those without a car?	+	+	0	provide a mix of uses commensurate to the scale of development on the site. In	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS6: Royal Haslar Hospital						
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Mixed-use development in updated and revised Strategic Policy	Option 2: Continuation of existing Adopted Local Plan Policy	Option 3: No policy	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
3. Will it make access easier for disabled and or elderly people?	+	+	O	addition, proximity to other development proposals at Blockhouse can ensure that the combined neighbourhoods are well served by services and facilities.		
				Option 1 also facilitates specialist care and retirement accommodation with accompanying facilities. This can assist in making the Haslar Hospital site a place where disabled and elderly people can access the services they require.		
Overall effects identified SA4	+	+	0			
Community Activity and Neighbour SA5 - To provide opportunities for comm 1. Will it provide opportunities for engagement in community activities?		ction and ir	mprove the	quality of where people live. Both Option 1 and Option 2 could help to encourage engagement in community		
2. Will it improve neighbourhoods as places to live?	++	++	0	activities by facilitating community uses on the site. In terms of improving the neighbourhood as a place to live, it is considered that by taking a strategic approach to the redevelopment of the Haslar Peninsula there will be major positive effects. By supporting the re-use of the Haslar Hospital site, tangible improvements to the built environment can be secured and a mix of uses provided. This should make the area a better place to live, work and visit. In addition the combined effects of redeveloping the site alongside other places in the Harbour Regeneration Area can result in major positive effects for creating a balanced community with a proportionate amount of both housing and employment uses. This can assist in improving people's quality of life and		
Overall effects identified SA5	++	++	0	improving the area as a place to live.		

	The	effects ove	er time:	
++ major positive + posi	itive o ne	utral ? un	certain -	negative major negative
Policy SS6: Royal Haslar Hospital				
Sustainability Theme	Option 1: Mixed-use development in updated and revised Strategic Policy	Option 2: Continuation of existing Adopted Local Plan Policy	Option 3: No policy	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	d-us h up ic P	nua	olic	
Decision Making Criteria	se odated and olicy	ıtion of ocal Plan		
Crime and Disorder				
SA6 - To reduce crime and disorder				
Will it reduce actual levels of crime and disorder?	+?	+?	O	Both Options 1 and 2 could help to reduce crime and disorder through the regeneration of the built environment and improvement in the design of public spaces. This could for example include increased natural surveillance and better lighting in public areas.
Overall effects identified SA6	+?	+?	0	
Poverty and Deprivation SA7 - To reduce poverty and social excluregion. 1. Will it reduce poverty and social	sion and clo	ose the gap I	oetween G	osport and other areas in the South East Option 1 provides potential to assist in
exclusion in those areas most affected?				reduce poverty and social exclusion within the Borough. By seeking to regeneration a significant part of the Borough, attract inward investment and increase opportunities, Option 1 is considered to result in significant social benefits. Option 2 also has the potential to result in similar effects.
				The provision of medical, health and care facilities on the site may also be able to assist those experiencing health deprivation.
Overall effects identified SA7	+	+	0	
Health and Well-being				
SA8 - To improve the health and wellbein facilities.	ng of the po	pulation, re	duce inequ	ualities in health and improve health
1. Will it reduce health inequalities in those areas most affected?	+	+	0	Both Option 1 and Option 2 are considered to result in positive effects in
2. Will it enable and support healthy lifestyles?	+	+	0	relation to health and wellbeing. This is party due to the proposed improvements
3. Will it improve access to health facilities?	++	++	0	to the built environment on the site and the protection of open spaces, but it is also due to the direct benefits of providing medical, health and care facilities including potential residential care.

	The	effects ove	er time:	
++ major positive + posi	_			- negative major negative
Policy SS6: Royal Haslar Hospital				
Sustainability Theme Sustainability Appraisal Objective	Option 1: Mixed-use development in updated and revised Strategic Policy	Option 2: Continuation of existing Adopted Local Plan Policy	Option 3: No policy	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Decision Making Criteria	e dated and olicy	tion of ocal Plan		
				The provision of a significant amount of C2 accommodation on the site can enhance the provision available in the Borough.
Overall effects identified SA8	+	+	0	
Housing				
SA9 - To ensure that everyone has the op-	portunity t	o live in a d	ecent and	affordable home.
1. Will it reduce homelessness?	+5	+?	ο?	Both Option 1 and Option 2 are expected
2. Will it increase the range and affordability of housing for different groups in the community?	+	+	o?	to be able to help reduce homelessness and increase the range and affordability of housing.
3. Will it increase the number of decent homes?	+	+	ο?	It is considered that by facilitating mixed-use development, Option 1 and 2 can ensure a large number of homes are delivered on the site whilst also ensuring a commensurate mix of other uses are provided. This will help to deliver a sustainable and balanced community. Option 1 in particular provides for the circumstances were a hotel found not to be viable on the site and allows the provision of extra housing in its place.
Overall effects identified SA9	+	+	ο?	
Education and Skills				
SA10 - To raise educational achievement find and remain in work.	and develo	p the oppo	rtunities fo	r everyone to acquire the skills needed to
1. Will it improve the qualifications and skills of young people?	n/a	n/a	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	n/a	
Overall effects identified SA10	n/a	n/a	n/a	
Employment				
• •				ut-commute and thereby provide greater
1. Will it reduce out-commuting from the Borough?	+	+	ο?	Option 1 and 2 both facilitate employment uses on the site including the re-use of
Will it improve accessibility to work by public transport, walking and	+	+	ο?	buildings for small offices and workshops. In addition the mixed-use redevelopment

++ major positive + posi		effects ove utral ? ur		- negative major negative
Policy SS6: Royal Haslar Hospital				
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Mixed-use development in updated and revised Strategic Policy	Option 2: Continuation of existing Adopted Local Plan Policy	Option 3: No policy	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
cycling?				of the site proposes appropriate leisure and tourism uses and small-scale retail facilities and services. The mixture of uses proposed can assist in reducing outcommuting by providing local employment opportunities.
Overall effects identified SA11	+	+	ο?	
SA12 - To ensure high and stable levels o	f employme	ent so every	one can be	enefit from the economic growth of the
Borough. 1. Will it reduce overall unemployment?	+	+	ο?	Option 1 and 2 both facilitate employment uses on the site including the re-use of
2. Will it reduce long-term unemployment?	?	?	?	buildings for small offices and workshops. In addition the mixed-use redevelopment
3. Will it provide job opportunities for those most in need of employment?	?	?	?	of the site proposes appropriate leisure and tourism uses and small-scale retail
4. Will it help to improve average earnings?	?	?	?	facilities and services. The mixture of uses proposed can assist in reducing unemployment. The effects for other decision making criteria are considered uncertain.
Overall effects identified SA12	+?	+?	?	Criteria are considered dificertain.
Economy	Ti	T	•	
SA13 - To increase investment in Gospor	t's econom	y to facilitat	e the susta	inable regeneration of the Borough.
Will it make more effective use of previously developed land?	++	+	?	Option 1 is considered to make the most effective use of PDL as it seeks to provide
2. Will it improve business development and enhance competitiveness?	0	O	0	sufficient flexibility to ensure the site can be successfully redeveloped over time. Both Option 1 and 2 seek to achieve
3. Will it improve the resilience of business and the economy?	0	0	0	mixed use redevelopment of the site which will ensure the site can be
4. Will it promote growth in key sectors and clusters?	0	0	0	successfully re-used.
5. Will it make land and property available for business development?	+	+	?	In terms of the impact of all options on other economic issues, the overall impact is considered neutral given the small scale of employment uses expected on the site.
Overall effects identified SA13	++0	+0	ο?	or employment uses expected on the site.
SA14 - To encourage the development of		_		ector
1. Will it positively contribute to the	+	+	?	Both Option 1 and 2 will help to ensure
	<u> </u>	•	•	

	_	effects ov		
	itive o ne	utral ? ur	ncertain -	- negative major negative
Policy SS6: Royal Haslar Hospital				
Sustainability Theme	Option 1: Mixed-use development in updated and revised Strategic Policy	Option 2: Continuation of existing Adopted Local Plan Policy	Option 3: No policy	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	d-us up c Po	nua d L	dicy	
Decision Making Criteria	se dated and olicy	tion of ocal Plan		
local tourism industry and improve the image of Gosport as a destination?				the re-use of the site capitalises on the historic assets and history of the site which can have positive effects for the local tourism industry. In addition, the provision of a hotel on the site would ensure tourism accommodation is provided. Combined with other development proposals in the Harbour Regeneration Area, the redevelopment of the Haslar Hospital site can be seen as part of an overall offer which can help market
Overall effects identified SA14			?	Gosport as a destination.
	+	+	ſ	
Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability		ough's princ	inal distric	t and neighbourhood centres
1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)?	+	+	?	Option 1 facilitates a limited amount of retail floorspace on the site to serve the immediate site, while also ensuring the
2. Will it improve the vitality and viability of centres?	+	+	?	vitality and viability of others centres is not negatively affected. Both Option 1 and 2 could help to improve the vitality and viability of centres through additional residents who may visit them. The Haslar Peninsula is within proximity of proposals at Gosport town Centre, the redevelopment of Haslar Hospital therefore has potential to assist in efforts to regenerate Gosport Town Centre.
Overall effects identified SA15	+	+	?	
Leisure				
SA16 - To improve the quality and access	sibility of lei	sure opport	1	
1. Will it improve the range of sporting facilities in the Borough?	+	+	?	Option 1 and 2 could include the provision of leisure facilities such as a gym/spa which will provide positive effects for improving leisure opportunities in the Borough.
Overall effects identified SA16	+	+	?	
	1		-	I

++ major positive + posi		effects ove		- negative major negative
Policy SS6: Royal Haslar Hospital				
Sustainability Theme	Option 1: Mixed-use development in updated and revised Strategic Policy	Option 2: Continuation of existing Adopted Local Plan Policy	Option 3: No policy	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	d-us ic P	nua	olic	
Decision Making Criteria	se dated and olicy	ıtion of ocal Plan	`	
		nances the q	juality of its	s public areas and green spaces including the
provision of good access to the coast and	d harbour.		ı	
1. Will it protect or enhance the Borough's network of greenspace?	+	+	?	Option 1 and 2 will protect and enhance the Borough's network of greenspace by ensuring there is provision of open space on the site. In addition, the redevelopment of the site under both Options will assist in meeting development needs which can protect other open spaces in the Borough from development. In addition, Option 1 and 2 seek to secure accessibility improvements on the site to ensure public access to both the historic
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve	+	+	?	park and garden and the Solent frontage.
public access? Overall effects identified SA17				
	+	+		
Biodiversity and Geodiversity	ough's bios	liversity and	الممامعاما	l accepta
SA18 - To conserve and enhance the Bor 1. Will it result in a biodiversity net	?	?	?	It is uncertain as to whether all Options
gain?	•	•	•	would help to conserve and enhance the
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	?	?	?	environment. However it is considered likely that Option 1 and 2 are able to adequately address these issues as demonstrated by the previously
Will it maintain and enhance sites	?	?	?	consented scheme. However at this stage
designated for their nature conservation interest?		·	•	and high level the specific details of development proposals are not fully
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	?	known. The implications of all proposals will need to be assessed as part of the full plan HRA and throughout the development management process.
Overall effects identified SA18	?	?	?	
Heritage and Design				
SA19 - To protect and enhance the histo	ric environr	ment.		
1. Will it protect and enhance the	+?	+?	?	Both Options 1 and 2 will see the

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS6: Royal Haslar Hospital						
Sustainability Theme	Option 1: Mixed-use development in updated and revised Strategic Policy	Option 2: Continuation of existing Adopted Local Plan Policy	Option 3: No policy	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Sustainability Appraisal Objective	upd Pol	uati Lo	icy			
Decision Making Criteria	ated and icy	on of cal Plan				
historic environment?				redevelopment of historic assets which		
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a	n/a	could protect and enhance the historic environment if buildings are re-used appropriately. There is uncertainty as to how this will occur in practice until detailed proposals are available however the entire area is within the Haslar Peninsula Conservation Area and as a result proposals will need to accord with the conservation area appraisal. In addition the already consented scheme is considered to address heritage concerns in an appropriate manner which gives greater confidence in the prediction of positive effects for Option 1 and 2.		
Overall effects identified SA19	+?	+?	?	positive encode is: option 1 and 1.		
SA20 - To ensure that there is a high qua	lity townsca	pe incorpo	rating good	design principles for buildings and		
surrounding spaces.			ı			
1. Will the design enhance the quality of the townscape?	++	+	0?	The mixed-use redevelopment of the site as proposed by Option 1 and 2 is considered to offer major positive effects for improving the appearance of the built environment. By facilitating the re-use of historic assets on the site both options can ensure the historic environment is protected and enhanced. The effects of Option 1 are considered to be more positive as it will provide sufficient flexibility to ensure proposals on the site can be adjusted and its full regeneration completed.		
Overall effects identified SA20	++	+	ο?			
Air Quality						
SA21 - To reduce air pollution and ensure 1. Will it improve air quality?			to improve.			
· · · · ·	+	+		Option 1 and 2 both have the potential to improve air quality, primarily by complementing other proposals in the Harbour Regeneration area and reducing the need to travel.		
Overall effects identified SA21	+	+	?			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative Policy SS6: Royal Haslar Hospital				
Sustainability Appraisal Objective	-use upd : Po	uat d Lo	licy	
Decision Making Criteria	elated and licy	ion of cal Plan		
Use of Energy Resources				
		_	1	ed from renewable sources in the Borough.
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	+?	+?	?	It is possible that Option 1 and Option 2 could help to reduce emissions of greenhouse gases. The provision of a mix of uses on the Haslar Peninsula could reduce the need to travel and thereby reduce energy use. In addition the combination of proposals at Haslar Peninsula, Gosport Town Centre and Gosport Waterfront can help to deliver a sustainable community where people's needs are met within the area.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	?	?	?	
Overall effects identified SA22	+?	+?	?	
Use of Land Resources				
SA23 - To improve efficiency in land use	through the	e re-use of p	reviously c	leveloped land and existing buildings.
Will it re-use previously developed land?	++	++	?	Option 1 and Option 2 will result in the reuse of previously developed land which
2. Will it remediate contaminated land?	++	++	?	could result in major positive effects. Both options would ensure growth is directed to PDL and development proposals would also likely involve the remediation of contaminated land.
Overall effects identified SA23	++	++	?	
Water Management				
SA24 - To maintain and improve the wat	er quality o	f the Borou	gh.	
1. Will it improve compliance with the Water Framework Directive?	?	?	?	At this stage the effects of each spatial option are uncertain. Option 1 and 2 propose growth which would likely increase water consumption which could have knock-on impacts upon water quality. However there is significant uncertainty at this stage and the impact of development proposals will need to be assessed at the detailed proposal stage.
Overall effects identified SA24	?	?	?	1.15.11.11.00
SA25 - To reduce the risk of flooding and environment.	the resulti	<u> </u>	nt to public	well-being, the economy and the
Will it minimise the risk of flooding from all sources to people and	-	-	?	It is likely that each of the spatial options that could be pursued could increase the

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS6: Royal Haslar Hospital	Policy SS6: Royal Haslar Hospital					
Sustainability Theme	Option 1: Mixed-use development in updated and revised Strategic Policy	Option 2: Continuation of existing Adopted Local Plan Policy	Option 3: No policy Option 2: Continua existing Adopted Lo Policy	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Sustainability Appraisal Objective	upd Po	uat d Lo	icy			
Decision Making Criteria	tion of ocal Plan e e dated and					
property?				potential risk of flooding given the site is		
2. Will development be avoided in flood risk areas?	+?	+?	?	located in an area of flood risk. However both Option 1 and 2 will allow the most		
3. Can the site be made safe taking into account predicted sea level rise?	+?	+?	?	vulnerable uses to be located in areas of less risk and suitable mitigation to be put in place.		
				It is considered that while Option 1 and 2 would likely result in negative effects in relation to the risk of flooding, it provides a compromise between mitigating the risk as best as possible while also ensuring that the land can be utilised by putting the least vulnerable uses in the areas of greater risk. Existing flood risk issues have been adequately addressed in the existing consent so it is considered that these can be satisfactorily addressed if Option 1 is pursued.		
				It will be important to consider the issues associated with flood risk when development proposals come forward as many parts of the site are located within Flood Zones 2 and 3. It will not be possible to eradicate all flood risk, however on balance the benefits of regenerating the site are considered very positive and the risk of flooding can be mitigated and addressed in the design of proposals.		
Overall effects identified SA25	+?	+?	?			
SA26 - To provide for sustainable sources	of water s	upply.				
Will it reduce water consumption?	-	-	?	Both Option 1 and Option would likely increase water consumption. Option 3 is unknown.		
Overall effects identified SA26	-	-	?			
Natural Resources and Waste Management						
management of waste.	lisposal, and	d achieve th	e sustainal	ble consumption of natural resources and		
1. Will it lead to reduced consumption	-3	-5	?	By pursuing Option 1 and 2 is it likely that		

The effects over time:					
++ major positive + posi	tive one	utral ? u	ncertain ·	- negative major negative	
Policy SS6: Royal Haslar Hospital					
Sustainability Theme	Option 1: Mixed-use development in updated and revised Strategic Policy	Option 2: Continuation of existing Adopted Local Plan Policy	Option 3: No policy	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	d-us n up ic P	inua ed L	olicy		
Decision Making Criteria	use updated and Policy	ition of ocal Plan			
of materials and resources?				waste generation will increase as these	
2. Will it reduce household waste?	-5	-?	?	will be more development on the site.	
3. Will it increase recycling?	O	0	?	However the amounts of waste generated and resources consumed are uncertain and it is difficult to predict how this will change over time. Option 2 is likely to lead to similar effects.	
Overall effects identified SA27	-3	-?	?		

	6: Royal Has						
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L term)
SA1			О				,
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	++0						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

PART 4 - 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.

PART 5 – 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.

Mitigat	ng 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.

Maximis	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.

PART 1A – Site profile for Policy SS7: Haslar Barracks

Location

Site name	Haslar Barracks	Site reference	AG015 a + b
Site address and post	Dolphin Way, Gosport, PO12	Ward	Anglesey
code	2AW		

Site details

Site description	Former Haslar Immigration Removal Centre
Topography	Flat with grass and hardstanding surfaces.
Existing land use	Former prison/removal centre. Currently unused.
Surrounding land	Residential (two storeys), Haslar Hospital site.
use and storey	
heights	
Site size	6.3 ha
Development status	None

Suitability

Issue	Suitability	Comments		
Local plan designations				
Is the site within the Urban Area	Yes			
Boundary?				
Is the site allocated for	No	White land within the urban area		
development?		boundary.		
Is the site in the Strategic Gap?	No			
Is the site Protected Open Space?	No			
Is the site a Protected Employment	No			
Site?				
Does the site have a community,	No			
culture or leisure use?				
Is the site within a Defined	No			
Shopping Area?				
Is the site currently tourist	No			

Issue	Suitability	Comments
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	Yes	Site in Flood Zone 2. A site specific Strategic Flood Risk Assessment (FRA) will be required in support of development proposals.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Significant parts of the site are predicated to be in Flood Zone 2 and 3. A site specific Strategic Flood Risk Assessment (FRA) will be required in support of development proposals.
Ecology		
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	
Does the site have any TPO trees?	No	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Proposals will need to protect the species. Further investigation required.
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Site within proximity of multiple Brent Goose sites (Core Primary). A HRA will be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	No	
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space? Access	Yes	Site within 400m of Gosport Golf Course SINC. Proposals should protect the habitat.
Can satisfactory vehicular access be achieved?	Yes	
Can safe pedestrian and cycle access be achieved?	Yes	
Can adequate emergency service and refuse truck access be provided?	Yes	
Heritage	ı	
Is the site within or is adjacent to a Conservation Area?	Yes	Half of the site is in Haslar Barracks No.17 Conservation Area. A Heritage Statement will be required. Proposals

Issue	Suitability	Comments
	·	will need to preserve or enhance the
		character of the conservation area.
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		
gardens)?		
Does the site contain, or is adjacent	Yes	Multiple locally listed buildings on the
to, any locally listed buildings?		site.
Is the site likely to be of	Yes	Site of archaeological interest for
archaeological interest?		Military Hospital. An Archaeological
		Assessment will be required.
Contamination		
Is it likely the site could be	Yes	Site is in 20m buffer area. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will be likely
		required.
Amenity		
Is development likely to have an	No	
adverse impact upon neighbouring		
amenity?		
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services	I	
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	No	
Area (other than Southampton		
Airport Safeguarding Zone, which		
covers the whole borough)?		

Availability

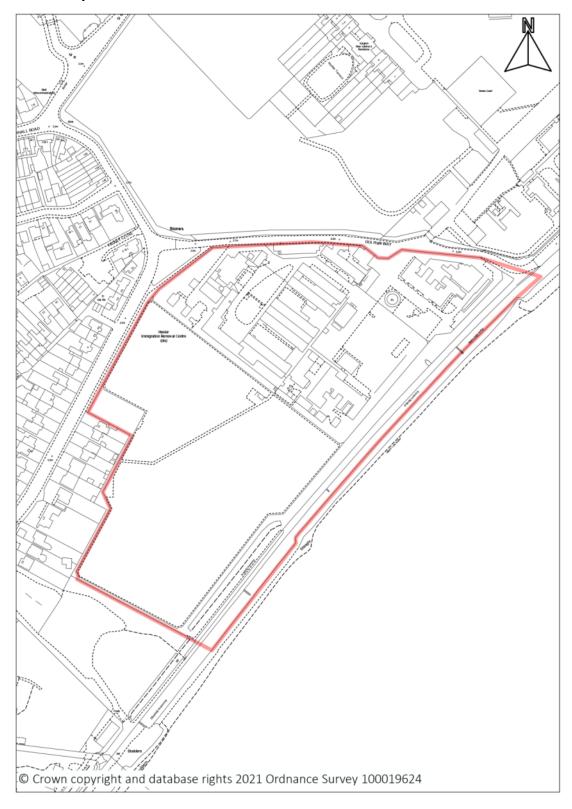
Issue	Availability	Comments
Does the site have multiple	No	Ministry of Justice
owners?		
Is the site owned by a developer or	Yes	The land owner is looking to sell the site
is the owner willing to sell?		for redevelopment.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	

Issue	Availability	Comments
(pylons, rights of way, easements)?		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs, heritage conservation, and flood protection (sea wall strength). Funding or planning gain may be needed to make the site viable.
Does the site require significant new infrastructure investment in order to be suitable for development?	Unknown	

Site plan for 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.

PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Heritage-led mixed-use scheme with open space improvements

This option has been put forward by the landowner of the site and would see redevelopment of the site for a mix of uses including residential dwellings.

Option 2: Do not plan for sites release by Ministry of Justice (MoJ)

It is considered necessary to test this option as this is the status quo option if the site is not released for re-development by the landowner.

PART 3 - Sustainability Appraisal of potential options for Policy SS7: Haslar Barracks

	The effe	cts over time	:	
++ major positive + pos	itive o neutra	ıl ? uncertair	n - negative major negative	
Policy SS7: Haslar Barracks				
Sustainability Theme	Option 1: Herit mixed-use sche with open spac improvements	Option for site Minist (MoJ)	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Sustainability Appraisal Objective	11: -use per per	n 2: es r	cumulative effects	
Decision Making Criteria	Option 1: Heritage-led mixed-use scheme with open space improvements	Option 2: Do not plan for sites release by Ministry of Justice (MoJ)		
Climate Change				
SA1 – To address climate change issues th	rough reducing	greenhouse ga	s emissions.	
1. Will it help to reduce carbon dioxide	0	ο?	Option 1 would introduce new emissions	
and other greenhouse gas emissions?			however measures can be taken to minimise carbon dioxide and other greenhouse gas emissions as much as possible.	
2. Will it support the transition to net zero carbon by 2050?	0	ο?	Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, for example through sustainable construction and the conversion of the historic buildings. Option 2 is assessed as neutral uncertain as it is unknown what would happen to the site.	
3. Will it deliver energy efficient buildings?	+	-	Option 1 would provide opportunities to delive energy efficient buildings on the site including the conversion of existing historic buildings to higher standard of energy efficiency.	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	+	-	Option 1 would provide opportunities to secur charging facilities into the new development.	
Overall effects identified SA1	0	ο?		
Transport and Accessibility				
SA2 - To reduce the need to travel and to	reduce the effe	cts of traffic on	local communities.	
Will it reduce traffic volumes and congestion?			Option 1 may lead to increase traffic volumes and congestion; however the effect is unlikely	
2. Will it reduce road traffic accidents?	0	0	to be significant and can likely be mitigated.	
3. Will there be an increase in traffic related air and noise pollution?	-	о?	Option 2 is considered to result in largely neutral/uncertain effects as it is not known what the site would be used for in the future and if left unused it would likely result in no change in terms of traffic.	
Overall effects identified SA2	-	ο?		
SA3 - To facilitate modal transfer away fro public transport.	m use of the pri	vate car to oth	er forms of travel including walking, cycling and	
1. Will it increase the proportion of journeys using modes other than the private car?	-?	0	Residential development on the site would likely lead to increased car use, however there are opportunities for walking, cycling and publ transport from the site and improved accessibility to the Solent coastline through th site.	
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	O	Option 1 would see the provision of publically accessible pedestrian and cycle routes along the Solent shoreline as part of the	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Policy SS7: Haslar Barracks** Comments: consideration of likelihood of with open space for sites release by mprovements **Sustainability Theme** ixed-use schem effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** cumulative effects **Decision Making Criteria** redevelopment of the site. Overall effects identified SA3 -? 0 SA4 - To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment and leisure opportunities. 1. Will it improve access to local Option 1 could include ancillary small-scale 0 0 services? commercial uses on the site which would ensure there is provision of local facilities. 2. Will it make access easier for those 0? 0 without a car? However this is not certain and it depends on the proposals bought forward for the site. 3. Will it make access easier for disabled 0? 0 Option 1 could see the barracks part of the and or elderly people? reused for sheltered/care accommodation, it is anticipated that if this was pursued by a developer then sufficient services would be provided on the site to serve the needs of residents. The overall effects for Option 1 are assessed as neutral/uncertain at this stage. Overall effects identified SA4 ο? 0 **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 By pursuing a heritage-led mixed use scheme + engagement in community activities? on the site there is significant potential to 2. Will it improve neighbourhoods as improve the neighbourhood as a place to live. Option 1 would see the removal of places to live? infrastructure on the site associated with its former use, this would result in tangible improvements to the built environment. Depending on the mix of uses proposed by a developer, the provision of sheltered/care accommodation could provide increased opportunities for engagement in community activities. Option 2 is assessed as resulting in negative effects as if the site is not released then it will be difficult to achieve the changes which will be possible with Option 1. Overall effects identified SA5 + **Crime and Disorder** SA6 - To reduce crime and disorder

n/a

n/a

n/a

n/a

1. Will it reduce actual levels of crime

Overall effects identified SA6

Poverty and Deprivation

and disorder?

	The effe	ects over time	2:
++ major positive + pos	itive o neutra	al ? uncertai	n - negative major negative
Policy SS7: Haslar Barracks			
Sustainability Theme	Option 1: Herit mixed-use sche with open spac improvements	Option for site Minist (MoJ)	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Sustainability Appraisal Objective	use use pen	. 2: .s re	cumulative effects
Decision Making Criteria	Option 1: Heritage-led mixed-use scheme with open space improvements	Option 2: Do not plan for sites release by Ministry of Justice (MoJ)	
SA7 - To reduce poverty and social exclusion region.	on and close th	e gap between	Gosport and other areas in the South East
1. Will it reduce poverty and social exclusion in those areas most affected?	+?	O	Option 1 would see new homes delivered on the site. Development on the site would be required to provide affordable dwellings in line with Local Plan Policy. This can assist those in society who may be experiencing poverty and social exclusion. Additionally, if the site is developed to include supported/care accommodation, then this can result in significant social benefits for those in society who require this provision.
Overall effects identified SA7	+?	О	interestante una prestatent
Health and Well-being	• •		
	of the penulat	ion roduco inc	equalities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	n/a	n/a	equalities in fleatin and improve fleatin facilities.
2. Will it enable and support healthy lifestyles?	+?	O	Depending on the tenure of dwellings built, Option 1 could help improve access to health
3. Will it improve access to health facilities?	?	0	facilities and enable and support healthy lifestyles through the provision of sheltered or care accommodation for vulnerable or elderly people or service personnel/veteran accommodation.
Overall effects identified SA8	+?	0	
Housing			
SA9 - To ensure that everyone has the opp	portunity to live	in a decent an	ad affordable home
1. Will it reduce homelessness?	++	- III a decent an	The provision of up to 225 dwellings with
Will it increase the range and affordability of housing for different	++	-	Option 1 would have major positive effects for reducing homelessness and increase the range
groups in the community? 3. Will it increase the number of decent	+	-	and affordability of housing.
homes?			
Overall effects identified SA9	++	-	
Education and Skills			
and remain in work.	and develop the	opportunities	for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	

n/a

n/a

skills of the population overall? Overall effects identified **SA10**

The effects over time:						
++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS7: Haslar Barracks						
Sustainability Theme	Option 1: Herita mixed-use schen with open space improvements	Option for site Minist (MoJ)	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and			
Sustainability Appraisal Objective	ı 1: -use pen /em	ı 2: es re	cumulative effects			
Decision Making Criteria	Option 1: Heritage-led mixed-use scheme with open space improvements	Option 2: Do not plan for sites release by Ministry of Justice (MoJ)				
Employment						
SA11 - To provide opportunities for resider	nts to work loca	ılly rather than	out-commute and thereby provide greater			
potential for people to use public transpor	t, cycle or walk	to work.				
1. Will it reduce out-commuting from	n/a	n/a				
the Borough?	,					
2. Will it improve accessibility to work by	n/a	n/a				
public transport, walking and cycling? Overall effects identified SA11	n/a	2/2				
	-	n/a	hanafit from the accomomic growth of the			
SA12 - To ensure high and stable levels of 6 Borough.	employment so	everyone can	benefit from the economic growth of the			
1. Will it reduce overall unemployment?	n/a	n/a				
Will it reduce long-term	n/a	n/a				
unemployment?	II/ a	11/ a				
Will it provide job opportunities for	n/a	n/a				
those most in need of employment?	, -	, 4				
4. Will it help to improve average	n/a	n/a				
earnings?						
Overall effects identified SA12	n/a	n/a				
Economy						
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	tainable regeneration of the Borough.			
1. Will it make more effective use of previously developed land?	n/a	n/a				
2. Will it improve business development and enhance competitiveness?	n/a	n/a				
3. Will it improve the resilience of	n/a	n/a				
business and the economy?	, -	, -				
4. Will it promote growth in key sectors	n/a	n/a				
and clusters?						
5. Will it make land and property	n/a	n/a				
available for business development?						
Overall effects identified SA13	n/a	n/a				
SA14 - To encourage the development of a			sector.			
1. Will it positively contribute to the local	n/a	n/a				
tourism industry and improve the image of Gosport as a destination?						
Overall effects identified SA14	n/a	n/a				
Towns and Neighbourhood Centres	11/ a	11/ α				
SA15 - To ensure the vitality and viability o	f the Borough's	nrincipal dist	rict and neighbourhood centres			
1. Will it improve the accessibility to, and	o		Option 1 could improve the vitality and viability			
quality of, main town centre uses (as	0	0	of the Borough's centres by introducing			
defined in NPPF Annex 2)?			additional shoppers however these is			
2. Will it improve the vitality and viability	0	0	uncertainty about the magnitude of this effect			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Policy SS7: Haslar Barracks** Comments: consideration of likelihood of with open space for sites release by mprovements **Sustainability Theme** ixed-use schem effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** cumulative effects **Decision Making Criteria** and its considered neutral at this time. Overall effects identified SA15 O 0 SA16 - To improve the quality and accessibility of leisure opportunities within the Borough. 1. Will it improve the range of sporting n/a n/a facilities in the Borough? Overall effects identified SA16 n/a n/a 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 Option 1 would result in the loss of open space Borough's network of greenspace? as it would see new homes delivered on the existing area of open space. This is therefore assessed as negative in this regard. Option 2 is assessed as neutral at this stage however it is not guaranteed that a future development proposal will be produced by the site owner. 2. Will it protect or enhance the quality By pursuing option 1 and re-developing the ++ site, including providing public access to the of the Borough's coast and harbour Solent shoreline, there will be major positive frontage and maintain or improve public effects for improving public access to the coastal frontage. Overall effects identified SA17 + 0 **Biodiversity and Geodiversity SA18** - To conserve and enhance the Borough's biodiversity and geological assets. 1. Will it result in a biodiversity net gain? ? Option 1 would be required to secure a biodiversity net gain. 2. Will it enhance biodiversity through ? The impact of Option 1 is uncertain at this O the restoration and creation of wellstage. This will need be assessed through the connected multifunctional green HRA and at the detailed decision making stage. infrastructure? It is noted that the field adjacent to Haslar 3. Will it maintain and enhance sites 0 Barracks, proposed to be built on in Option 1, is designated for their nature conservation a brent goose site. Suitable mitigation will 4. Will it conserve and enhance local ? therefore be required. O habitats and species diversity, and avoid harm to protected species?

of centres?

Leisure

access?

interest?

Overall effects identified SA18	+?	0	
Heritage and Design			
SA19 - To protect and enhance the historic	environment.		
1. Will it protect and enhance the historic environment?	++	-	Option 1 would see the re-use of heritage assets at Haslar Barracks. This could result in major positive effects for their protection and enhancement. In addition, Option 1 would see
			ennancement. In addition, Option 1 would see

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Policy SS7: Haslar Barracks** Comments: consideration of likelihood of with open space for sites release by mprovements **Sustainability Theme** ixed-use schem effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** cumulative effects **Decision Making Criteria** the removal of all permanent modern boundary treatments associated with the sites most recent use, this would help to improve the setting of the historic assets. Pursuing Option 2 and not planning for the sites release is considered to result in negative effects as there is a risk that the historic assets on the site are not sustained and enhanced. 2. Will it improve the condition of any n/a n/a heritage asset identified as at risk? Overall effects identified SA19 ++ 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 +? There is some uncertainty at this stage and the detailed design will need to be addressed at the the townscape? development management stage. However, it is considered that a heritage-led mixed use redevelopment of the site will improve its appearance considerably. In addition, the removal of all security infrastructure associated with the sites former use will improve the local visual amenity. Overall effects identified SA20 +? **Air Quality** SA21 - To reduce air pollution and ensure air quality continues to improve. 1. Will it improve air quality? n/a n/a Overall effects identified SA21 n/a n/a **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 Both options are considered neutral. Option 1 0 0 gases by reducing energy consumption? would likely lead to increases in emissions due 2. Will it lead to an increased proportion to increase energy consumption, however the 0 0 effects of this are dependent on the source of of energy needs being met from renewable resources? energy and this is largely beyond the control of

Use of Land Resources					
SA23 - To improve efficiency in land use through the re-use of previously developed land and existing buildings.					
1. Will it re-use previously developed land?	0	0	Option 1 would see the historic barracks brought back into use. At the same time, development on the adjacent field would not be on previously developed land. The overall		

0

the Local Plan.

O

Overall effects identified SA22

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

Policy SS7: Haslar Barracks			
Sustainability Theme	Option 1: Herita mixed-use scher with open space improvements	Option for site Ministi (MoJ)	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Sustainability Appraisal Objective	use use pen /em	:2: is re	cumulative effects
Decision Making Criteria	Option 1: Heritage-led mixed-use scheme with open space improvements	Option 2: Do not plan for sites release by Ministry of Justice (MoJ)	
			effects are therefore assessed as neutral.
2. Will it remediate contaminated land?	n/a	n/a	
Overall effects identified SA23	О	О	
Water Management			
SA24 - To maintain and improve the water	quality of the I	Borough.	
1. Will it improve compliance with the	?	?	This is uncertain at this stage.
Water Framework Directive?			
Overall effects identified SA24	?	?	
SA25 - To reduce the risk of flooding and to 1. Will it minimise the risk of flooding	he resulting det	triment to pub	lic well-being, the economy and the environment. The site is partly located within Flood Zones 2
from all sources to people and property?			and 3. Therefore, Option 1 will partly increase the risk of flooding to people and property. However the Council will require a Flood Risk Assessment and suitable design to ensure the proposed development is resilient to current and forecasted flood risk. The overall effects are therefore assessed as neutral at this stage. Detailed development proposals will be assessed through the development management process to ensure the risk of flooding is minimised.
2. Will development be avoided in flood risk areas?3. Can the site be made safe taking into	o?	0	As stated above, development will only be permitted on the site if proposals are suitably designed to minimise flood risk. Detailed
account predicted sea level rise?	O:	O	proposals will need to be assessed to ensure they satisfactorily address flood risk.
Overall effects identified SA25	0	О	
SA26 - To provide for sustainable sources of	of water supply		
1. Will it reduce water consumption?	-	o	Option 1 could increase water consumption on the site and cumulatively within the Borough.
Overall effects identified SA26	-	О	
Natural Resources and Waste Manag	ement		
SA27 - To reduce waste generation and dismanagement of waste.	sposal, and achi	ieve the sustair	nable consumption of natural resources and
1. Will it lead to reduced consumption of materials and resources?	-	O	Redeveloping the site under Option 1 would likely increase the use of resources and also
2. Will it reduce household waste?	-	0	result in more household waste, both of which
3. Will it increase recycling?	O	O	will result in negative effects. There will be opportunities for recycling and the re-use of historic buildings will also reduce the use of materials.
Overall effects identified SA27	-	О	

Option 1	: Heritage-le	ed mixed-use	e scheme with	open space	improveme	nts	
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (I term)
SA1			О				,
SA2					-		S/M/L
SA3					-?		M/L
SA4			ο?				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			0				
SA16			n/a				
SA17		+					M/L
SA18		+?					M/L
SA19	++						M/L
SA20		+?					M/L
SA21			n/a				
SA22			0				
SA23			0				
SA24				?			
SA25			0				
SA26					-		S/M/L
SA27					-		S/M/L

PART 4 - 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.

PART 5 – 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.

Mitigatii	ng 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	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.

PART 1A – Site profile for Policy SS8: The Piggeries

Site location

Site name	The Piggeries, Land north of	Site reference	AG007
	Haslar Road		
Site address and post	ddress and post Haslar Road, Gosport PO12 2AX		Anglesey
code			

Site details

Site description	Fields surrounded by trees/vegetation
Topography	Flat with lots of trees/vegetation
Existing land use	Grazing / Existing Open Space
Surrounding land	Creek, industrial estate, housing and cemetery
use and storey	
heights	
Site size (hectares)	3 ha
Development status	None

Suitability

Issue	Suitability	Comments				
Local plan designations	Local plan designations					
Is the site within the Urban Area	No	Review of the Urban Area Boundary may				
Boundary?		be required.				
Is the site allocated for	No	Site is Protected Open Space. Site may still				
development?		be appropriate for development.				
Is the site in the Strategic Gap?	No					
Is the site Protected Open Space?	Yes	Site assessed as high value in the Open Space Monitoring Report. Open space should be retained on the site and improved to provide public access and a Creekside walk.				
Is the site a Protected Employment Site?	No					
Does the site have a community, culture or leisure use?	No					

Issue	Suitability	Comments
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	Yes	Significant parts of the site are in Flood Zone 2 and 3. A site specific Strategic Flood Risk Assessment (FRA) will be required in support of development proposals.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Most of the site is predicated to be in Flood Zone 2 and 3. A site specific Strategic Flood Risk Assessment (FRA) will be required in support of development proposals.
Ecology	1	
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	Yes	Site contains dense woodland to the north – maybe ancient or veteran trees. A HRA will be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site have any TPO trees?	No	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	An Ecology Assessment will be required.
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, or a biodiversity-offset site?	Yes	Site is adjacent to the Portsmouth Harbour SPA/SSSI/Ramsar. Gosport Park is also within 400m, which is a Brent Goose site. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site within, or is in proximity of, a SSSI or candidate SSSI?	Yes	SSSI (Gilkicker Lake) is within 100m. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site within, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site contains a cSINC (The Piggeries), and is adjacent to another cSINC (Haslar Cemetery). Proposals should protect the habitat.
Access	1	
Can satisfactory vehicular access be achieved?	No	Access would need to be achieved from Clayhall Road. Highway infrastructure works may be required.
Can safe pedestrian and cycle	No	Highway infrastructure works may be

Issue	Suitability	Comments
access be achieved?		required
Can adequate emergency service	No	Highway infrastructure works may be
and refuse truck be provided		required
Heritage		
Is the site within or is adjacent to	Yes	Site is adjacent to the Anglesey
a Conservation Area?		Conservation Area (No. 2) and Haslar
		Conservation Area (No.13). Proposals will
		need to preserve or enhance the
		character of the conservation area.
Does the site contain, or is	Yes	Site is adjacent to Haslar Cemetery, which
adjacent to, any Designated		is a listed park. Proposals will need to
Heritage Assets (listed buildings,		preserve or enhance the heritage assets.
scheduled ancient monuments or		
registered parks and gardens)?		
Does the site contain any locally	No	
listed buildings?		
Is the site likely to be of	Yes	Known archaeological features below
archaeological interest?		ground.
Contamination	T	
Is there a possibility the site could	Yes	Land is considered to be potentially
be contaminated?		contaminated. A site assessment will likely
		be required.
Amenity	T.,	
Is development likely to have an	Yes	Proposals would need to not impact
adverse impact upon		housing to the south. Proposal will need
neighbouring amenity?	A.I.	to minimise amenity impacts.
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services Is the site serviced by utilities?	No	Undeveloped land but services pearly
Is the site serviced by utilities?	No	Undeveloped land but services nearby. Confirmation will be required from utilities
		that they can provide services.
Is the site within an Safaguarded	No	that they can provide services.
Is the site within an Safeguarded Area (other than Southampton	INU	
Airport Safeguarding Zone, which		
covers the whole borough)?		
covers the whole polongil):		

Availability

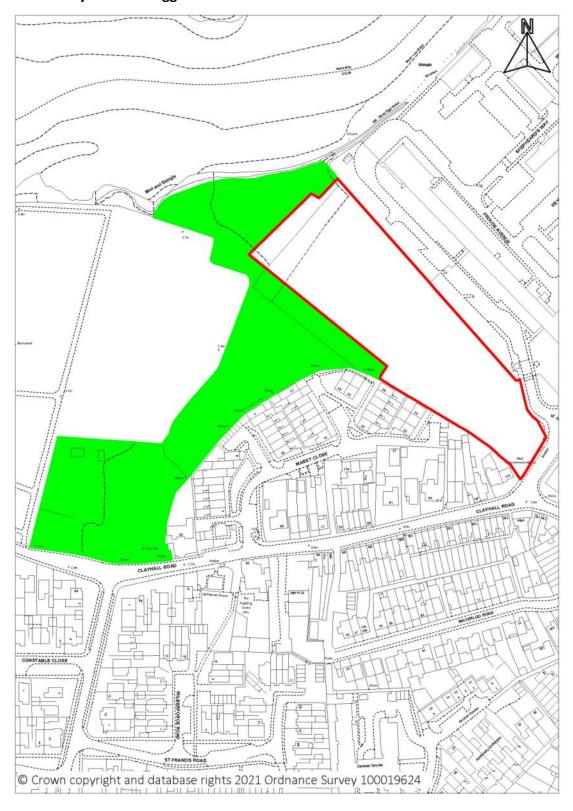
Issue	Availability	Comments
Does the site have multiple	No	
owners?		
Is the site owned by a developer or	Yes	Developer pursuing residential options on
is the owner willing to sell?		the site.

Issue	Availability	Comments
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for	Yes	The Council understands the developer is looking to progress a scheme in the short
development within the plan		term.
period?		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential contamination, ecology and heritage issues. Funding or planning gain may be needed to make the site viable.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Site plan for Policy SS8: The Piggeries



PART 1B – 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.

PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential with public open space provision

This option is proposed by a developer who is working in conjunction with QinetiQ who owns the land. This option would involve redevelopment of a large part of the site for up to 60 dwellings as well as public open space and public access to the Creekside.

Option 2: Retain for open space

This option is tested as an alternative to the landowners preferred option and would see the site fully retained for open space. There is no guarantee this would be publicly accessible given the site is privately owned.

PART 3 – Sustainability Appraisal of potential options for Policy SS8: The Piggeries

The effects over time:					
++ major positive + pos	itive o neutra	al ? uncertai	n - negative major negative		
Policy SS8: The Piggeries					
Sustainability Theme	말 문 유 <u>O</u>		Comments: consideration of likelihood of		
Sustainability Appraisal Objective	Option 1: Residential public oper provision	Option 2: Retain	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and		
Decision Making Criteria	n 1: ential open	n 2: en :	cumulative effects		
		Retain			
	with	e in			
	Ö				
Climate Change	Climate Change				
SA1 – To address climate change issues the	rough reducing	greenhouse ga	as emissions.		
1. Will it help to reduce carbon dioxide	О	0	Option 1 would introduce new emissions		
and other greenhouse gas emissions?			however measures can be taken to minimise		
			carbon dioxide and other greenhouse gas		
			emissions as much as possible.		
2. Will it support the transition to net	О	0	Both options are assessed as neutral. Option 1		
zero carbon by 2050?			would provide opportunities to support net		
			zero carbon by 2050, for example through		
			sustainable construction, however retaining the		
			site as open space would also assist as it may		

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

Polic ¹	v SS8: T	he Piggeri	es

Sustainability Theme	무 교 유 유 무 교 유 유	호 유	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	Option 1: Residenti public op provision	tior.	effects, spatial scale, temporary/permanent	
Decision Making Criteria	Option 1: Residential with public open space provision	Option 2: Retain for open space	effects, short/medium/long term effects and cumulative effects	
			not introduce the same level of additional emissions.	
3. Will it deliver energy efficient buildings?	+	O	Option 1 would see new dwellings required to built to a high standard of energy efficiency.	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	+	0	Option 1 would provide opportunities to incorporate charging facilities into new dwellings. However option 2 would not require this provision.	
Overall effects identified SA1	0	0		
Transport and Accessibility				
SA2 - To reduce the need to travel and to r	educe the effe	cts of traffic on	local communities	
1. Will it reduce traffic volumes and congestion?	-	?o	Option 1 and providing residential may result in negative effects as it may result in additional	
2. Will it reduce road traffic accidents?	0	O	traffic; however the effect is unlikely to be	
3. Will there be an increase in traffic related air and noise pollution?	-	? o	significant and can likely be mitigated. The provision of open space on the site may result in positive effects upon reducing the need to travel however there is no guarantee the site will be publically accessible so it is therefore assessed as neutral. In addition Option 1 would secure public open space on a large part of the site and Creekside access which would provide wider public benefits.	
Overall effects identified SA2	-	0		
	m use of the pr	ivate car to oth	ner forms of travel including walking, cycling and	
public transport. 1. Will it increase the proportion of journeys using modes other than the private car? 2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	?	Residential development on the site would likely lead to increased car use, however there are opportunities for walking, cycling and publi transport from the site. Accessibility to the coastline would improve the walking and cycling network in this location.	
			Retaining the site as open space could facilitate modal transfer away from the private car as th site would be accessible for local people. However given there is no guarantee the site would be available for public use there is significant uncertainty. In addition the site would likely mainly serve the direct needs of the local area and not reduce overall car use in the Borough.	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
	itive o neutra	ai ? uncertaii	n - negative major negative	
Policy SS8: The Piggeries				
Sustainability Theme	pr Re Op	한 유	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	Option 1: Residenti public op provision	op etio	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Decision Making Criteria	n 1: op ion	n 2: en :	cumulative effects	
	Option 1: Residential with public open space provision	Option 2: Retain for open space	camatative effects	
employment and leisure opportunities.				
1. Will it improve access to local services?	O	O	In terms of accessibility for the residential-led option, the site is not in the most accessible	
2. Will it make access easier for those without a car?	-	0	location in the Borough. However the site is within proximity of bus routes so this negative	
3. Will it make access easier for disabled	-	О	effect is not considered significant. The	
and or elderly people?			provision of housing on the site and securing public access at this location also offers significant benefits.	
Overall effects identified SA4	-	0		
Community Activity and Neighbourho	oods			
SA5 - To provide opportunities for commu	nity interaction	and improve t	he quality of where people live.	
1. Will it provide opportunities for engagement in community activities?	+	o	The provision of publicly accessible open space with access to the Stoke Lake shoreline could allow the local community to engage in activities in this space. This therefore would result in positive effects.	
2. Will it improve neighbourhoods as places to live?	+	0	Both options provide potential to improve the neighbourhood as places to live. The provision of housing on the site in combination with securing public open space and public access to the shoreline can provide significant public benefits. Option 2 also has potential to improve the neighbourhood however it would likely be a continuation of the existing situation which is assessed as having neutral effects as public access is not available.	
Overall effects identified SA5	+	О		
Crime and Disorder				
SA6 - To reduce crime and disorder				
1. Will it reduce actual levels of crime and disorder?	n/a	n/a		
Overall effects identified SA6	n/a	n/a		
Poverty and Deprivation				
SA7 - To reduce poverty and social exclusion region.	on and close the	e gap between	Gosport and other areas in the South East	
Will it reduce poverty and social exclusion in those areas most affected?	+	0	A residential-led option would be required to provide affordable dwellings in line with Local Plan Policy. This provides potential to directly assist those in society who may be experiencing poverty and social exclusion.	
Overall effects identified SA7	+	0		
Health and Well-being				

	The effe	cts over time	:
++ major positive + posi	tive o neutra	l ? uncertai	n - negative major negative
Policy SS8: The Piggeries			
Sustainability Theme	7 7 7 O		Comments: consideration of likelihood of
	Option 1: Residenti public op provision)pti or o	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	on 1 den ic o isio	on 2	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Residential with public open space provision	Option 2: Retain for open space	cumulative effects
	wit spa	etai ace	
	h ace	5	
CAO Taliana and the beautiful and confliction	- £ + h		man liki an in handah mad inggan kanalah Gariliki
5A8 - To improve the health and wellbeing 1. Will it reduce health inequalities in	n/a	n/a	equalities in health and improve health facilities.
those areas most affected?	n/a	n/a	
Will it enable and support healthy	+	+?	New dwellings built to a high standard could
lifestyles?	·	••	improve the Borough's housing stock and
,			support health and wellbeing. In addition the
			provision of public open space on the site will
			improve health and wellbeing of residents.
			Option 2 and retaining the entire site for open
			space has the potential to also result in positive
			effects. However the site is not guaranteed to be available for public use so this is uncertain.
3. Will it improve access to health	n/a	n/a	be available for public use so this is differ talli.
facilities?	II/ a	11 <i>7</i> a	
Overall effects identified SA8	+	+?	
Housing		•	
SA9 - To ensure that everyone has the opp	ortunity to live i	n a decent an	d affordable home.
1. Will it reduce homelessness?	++	-	The provision of up to 60 dwellings on the site
2. Will it increase the range and	++	-	would have major positive effects for reducing
affordability of housing for different			homelessness and increasing the range and
groups in the community?			affordability of housing.
3. Will it increase the number of decent	+	-	
homes?			
Overall effects identified SA9	++	-	
Education and Skills			
SA10 - To raise educational achievement a and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find
	/	/-	
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
Will it improve the qualifications and	n/a	n/a	
skills of the population overall?	11/4	11/ α	
Overall effects identified SA10	n/a	n/a	
Employment			
• •	nts to work local	ly rather than	out-commute and thereby provide greater
potential for people to use public transpor			
1. Will it reduce out-commuting from	n/a	n/a	
the Borough?			
2. Will it improve accessibility to work by	n/a	n/a	
public transport, walking and cycling?			
Overall effects identified SA11	n/a	n/a	

Borough.

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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative

Policy SS8: The Piggerie	Pol	icy	SS8	3: T	he P	ig	ger	ies
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Policy SS8: The Piggeries				
Sustainability Theme	Pr. Pu	for Op	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	Option 1: Residenti public op provision	. op	effect, spatial scale, temporary/permanent	
Decision Making Criteria	Option 1: Residential with public open space provision	Option 2: Retain for open space	effects, short/medium/long term effects and cumulative effects	
1. Will it reduce overall unemployment?	n/a	n/a		
Will it reduce long-term unemployment?	n/a	n/a		
3. Will it provide job opportunities for those most in need of employment?	n/a	n/a		
4. Will it help to improve average earnings?	n/a	n/a		
Overall effects identified SA12	n/a	n/a		
Economy				
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	stainable regeneration of the Borough.	
1. Will it make more effective use of previously developed land?	n/a	n/a		
2. Will it improve business development and enhance competitiveness?	n/a	n/a		
3. Will it improve the resilience of business and the economy?	n/a	n/a		
4. Will it promote growth in key sectors and clusters?	n/a	n/a		
5. Will it make land and property available for business development?	n/a	n/a		
Overall effects identified SA13	n/a	n/a		
SA14 - To encourage the development of a	buoyant, susta	inable tourism	n sector.	
1. Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	n/a	n/a		
Overall effects identified SA14	n/a	n/a		
Towns and Neighbourhood Centres				
SA15 - To ensure the vitality and viability o	f the Borough's	principal, dist	rict, and neighbourhood centres.	
1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)?	O	n/a	Option 1 could improve the vitality and viability of the Borough's centres by introducing additional shoppers however there is significan	
2. Will it improve the vitality and viability of centres?	O	n/a	uncertainty and the overall effect is considered neutral.	
Overall effects identified SA15	O	n/a		
Leisure				
SA16 - To improve the quality and accessib	ility of leisure o	pportunities v	vithin the Borough.	
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a		
Overall effects identified SA16	n/a	n/a		
SA17 - To ensure that the Borough protect provision of good access to the coast and h		the quality of	its public areas and green spaces including the	
Will it protect or enhance the Borough's network of greenspace?	++	++?	Option 1 with residential redevelopment would include publically accessible open space	

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

Policy SS8: The Piggeries			
Sustainability Theme	Or Pu	fo _r	Comments: consideration of likelihood of
Sustainability Appraisal Objective	otio sido blio ovis	r op	effect, spatial scale, temporary/permanent
Decision Making Criteria	Option 1: Residenti public op provision	n 2:)en	effects, short/medium/long term effects and cumulative effects
Decision making criteria	Option 1: Residential with public open space provision	Option 2: Retain for open space	cumulative effects
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	++	+?	including an appropriately sited play area, and a seating/viewing area adjacent to Stoke Lake. This public access is considered to result in major positive effects. While Option 2 would see the retention of open space which could have major positive effects, it is very uncertain that the site would be made available for public use and the Council would have limited control over this. Option 2 is therefore also uncertain.
Overall effects identified SA17	++	+?	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Boro	ugh's biodiversi	ty and geologic	cal assets.
1. Will it result in a biodiversity net gain?	+	?	Option 1 would be required to secure a biodiversity net gain.
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	+	+	Both options are considered to result in additional green infrastructure.
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	O	The impact of option 1 is uncertain at this stage. This will need to be assessed through the HRA and at the detailed decision making stage.
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	0	
Overall effects identified SA18	+?	O	
Heritage and Design			
SA19 - To protect and enhance the historic	environment.		
1. Will it protect and enhance the historic environment?	ο?	0	The site is situated adjacent to the Anglesey No.2 Conservation Area. There are also other historic assets within the vicinity of the site. At this stage it is uncertain as to the impact of any development on the historic environment. However it is considered that through good design and appropriate siting any development can protect and enhance the historic environment.
2. Will it improve the condition of any	n/a	n/a	
heritage asset identified as at risk?			
Overall effects identified SA19	o?	0	
SA20 - To ensure that there is a high qualit	y townscape in	corporating go	od design principles for buildings and
surrounding spaces.	I		
1. Will the design enhance the quality of the townscape?	?	O	This is uncertain at this stage. Whilst well designed development has the potential to enhance the townscape in this location,

	The effe	ects over time	::
++ major positive + posi	tive o neutra	al ? uncertai	n - negative major negative
Policy SS8: The Piggeries			
Sustainability Theme	סקסס	± 0	Comments: consideration of likelihood of
	Option 1: Residenti public op provision)pti	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	on : den ic o isio	on :	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Residential with public open space provision	Option 2: Retain for open space	cumulative effects
	th ace	· 5	
			detailed assessment will be required at the development management stage.
Overall effects identified SA20	?	0	
Air Quality			
SA21 - To reduce air pollution and ensure	air quality conti	nues to improv	ve.
1. Will it improve air quality?	n/a	n/a	
Overall effects identified SA21	n/a	n/a	
Use of Energy Resources			
SA22 - To increase energy efficiency and th	ne proportion o	f energy gener	ated from renewable sources in the Borough.
1. Will it reduce emissions of greenhouse	0	0	The overall effects of both options are
gases by reducing energy consumption?			considered neutral. Option 1 could lead to
2. Will it lead to an increased proportion	O	O	increases in emissions due to energy
of energy needs being met from			consumption however this is highly dependent
renewable resources?			on the source of energy.
Overall effects identified SA22	О	0	
Use of Land Resources			
SA23 - To improve efficiency in land use th	rough the re-us	se of previously	
1. Will it re-use previously developed land?	-	0	Residential development on the site would not be on previously developed land.
2. Will it remediate contaminated land?	n/a	n/a	
Overall effects identified SA23	-	0	
Water Management			
SA24 - To maintain and improve the water	quality of the E	Borough.	
1. Will it improve compliance with the Water Framework Directive?	?	O	This is uncertain at this stage.
Overall effects identified SA24	?	0	
	-		ic well-being, the economy and the environment.
Will it minimise the risk of flooding	o	0	The site is partly located within Flood Zones 2
from all sources to people and property?			and 3. Therefore, residential-led options could
			increase the risk of flooding to people and
			property. However the Council will required a
			Flood Risk Assessment and suitable design to
			ensure the proposed dwellings are resilient to
			current and forecasted flood risk. The overall
			effects are therefore assessed as neutral at this
			stage. Detailed development proposals will be
			assessed through the development
			management process to ensure the risk of
2. Will development be avoided in flood	+?		flooding is minimised. As stated above, residential development will
risk areas?	T:	0	only be permitted on the site if proposals are
3. Can the site be made safe taking into	+?	0	suitably designed to minimise flood risk. The
account predicted sea level rise?			Council's identified the part of the site with

	The effects over time:					
	++ major positive + positive o neutral ? uncertain - negative major negative					
Policy SS8: The Piggeries						
Sustainability Theme	pr Pu	₹ 9	Comments: consideration of likelihood of			
Sustainability Appraisal Objective	Option 1: Residenti public op provision	otion	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and			
Decision Making Criteria	Option 1: Residential with public open space provision	Option 2: Retain for open space	cumulative effects			
			least flood risk for residential development so it is considered that development will be avoided in flood risk areas. However this will need to be assessed when detailed proposals are available.			
Overall effects identified SA25	+?	0				
SA26 - To provide for sustainable sources of	of water supply					
1. Will it reduce water consumption?	-	O	Option 1 could increase water consumption on			
			the site and cumulatively within the Borough.			
Overall effects identified SA26	-	0				
Natural Resources and Waste Manag	ement					
SA27 - To reduce waste generation and dismanagement of waste.	posal, and achi	eve the sustair	nable consumption of natural resources and			
1. Will it lead to reduced consumption of	-	0	Building new homes on the site under Option 1			
materials and resources?			would increase the use of resources and result			
2. Will it reduce household waste?	-	O	in more household waste, both of which will			
3. Will it increase recycling?	0	O	result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral. The effects of Option 2 are all assessed as neutral.			
Overall effects identified SA27	-	O				

	8: The Pigge						
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L term)
SA1			0				
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			0				
SA16			n/a				
SA17	++						S/M/L
SA18		+?					S/M/L
SA19			o?				
SA20			?				
SA21			n/a				
SA22			0				
SA23					-		-
SA24			?				
SA25		+?					M/L
SA26					-		M/L
SA27					-		M/L

PART 4 - 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.

PART 5 – 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.

PART 1A – Site profile for Policy SS9: Haslar Marine Technology Park

Site location

Site name	SS9: Haslar Marine Technology	Site reference	-
	Park		
Site address and post Haslar Road, Gosport, PO12 2AG		Ward	Anglesey
code			

Site details

Site description	The Haslar Marine Technology Park includes high-technology, research and development and specialist engineering businesses. The site is to be retained for employment purposes with the focus remaining on its current strengths.
Site size	11 ha
Development status	Various planning history – non major.

Suitability

Issue	Suitability	Comments			
Local plan designations	Local plan designations				
Is the site within the Urban Area	Yes				
Boundary?					
Is the site allocated for	No				
development?					
Is the site in the Strategic Gap?	No				
Is the site Protected Open Space?	No				
Is the site a Protected	Yes				
Employment Site?					
Does the site have a community,	No	_			
culture or leisure use?					
Is the site within a Defined	No				

Issue	Suitability	Comments
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding	1	
Is the site in Flood Zone 2 or 3?	Yes	Significant parts of the site are in Flood Zone 2 and 3. A site specific Strategic Flood Risk Assessment (FRA) will be required in support of development proposals.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Significant parts of the site are predicated to be in Flood Zone 2 and 3. A site specific Strategic Flood Risk Assessment (FRA) will be required in support of development proposals.
Ecology	1	
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	
Does the site have any TPO trees?	No	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Further investigation will be required.
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Site adjacent to the Portsmouth Harbour Ramsar and the Solent and Dorset Coast SPA and is proximity to the Portsmouth Harbour SPA. An ecological survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated. There are also multiple Brent Geese sites within close proximity.
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Adjacent to Portsmouth Harbour SSSI. An ecological survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Adjacent to the Piggeries SINC.
Access	•	
Can satisfactory vehicular access be achieved?	Yes	
Can safe pedestrian and cycle access be achieved?	Yes	
Can adequate emergency service	Yes	

Issue	Suitability	Comments
and refuse truck access be		
provided?		
Heritage		
Is the site within or is adjacent to a Conservation Area?	Yes	The site is adjacent to the Haslar Peninsula No. 13 Conservation Area and within close proximity to the Anglesey No. 2 Conservation Area.
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Listed buildings on the site are: Haslar Road Ship Testing Tank 1930's, No. 2 Cavitation Tunnel (Buildings 46 & 47), Gunboat Yard Boundary Walls, Watchtowers and Gates. There are also many heritage assets within close proximity of the site on neighbouring sites.
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	The Ship Testing Tanks are locally listed.
Is the site likely to be of	Unknown	An Archaeological assessment is required.
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	A Contaminated Land Assessment and
contaminated?		potential mitigation will likely be required.
Amenity	Γ	
Is development likely to have an	No	
adverse impact upon		
neighbouring amenity?	N.I.	
Are neighbouring uses likely to	No	
have an adverse impact upon the amenity of future occupiers		
'		
(industrial uses, major roads)? Services		
	Yes	Investigation regarding canacity may be
Is the site likely to be serviced by utilities?	res	Investigation regarding capacity may be required.
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	No	

Availability

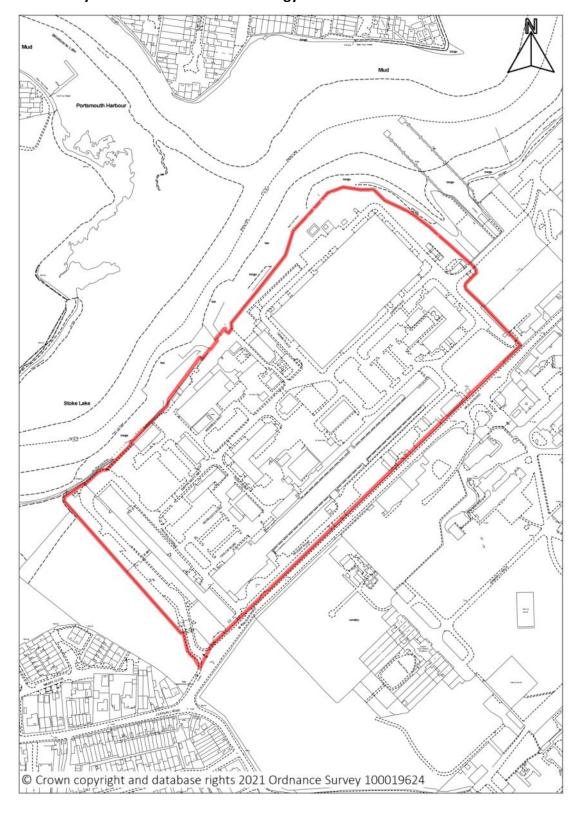
Issue	Availability	Comments
Does the site have multiple owners?	No	Owned by QinetiQ.
Is the site owned by a developer or is the owner willing to sell?	No	The Owner is not looking to sell or develop the site.

Issue	Availability	Comments
Is it necessary to acquire land off- site to develop this site?	No	
Does the site have any legal issues (covenants, ransom strips)?	Unknown	
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown	
Are there any existing tenancies or operations on site?	Yes	Site is operational and in use by QinetiQ.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	No	
site would come forward for		
development within the plan		
period?		
Are there any known abnormal	Yes	Potential decontamination costs and site
development costs (contamination,		clearance as well as heritage conservation.
heritage conservation, demolition		
etc)?		
Does the site require significant	Unknown	
new infrastructure investment in		
order to be suitable for		
development?		

Site plan for Policy SS9: Haslar Marine Technology Park



PART 1B - 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.

PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Retain employment

This site includes a cluster of high-technology, research and development, and specialist engineering marine businesses. Given the site is operating successfully as an employment site the Borough Council requires that this site be retained for employment purposes with the focus remaining on its current strengths. It is not considered necessary to test any other options for the site.

PART 3 – Sustainability Appraisal of potential options for Policy SS9: Haslar Marine Technology

N/A

PART 4 - Preferred options for Policy SS9: Haslar Marine Technology Park

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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.	

PART 5 – 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.

PART 1A – Site profile for Policy SS10: Rowner and HMS Sultan

Site location

Site name	SS10: Rowner and HMS Sultan	Site reference	-
Site address and post	Military Road, Gosport, PO12 3BY	Ward	
code			

Site details

Site description	Rowner is an established residential estate built in the 1960s for the Ministry of Defence (MoD) and is located between the Alver Valley to the west and south, HMS Sultan to the east and established residential suburbs to the north. In the last 12 years Rowner has had a significant amount of regeneration with new community facilities, retail units and approximately 700 new dwellings (net gain of 200 units), which replaced lower quality housing. HMS Sultan has a high value as a centre of excellence for engineering training for the defence industry and provides significant employment within the Borough. The Borough Council strongly supports it continued operation as one of the largest employers in the Borough. The Government determined in February 2019 that HMS Sultan will be released for development no earlier than 2029.
Topography	Largely flat topography and previously developed.
Site size	101 ha
Development status	-

Suitability

Issue	Suitability	Comments	
Local plan designations			
Is the site within the Urban Area	Yes		
Boundary?			
Is the site allocated for	Yes	The Rowner part of the site was allocated	
development?		for development in the GBLP 2011-2029.	
·		The HMS Sultan site is a designated	
		employment priority site.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	Yes	The site contains protected open space.	
		Any redevelopment of the site will need to	
		ensure appropriate open space provision is	
		provided to a high quality.	
Is the site a Protected	Yes	The HMS Sultan site is a designated	
Employment Site?		employment priority site. The Council	
		strongly supports its continued operation	
		as one of the largest employers in the	
		Borough.	
Does the site have a community,	Yes	There are various community, cultural and	
culture or leisure use?		leisure uses throughout the identified	
		strategic site. Appropriate provision will	
		need to be provided with any new	
		development.	
Is the site within a Defined	Yes	The Centre at Alver Village is designated as	
Shopping Area?		a Neighbourhood Centre.	
Is the site currently tourist	No		
accommodation?			
Flooding	T		
Is the site in Flood Zone 2 or 3?	No		
Is the site predicted to be in	No		
Flood Zone 2 or 3 in 2115?			
Ecology	T		
Does the site contain any	No		
irreplaceable habitats (such as			
ancient woodland or ancient and			
veteran trees)?			
Does the site have any TPO	No		
trees?			
Does the site contain any	Unknown	Further investigations will be required.	
protected species (bats, badgers,			
Great crested newts)?			
Does the site contain, or is within	Yes	Multiple Brent Goose sites within 400m of	
400m of, a SAC or possible SAC,		the boundary of the strategic site. An	
SPA or potential SPA, Ramsar site		ecological survey may be required.	
or proposed Ramsar site, a Brent		Development will not be permitted unless	

Issue	Suitability	Comments
Goose site or proposed Brent		no adverse impact upon the habitat can be
Goose site, or a biodiversity-		demonstrated.
offset site?		
Does the site contain, or is in	Yes	To the western boundary of the strategic
proximity of, a SSSI or candidate		site is the Wildgrounds SSSI. An ecological
SSSI?		survey may be required. Development will
		not be permitted unless no adverse impact
		upon the habitat can be demonstrated.
Does the site contain, or is in	Yes	Fort Rowner and Fort Grange SINCs.
proximity of, a SINC, candidate		Multiple other SINCs located within close
SINC or a Local Green Space?		proximity to the strategic site area.
Access		, ,
Can satisfactory vehicular access	Yes	
be achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage		1
Is the site within or is adjacent to	No	
a Conservation Area?		
Does the site contain, or is	No	
adjacent to, any Designated		
Heritage Assets (listed buildings,		
scheduled ancient monuments or		
registered parks and gardens)?		
Does the site contain, or is	No	
adjacent to, any locally listed		
buildings?		
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Part of site in 20 m buffer area. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will likely be required.
Amenity		
Is development likely to have an	No	
adverse impact upon		
neighbouring amenity?		
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		

Issue	Suitability	Comments
Services		
Is the site likely to be serviced by utilities?	Yes	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site in safeguarding area for Fleetlands helipad and aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.

Availability

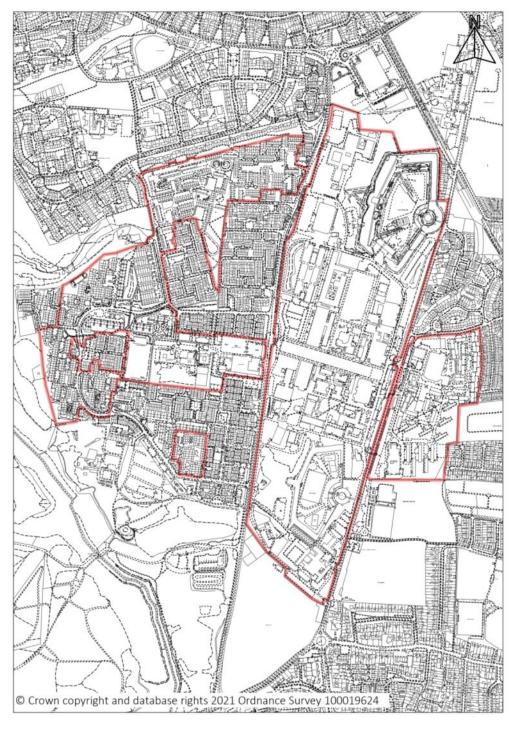
Issue	Availability	Comments
Does the site have multiple owners?	Yes	Various owners of different areas. HMS Sultan is owned by the MoD. Parts of Rowner are owned by the Borough Council and some parts by private individuals and other companies.
Is the site owned by a developer or is the owner willing to sell?	Unknown	
Is it necessary to acquire land off- site to develop this site?	No	
Does the site have any legal issues (covenants, ransom strips)?	Unknown	
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown	
Are there any existing tenancies or operations on site?	Yes	Large areas are existing residential accommodation. Any regeneration of these areas would need to be done in conjunction with the local community. Significant consideration would need to be given to the arrangements for the temporary relocation of residents and enabling them to return afterwards. In addition the HMS Sultan site is currently occupied by the MoD. The Borough Council supports its continued use by the MoD.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes in part	There is potential for some parts of the strategic site to be developed over the plan period.
Are there any known abnormal	Yes	Potential decontamination costs and site

Issue	Achievability	Comments
development costs (contamination,		clearance and costs associated with
heritage conservation, demolition		temporary relocation of existing residents.
etc)?		
Does the site require significant	No	Further investigations will however be
new infrastructure investment in		required to ascertain the required
order to be suitable for		infrastructure provision depending on the
development?		scale of any regeneration scheme.

Site plan for 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 codesigned 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.

PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

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

The Councils preferred option is to allow the continued regeneration of land at Rowner for high quality replacement new homes, open spaces, pedestrian and cycle routes and accessible community facilities. In addition this approach sets out proposals that will be considered for Land at HMS Sultan, should it be released by the Ministry of Defence within the plan period – this primarily sets out that the Council will encourage intensification of employment uses.

Option 2: No further plan-led regeneration at Rowner

This approach assumes no strategic policy and no aspiration from the Council to continue to regeneration the remaining parts of Rowner. It also assumes that if HMS Sultan is released by the Ministry of Defence that no overarching framework will be set for the site. This option would not prevent further regeneration at Rowner but means it will not be framed by a strategic local plan policy.

PART 3 - Sustainability Appraisal of potential options for Policy SS10: Rowner and HMS Sultan

PART 5 – Sustainability Appraisar C	<u> </u>	ts over time	•	
++ major positive + posi			n - negative major negative	
Policy SS10: Rowner and HMS Sult	an			
Sustainability Theme	Option 1: Proactive approach	Option 1:	Option 2: No furthe led regeneration at Rowner	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	Pro	No f		
Decision Making Criteria	active	Option 2: No further planled regeneration at Rowner		
Climate Change				
SA1 – To address climate change issues thr	ough reducing ¿	greenhouse ga	as emissions.	
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	o	0	Option 1 could increase emissions. However, the Option also provides opportunities to	
2. Will it support the transition to net zero carbon by 2050?	O	0	address climate change issues by improving the quality of buildings, reducing the need to travel	
3. Will it deliver energy efficient buildings?	O	o?	to access shops, employment and services, and would see new residential development in a sustainable location. In addition the intensification of employment uses at HMS Sultan would reduce the need to travel to employment locations outside of the Borough, which are mostly accessed by private car. Option 2 is also assessed as neutral but there is significant uncertainty about what might	
			happen under this option.	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	n/a	n/a		
Overall effects identified SA1	0	0		

	The effe	cts over time	::		
++ major positive + posi	tive o neutra	l ? uncertai	n - negative major negative		
Policy SS10: Rowner and HMS Sult	an				
Sustainability Theme	Option 1: Proactive approach	Option 2: No furthe led regeneration at Rowner	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Sustainability Appraisal Objective	ro	Vo f			
Decision Making Criteria	active	Option 2: No further plan- led regeneration at Rowner			
Transport and Accessibility					
SA2 - To reduce the need to travel and to r					
1. Will it reduce traffic volumes and	+?	ο?	Option 1 could help to reduce traffic volumes		
congestion? 2. Will it reduce road traffic accidents?	0		and congestion; particularly as it will seek to intensify employment uses at HMS Sultan		
3. Will there be an increase in traffic	o?	o?	should it be released. This will provide more		
related air and noise pollution?	Or	or	opportunities for jobs to be provided in the Borough, thereby reducing out-commuting. In addition Option 1 seeks to provide a mix of uses if Land at Rowner is regenerated. This will help to ensure people can access the services they require within the local neighbourhood. Option 2 is assessed as neutral/uncertain.		
Overall effects identified SA2	ο?	0?			
SA3 - To facilitate modal transfer away from use of the private car to other forms of travel including walking, cycling and					
public transport.					
Will it increase the proportion of journeys using modes other than the private car?	+?	ο?	Option 1 could help to increase the proportion of journeys using modes other than the private car as it seeks to create legible pedestrian and		
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	++	o?	cycle linkages to and from neighbouring places in any regeneration of Rowner. In addition, the intensification of employment uses at HMS Sultan would provide employment opportunities closer to many of the Borough's residents, reducing the need to travel by car to other work locations outside of the Borough.		
Overall effects identified SA3	+?	ο?			
employment and leisure opportunities.	quality service	s and facilities	including health, transport, education, training,		
1. Will it improve access to local services?	+	ο?	Option 1 aims to create a range of accessible community facilities in any future		
Will it make access easier for those without a car?	++	ο?	redevelopment of Rowner. This will ensure redevelopment is accompanied by appropriate		
3. Will it make access easier for disabled and or elderly people?	+	ο?	facilities and services for residents.		

Overall effects identified SA4

The redevelopment of Rowner and

people.

o?

improvement of accessibility throughout the neighbourhood can also make access easier for those without a car and disabled and/or elderly

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative			
Policy SS10: Rowner and HMS Sult	an		
Sustainability Theme Sustainability Appraisal Objective	Option 1: Proactive approach	Option 2: No further plan- led regeneration at Rowner	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Decision Making Criteria		urther plan- on at	
Community Activity and Neighbourho			
SA5 - To provide opportunities for commun			
1. Will it provide opportunities for engagement in community activities?	++	?	Option 1 will provide potential to improve community interaction through the
Will it improve neighbourhoods as places to live?	++	-?	redevelopment of Rowner and provision of new community facilities. In addition the creation of high quality open space will provide space for outdoor activity.
			Option 1 is also considered to provide major positive effects for improving both Rowner and the Borough overall as places to live. By encouraging the redevelopment of remaining land at Rowner there are significant opportunities to improve the quality of the built environment and improve the social wellbeing of residents. The redevelopment of the remaining degraded areas will also help to improve how people feel about the place they live.
Overall effects identified SA5	++	-5	
Crime and Disorder			
SA6 - To reduce crime and disorder 1. Will it reduce actual levels of crime		-2	It is possible that Option 1 could be in the restrict
and disorder?	+?	ο?	It is possible that Option 1 could help to reduce crime and disorder through improvements to the built environment and improvements to the Borough's economy over time. In addition the improvement of the built environment at Rowner can help to ensure the area is safer thereby making the area more desirable to spend time in.
Overall effects identified SA6	+?	ο?	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusion region.	on and close the	e gap between	Gosport and other areas in the South East
Will it reduce poverty and social exclusion in those areas most affected?	++		The regeneration of the residual part of the Rowner estate could provide major positive effects for reducing poverty and social exclusion by providing a higher quality environment. By ensuring a strategic masterplan is developed with local

++ maior positive + posi		ects over time	e: n - negative major negative
Policy SS10: Rowner and HMS Sult		- Carloca Carl	
Sustainability Theme	Option 1: Proactive approach	Option 2: No furthe led regeneration at Rowner	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective Decision Making Criteria	roactive	Option 2: No further plan- led regeneration at Rowner	
			communities there is potential for significant social benefits for residents. In addition to Land at Rowner, the protection of HMS Sultan for the intensification of employment uses can provide significant potential for new jobs within the Borough. This can help to increase incomes and ensure those most affected by unemployment have better chances of getting a job. Option 2 is considered to result in major negative effects. Although regeneration could still happen at Rowner, it is hard to say whether the full benefits would be maximised or if there will be the strategic intention to achieve this.
Overall effects identified SA7	++		
Health and Well-being SA8 - To improve the health and wellbeing	of the populat	ion, reduce ine	equalities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected? 2. Will it enable and support healthy lifestyles?	++	-	The redevelopment of Rowner could have significant major positive effects for health and wellbeing outcomes. By seeking to create a range of high quality replacement new homes, open spaces, pedestrian and cycle routes and accessible community facilities the redevelopment of Rowner can help to improve people's quality of life's and the quality of the built environment. The Rowner area experiences significant health deprivation, therefore a pro-active approach to positively address social issues is considered the most suitable approach. In addition, the protection of HMS Sultan for intensification of employment can have positive effects and increase job opportunities within the Borough. This will help to enable and support healthy lifestyles.
3. Will it improve access to health	n/a	n/a	
facilities? Overall effects identified SA8	++	-	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative			
Policy SS10: Rowner and HMS Sult		ii funcertan	- negative major negative
Policy 3310. Rowller allu Hivis Suit	.arı		
Sustainability Theme	Option 1: Proactive approach	Option 2: No furthe led regeneration at Rowner	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	'no	No f	
Decision Making Criteria	active	Option 2: No further plan- led regeneration at Rowner	
Housing			
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	d affordable home.
1. Will it reduce homelessness?	++?	-3	Option 1 provides policy provision for the
2. Will it increase the range and affordability of housing for different groups in the community?	++	-?	regeneration of Rowner to create a range of high quality replacement new homes. The provision of sustainable housing with a suitable
3. Will it increase the number of decent homes?	++	-;	mix of sizes, typologies and tenures at Rowner would result in major positive effects. The replacement of poor quality housing with new well-designed homes can be a key way of improving social and deprivation issues in the Neighbourhood and enabling and supporting healthy lifestyles.
Overall effects identified SA9	++	-3	
Education and Skills			
	nd develop the	opportunities	for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	+?	O	The redevelopment of Rowner could include new accessible community facilities. Whilst it is
2. Will it improve the qualifications and skills of the population overall?	+?	O	not certain what services these facilities would provide there is potential for services to be provided which assist in improving local people's skills and qualifications. In addition to land at Rowner, Option 1 seeks to encourage the intensification of employment uses at HMS Sultan should it be released by the Ministry of Defence. By pursuing this approach it is considered that opportunities to improve qualifications and skills can be provided.
Overall effects identified SA10	+?	0	
Employment			
SA11 - To provide opportunities for resider potential for people to use public transpor			out-commute and thereby provide greater
Will it reduce out-commuting from the Borough?	++	ο?	Option 1 is assessed as having potential to result in major positive effects and will help
2. Will it improve accessibility to work by public transport, walking and cycling?	++	o?	reduce out-commuting by protecting HMS Sultan and encouraging proposals for the intensification of employment uses. This will hopefully retain employment opportunities on the site and prevent increase out-commuting.

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

• • •		ı runcertai	n - negative major negative
Policy SS10: Rowner and HMS Sult	an		
Sustainability Theme	Option 1: Proactive approach	Option 2: No further planled regeneration at Rowner	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	Pro	No	
Decision Making Criteria	acti	furt	
	ive	ther plan- at	
			Option 1 is also considered to improve accessibility to work by sustainable travel modes. Rowner is well located in the Borough and a variety of uses will be provided on-site which will reduce the need to travel further afield by car. In addition, Option 1 will purse the creation of legible pedestrian and cycle links to and from neighbouring places including the Alver Valley.
Overall effects identified SA11	++	o?	
SA12 - To ensure high and stable levels of Borough.	employment so	everyone can	benefit from the economic growth of the
1. Will it reduce overall unemployment?	++	-?	By encouraging the intensification of HMS
2. Will it reduce long-term	?	?	Sultan, Option 1 should assist in reducing
unemployment?			overall unemployment. Setting out a strategic
3. Will it provide job opportunities for those most in need of employment?	3	?	policy approach to the HMS Sultan area is considered the best way of ensuring high and
4. Will it help to improve average earnings?	?	?	stable levels of employment are provided to support the economic growth of the Borough. Option 2 is considered highly uncertain. If no strategy policy approach is set, there is a risk that future development at HMS Sultan does not support the Borough Council's wider economic objectives.
Overall effects identified SA12	++	-?	
Economy			
SA13 - To increase investment in Gosport's	s economy to fa	cilitate the sus	stainable regeneration of the Borough.
1. Will it make more effective use of	++	?	Option 1 is considered likely to result in more
previously developed land?			effective use of PDL at both Sultan and Rowner.
2. Will it improve business development	+	,	In addition, by taking a strategic approach to
and enhance competitiveness?			regeneration Option 1 provides potential to
3. Will it improve the resilience of	+	?	improve the local economy and improve
business and the economy?	_		business development and growth in the event the HMS Sultan is released. It is recognised that
4. Will it promote growth in key sectors and clusters?	+	?	the degree to which the economy is positively
5. Will it make land and property	++	?	affected extends to other factors beyond the
available for business development?	'	•	Local Plan and there is therefore some
•			uncertainty. Some effects are also likely to take
			considerable time to materialise over the plan
			period and following the potential release of
			HMS Sultan by the MoD. Nonetheless it is

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Policy SS10: Rowner and HMS Sultan Comments: consideration of likelihood of Option 1: Proactiv Option 2: No further effect, spatial scale, temporary/permanent **Sustainability Theme** cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** considered beneficial to produce a pro-active policy approach at this stage. Option 2 is considered to have a significant amount of uncertainty. There could also be negative effects if opportunities for employment intensification at HMS Sultan are not maximised. Overall effects identified SA13 **SA14** - To encourage the development of a buoyant, sustainable tourism sector. 1. Will it positively contribute to the local ο? By regenerating Rowner, Option 1 can improve tourism industry and improve the image the appearance and built environment in this of Gosport as a destination? part of the Borough which could positively contribute to the local tourism industry and the perception of Gosport as a destination. Overall effects identified SA14 ο? + **Towns and Neighbourhood Centres** SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and Option 1 has the potential to improve the quality of, main town centre uses (as viability of the existing Alver Village defined in NPPF Annex 2)? Neighbourhood centre. Option 1 would also 2. Will it improve the vitality and viability allow for commercial facilities on the HMS 0 Sultan site if it is released. of centres? Overall effects identified SA15 Leisure **SA16** - To improve the quality and accessibility of leisure opportunities within the Borough. It is uncertain at this stage how much of this 1. Will it improve the range of sporting +? ? facilities in the Borough? type of development will be provided. That said there are opportunities at Rowner for improved leisure opportunities. In addition, proposals at HMS Sultan could include community uses of benefit to the community. Overall effects identified SA16 ? +? 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. ? Option 1 could see a significant enhancement 1. Will it protect or enhance the Borough's network of greenspace? of greenspace within the Rowner area through the reorganisation of existing areas. This could include the rationalisation of very small areas into a larger more strategic higher quality area

of open space with improved accessibility from

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative			
Policy SS10: Rowner and HMS Sult	an		
Sustainability Theme	Option 1: Proactive approach	Option 2: No furthe led regeneration at Rowner	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective Decision Making Criteria	roactive	Option 2: No further plan- led regeneration at Rowner	
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	n/a	n/a	the surrounding neighbourhood.
Overall effects identified SA17	++	?	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borou	ugh's biodiversit	y and geologic	cal assets.
1. Will it result in a biodiversity net gain?	?	?	It is uncertain as to whether both options
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	?	?	would help to conserve and enhance biodiversity and geological assets and result in biodiversity net gain. Option 1 provides potential for biodiversity improvements
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?	through the provision of new green infrastructure however proposals will need to be assessed at the detailed decision making
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	Ş	?	stage.
Overall effects identified SA18	?	?	
Heritage and Design			
SA19 - To protect and enhance the historic	environment.		
1. Will it protect and enhance the historic environment?	+	?	Option 1 could lead to the protection and enhancement of the historic environment. This could be achieved through the re-use of Fort Rowner for residential and commercial uses. The impact of any development proposals on the historic environment will be an important consideration when development proposals are assessed.
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a	
Overall effects identified SA19	+	?	
SA20 - To ensure that there is a high qualit surrounding spaces.	y townscape ind	corporating go	od design principles for buildings and
1. Will the design enhance the quality of the townscape?	++	-?	Option 1 would seek to improve the quality and condition of buildings and improve the layout of the remaining parts of Land at Rowner. A second phase of regeneration is anticipated to significant enhance the quality of the townscape. This will include the replacement of

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative			
Policy SS10: Rowner and HMS Sult			
			Comments: consideration of likelihood of
Sustainability Theme	Option 1: Proactive approach	Option 2: No furthe led regeneration at Rowner	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	roa	Jo fratic	
Decision Making Criteria	ctive	Option 2: No further plan- led regeneration at Rowner	
			degraded housing, significant environmental improvements through the reorganisation of open space and better landscaping, amenity areas, play areas and improved pedestrian and cycle routes. Option 1 is therefore assessed as resulting in major positive effects. Option 2 is uncertain although considered most likely to result in negative effects as without a plan-led approach there is a risk that future proposals become piecemeal and lack strategic thought, thereby failing to maximise the
Overall effects identified SA20		2	potential benefits of regenerating the area.
	++	-5	
Air Quality \$A21 To reduce air pollution and ensure :	air quality conti	nues to improv	WA
SA21 - To reduce air pollution and ensure at 1. Will it improve air quality?	++	?	There are benefits associated with redeveloping Rowner, for example it will ensure a variety of facilities are provided in the neighbourhood which minimise travel and potentially improve air quality. In addition, the protection of HMS Sultan and intensification of employment uses could ensure the site remains a major employment area in the Borough. This can reduce the need to out-commute and improve air quality on the
			strategic road network.
Overall effects identified SA21	++	?	
Use of Energy Resources			
	1		rated from renewable sources in the Borough.
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	+	ο?	Option 1 provides the potential to reduce emissions, primarily by including the efficiency
Will it lead to an increased proportion of energy needs being met from renewable resources?	n/a	n/a	of buildings at Rowner. The quality of older housing at Rowner is in need of improvement and this part of the Borough experiences significant fuel poverty.
			In addition, the protection of HMS Sultan for employment would reduce the need to outcommute which can reduce energy use.
Overall effects identified SA22	+	ο?	

++ major nositive + nosi		cts over time	e: n - negative major negative
Policy SS10: Rowner and HMS Sult		ii : uncertan	ii - negative major negative
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Proactive approach	Option 2: No further planled regeneration at Rowner	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Use of Land Resources			
SA23 - To improve efficiency in land use th	rough the re-us	se of previously	y developed land and existing buildings.
1. Will it re-use previously developed land?	++	?	Option 1 could see the re-use of PDL by redeveloping land at Rowner. In addition, the
2. Will it remediate contaminated land?	+	?	intensification of HMS Sultan would ensure the PDL is reused to maximise employment opportunities.
Overall effects identified SA23	++	?	
Water Management			
SA24 - To maintain and improve the water	quality of the B	orough.	
1. Will it improve compliance with the Water Framework Directive?	?	?	The impact of both options on water quality is unknown at this stage.
Overall effects identified SA24	?	?	
SA25 - To reduce the risk of flooding and the	ne resulting det	riment to publ	lic well-being, the economy and the environment.
1. Will it minimise the risk of flooding from all sources to people and property?	+?	ο?	It is uncertain in respect of both options that could be pursed as to whether the risk of
2. Will development be avoided in flood risk areas?	+?	o?	flooding to people and property could be minimised and development avoided in flood
3. Can the site be made safe taking into account predicted sea level rise?	+?	o?	risk areas. In respect of Option 1, the detailed design of development proposals is unknown at this stage. However, it will be important to consider the issues associated with flood risk when development proposals come forward. It is however considered that Option 1 will likely be able to address flood risk satisfactorily.
Overall effects identified SA25	+?	ο?	
SA26 - To provide for sustainable sources of	-		1
1. Will it reduce water consumption?	?	O	Option 1 will result in new residential development and retail/leisure uses which may increase water consumption. That said, the increased water use is unlikely to be significant overall and by redeveloping older housing there is potential to increase the water efficiency of new development which could decrease water use overall.
Overall effects identified SA26	ý	0	
Natural Resources and Waste Manage SA27 - To reduce waste generation and dis	ement		nable consumption of natural resources and
management of waste. 1. Will it lead to reduced consumption of	-?	0	By pursuing Option 1 there is potential for

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative -- Rowner and HMS Sultan

Policy SS10: Rowner and HMS Sul	tan		
Sustainability Theme	Option 1: I approach	Option 2: No furthe led regeneration at Rowner	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	roa	-	
Decision Making Criteria	roactive	further plan- ion at	
materials and resources?			waste generation to increase although it
2. Will it reduce household waste?	-?	0	depends on the number of residential dwellings
3. Will it increase recycling?	0	O	delivered which is not known at this time. For Option 2 the effect is assessed as being neutral/uncertain.
Overall effects identified SA27	-?	О	

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

Strategic	: Masterplan	approach an	d enable into	ensification (of employme	ent uses at H	MS Sultan
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			0				termij
SA2			0?				
SA3		+?	0.				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

PART 4 - 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	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.
	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.
Recommendation for Local Plan	Include policy in Local Plan.

PART 5 – 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.

Mitigati	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

Maximis	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 Regeneration Area

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.

PART 1A - Site profile for Policy SS11: Daedalus Regeneration Area

Site location

Site name	Land at Former HMS Daedalus	Site reference	-
Site address and post	Daedalus Drive, Lee-on-the-Solent,	Ward	Lee West
code	PO13 9FX		

Site details

Site description	Former HMS Daedalus site which has been released
Topography	Largely flat
Existing land use	A large proportion of the site includes employment uses, other areas have
	been developed for new housing and remaining areas are unused.
Surrounding land	The Daedalus area is located on the western edge of Lee-on-the-Solent. The
use and storey	Neighbouring part of the Daedalus site within Fareham Borough comprises
heights	the Solent Airport and Interconnector. In addition to the north and west are
	Stubbington Village and Hill Head. To the east of the site is Lee-on-the-Solent
	within Gosport Borough and to the south is Marine Parade and beyond that
	the Solent.
Site size	31.2 ha
Development status	Various planning applications which are available on the Borough Council's
	website.

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for development?	Yes	The site is allocated for development in the existing Gosport Borough Local Plan 2011-2029 by Policy LP5.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	Yes	Site assessed as medium value in the Open Space Monitoring Report.
Is the site a Protected	Yes	Parts of the site are protected for

Issue	Suitability	Comments
Employment Site?	,	employment by Policy LP5.
Does the site have a community,	No	
culture or leisure use?		
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in	No	
Flood Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO	No	
trees?		
Does the site contain any	Unknown	It is understood that several internationally
protected species (bats, badgers,		protected species have been recorded at
Great crested newts)?		Daedalus. Further investigation will
		therefore be required.
Does the site contain, or is within	Yes	Site within 100 metres of the Solent and
400m of, a SAC or possible SAC,		Southampton Water SPA and Solent and
SPA or potential SPA, Ramsar site		Dorset Coast SPA. An ecological survey may
or proposed Ramsar site, a Brent		be required. Development will not be
Goose site or proposed Brent		permitted unless no adverse impact upon the habitat can be demonstrated.
Goose site, or a biodiversity- offset site?		the habitat can be demonstrated.
	Yes	The Daedalus site is within 100 metres of
Does the site contain, or is in proximity of, a SSSI or candidate	165	the Lee-on-the-Solent to Itchen Estuary
SSSI?		SSSI.
Does the site contain, or is in	Yes	No SINCs within the site itself although
proximity of, a SINC, candidate	103	there are a number of SINCs within the
SINC or a Local Green Space?		vicinity including the Lee-on-the-Solent
		Beach SINC.
Access	l.	
Can satisfactory vehicular access	Yes	
be achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		

Issue	Suitability	Comments
Heritage	,	
Is the site within or is adjacent to a Conservation Area?	Yes	The site contains the Daedalus Conservation Area. In addition the Marine Parade Area of Special Character includes a small part of the Daedalus site frontage and is also adjacent to the site. Within the local vicinity is the Lee West Area of Special Character.
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	The site contains various designated heritage assets including Building No. 91 (Dining Rooms and Cookhouse), Building No. 118 (Officers' Mess and Quarters), Building No.119 (Westcliffe House and attached Terrace Walls), and Building No's. 31, 35 and 37 (Seaplane Sheds and Winch Houses).
Does the site contain, or is adjacent to, any locally listed buildings?	No	
Is the site likely to be of archaeological interest?	Unknown	It is difficult to predict the archaeological potential in the vicinity and it is therefore important that further investigations are carried out as part of any development proposals.
Contamination		
Is it likely the site could be contaminated?	Yes	Contamination is present on-site. This includes contamination associated with processes undertaken within the workshops and hangers, fuel storage and on-site burning and disposal. Key types of contamination include a small number of radioactive hotspots, hydrocarbons, metals and asbestos. Further investigations will be required and satisfactory remediation undertaken.
Amenity	I	
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Parts of the site are immediately adjacent to residential areas. There are likely to be various amenity issues associated with a large mixed-use development site within an airfield which will need to be appropriately addressed, these include: • Traffic generation;
		 Noise generated from aircraft and employment uses; and

Issue	Suitability	Comments
		Light and air pollution.
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Yes	Consideration will need to be given to the design of any proposal to ensure future occupiers are not negatively affected by existing and proposed uses such as the existing Airport and other industrial uses within the Daedalus site.
Services		
Is the site likely to be serviced by utilities?	Yes	Further investigations will however be required in any site development proposal to ensure there is adequate capacity in the local network.
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site in safeguarding area for aerodrome at Daedalus which may have implications for the height of any proposed new development. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.

Availability

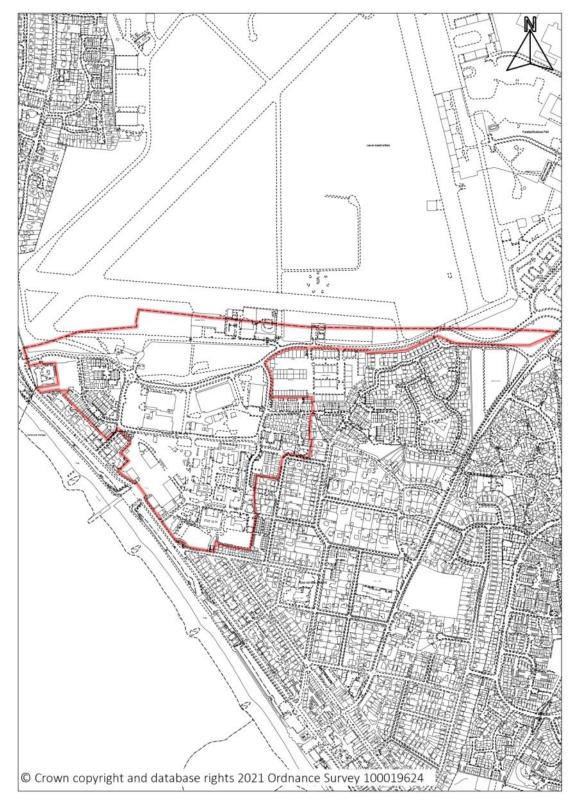
Issue	Availability	Comments
Does the site have multiple	No	The site is owned by Homes England.
owners?		
Is the site owned by a developer or	Yes	The site owner is currently looking to
is the owner willing to sell?		develop the site and is progressing plans to
		do so.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	Further investigation will be required by
(covenants, ransom strips)?		the site promoter.
Are there any on-site constraints	Unknown	Further investigation will be required by
(pylons, rights of way, easements)?		the site promoter.
Are there any existing tenancies or	Yes	Various operations exist on the Daedalus
operations on site?		site. These will need to be fully considered
		as part of any redevelopment plans.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	The site owner is looking to progress
site would come forward for		development on the site.
development within the plan		
period?		
Are there any known abnormal	Yes	Potential decontamination costs and site
development costs (contamination,		clearance and redevelopment of historic

Issue	Achievability	Comments
heritage conservation, demolition		assets. Environmental Health advise
etc)?		further investigation of the site to
		ascertain if a historic landfill presents any
		concerns. This is necessary at an early
		stage to ensure the site is viable.
Does the site require significant	Potentially	Significant investment has been put into
new infrastructure investment in		infrastructure serving the Daedalus site so
order to be suitable for		it is likely that future requirements will be
development?		more limited than previously. However,
		there is potential for infrastructure
		requirements which will become more
		apparent as proposals for the site are
		developed. This will need to be addressed
		by the site promoter/developer.

Site plan for Policy SS11: Daedalus Regeneration Area



POLICY SS11: DAFDALUS

- 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.

PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Mixed-use site with heritage-led residential, employment and leisure uses

This option would see a mix of all uses on the site to enable the viable redevelopment of the area. It is considered that redeveloping the site with advanced manufacturing and technology clusters including marine, aviation and aerospace uses would make good use of the sites assets and location on the Solent. The provision of leisure facilities would also be complimentary. This option envisages that a significant amount of residential will be required, up to 300 dwellings, in order to make the overall redevelopment of the site viable.

Option 2: Maximise employment with very limited residential

Maximise employment uses on most parts of the site. Potential for some residential development however this would be limited to less than 100 dwellings and would probably only be the conversion of historic buildings.

Option 3: Maximise residential development with very limited employment

This option would see residential development maximised on the site with limited policy protection provided for employment uses.

PART 3 – Sustainability Appraisal of potential options for Policy SS11: Daedalus Regeneration Area

Area	The	effects ov	er time:			
++ major positive + pos				- negative major negative		
Policy SS11: Daedalus Regeneration Area						
Sustainability Theme	Option 1: Mixed-use site with heritage-led residential, employment and leisure uses	Option 2: Maximise employment with very limited residential	Option 3: Maximise residential development w very limited employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Sustainability Appraisal Objective	ed-u eside	cimi; vith	cimi: velo			
Decision Making Criteria	se site with ential, eisure uses	very	e pment with pyment			
Climate Change						
SA1 – To address climate change issues t	T					
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	0	0	0	All options would likely involve an increase in emissions due to additional		
2. Will it support the transition to net zero carbon by 2050?	0	0	0	development. However, all options provide opportunities to reduce the		
3. Will it deliver energy efficient buildings?	0	O	O	impact through high quality design, measures to reduce reliance on the private car, and through the mix of uses they provide. Option 1 would see the site re-developed for a mix of uses, this would include employment and residential uses as well as complimentary leisure and retail facilities as required. While this Option seeks to deliver a significant number of news homes, by providing protected employment land on the site there is potential to reduce overall emissions, primarily by reducing the need for people to travel outside of the Borough for work. In addition Option 1 would be heritage led so will involve the re-use of existing buildings which can have benefits in reducing energy and resource use. Option 2 would maximise employment uses which could also be beneficial in reducing the need to travel outside of the Borough for work. Option 3 would maximise residential uses. It is difficult to assess the impact this would have on climate change issues in relation to the other options being tested. However overall all options are considered neutral as all options will likely introduce additional emissions, however the impacts		

The effects over time:						
++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS11: Daedalus Regenerat	ion Area					
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Mixed-use site with heritage-led residential, employment and leisure uses	Option 2: Maximise employment with very limited residential	Option 3: Maximise residential development with very limited employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
				of this can be mitigated to an extent.		
4. Will it support the charging of plugin and other ultra-low emission vehicles?	n/a	n/a	n/a	5		
Overall effects identified SA1	0	0	0			
Transport and Accessibility						
SA2 - To reduce the need to travel and to			traffic on lo	The state of the s		
1. Will it reduce traffic volumes and	+	+	-	Option 1 could reduce traffic volumes and		
congestion? 2. Will it reduce road traffic accidents?	?	?	?	congestion and traffic related air and noise pollution as it proposes a mixed-use		
3. Will there be an increase in traffic related air and noise pollution?	o?	o?	+?	site which will reduce the need to travel. Option 1 can also help to provide more job opportunities within the Borough by providing employment land, thereby reducing the need to out-commute. Option 1 is considered most likely to result in a sustainable community. Option 2 would also likely result in positive effects for reducing traffic volumes and congestion by maximising employment on the site which can increase the provision of jobs in the Borough. Option 3 is assessed as resulting in negative effects as by maximising residential development on the site there is likely to be a need for many residents to travel to other places in order to access the services and jobs they require. This would potentially exacerbate existing outcommuting trends.		
Overall effects identified SA2	+?	+?	-?			
SA3 - To facilitate modal transfer away fr and public transport.	om use of t	he private	car to other	r forms of travel including walking, cycling		
1. Will it increase the proportion of journeys using modes other than the private car?	++	-		It is possible that pursuing Option 1 could result in a significant increase in the proportion of journeys using modes other than the private car. This is because there is a potential for people to live and work within Daedalus. The provision of		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Policy SS11: Daedalus Regeneration Area** Comments: consideration of likelihood of employment and leisure uses employment with very very limited employment residential development with Option 1: Mixed-use site with neritage-led residentia effect, spatial scale, temporary/permanent effects, **Sustainability Theme** short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** employment with Option 1 can also help to ensure people living in the Borough car work locally. Both Option 2 and 3 are considered to result in negative effects. Option 2 will maximise employment on the site which could reduce the need to travel for work from within the Borough to outside. However solely providing employment uses on the site is not considered the best way to create a sustainable community. Option 3 is assessed as resulting in major negative effects as by only providing residential development on the site there is likely to be a need for residents to travel off the site to access the services and jobs they need. 2. Will it provide for high quality ++ All options have the potential to provide walking and cycling networks and for high quality walking and cycle supporting facilities such as cycle networks and supporting facilities such as cycle parking. Option 1 is considered to parking? offer the greatest benefits as by facilitating a mixed use development there will more opportunities for travel within the site. Overall effects identified SA3 ++ **SA4** - To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment and leisure opportunities. 1. Will it improve access to local Option 1 is considered to be the best + services? option for improving access to local 2. Will it make access easier for those -? -? services, making access easier for those without a car and for disabled and or without a car? 3. Will it make access easier for -? -? elderly people. By providing a mix of uses including new homes and employment disabled and or elderly people? space within the Daedalus site residents will be better located to the services they require.

Option 2 would likely improve access to

The effects over time:							
++ major positive + pos	++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS11: Daedalus Regeneration Area							
Sustainability Theme Sustainability Appraisal Objective	Option 1: Mixed-use site with heritage-led residential, employment and leisure uses	Option 2: Maximise employment with very limited residential	Option 3: Maximise residential development v very limited employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects			
Decision Making Criteria	d-us	nise th v	nise lopi ploy				
Decision Making Criteria	e site with ntial, isure uses	ery	ment with				
				employment opportunities. However by solely maximising residential development Option 3 may negatively impact accessibility to other services.			
Overall effects identified SA4	+	-3	-5				
Community Activity and Neighbourl							
SA5 - To provide opportunities for comm	unity intera	ction and i	mprove the				
Will it provide opportunities for engagement in community activities? Will it improve neighbourhoods as places to live?	++	+?	+?	Option 1 is considered to offer major positive effects for providing opportunities for engagement in community activities. Option 2 and 3 may result in negative effects as they are unlikely to provide the mix of uses and opportunities for the community to engage. All options have the potential to improve Daedalus and Lee-on-the-Solent as a place to live as they can all contribute to the regeneration and reuse of the site and improvement of the built environment. However Option 1 is considered to provide the most likely positive effects by providing a mix of uses on the site. Option 1 is also heritage-led and will seek to make			
				good use of the sites historic assets and ensure the site can attract inward investment.			
Overall effects identified SA5	++	+?	+?				
Crime and Disorder							
SA6 - To reduce crime and disorder 1. Will it reduce actual levels of crime and disorder?	?	?	?	All options could help to reduce crime and disorder through the regeneration of the built environment and improvement in the design of public spaces. This could for example include increased natural surveillance and better lighting in public areas. However this is considered uncertain at this stage.			
Overall effects identified SA6	?	?	?				

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Policy SS11: Daedalus Regeneration Area** Comments: consideration of likelihood of employment and leisure uses employment with very very limited employment residential development with neritage-led residentia effect, spatial scale, temporary/permanent effects, **Sustainability Theme** short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria Poverty and Deprivation** SA7 - To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region. It is possible that all Options could help to 1. Will it reduce poverty and social ++? +? +? exclusion in those areas most affected? reduce poverty and social exclusion in different ways. Option 1 is considered to offer the most likely positive effects as it seeks to achieve both new homes, new jobs and other leisure opportunities which can result in significant social benefits to existing and future residents. Overall effects identified SA7 ++? +? +? **Health and Well-being** SA8 - To improve the health and wellbeing of the population, reduce inequalities in health and improve health 1. Will it reduce health inequalities in +? All Options could result in positive effects +? +? those areas most affected? for health and wellbeing outcomes. By 2. Will it enable and support healthy +? +? +? regenerating Daedalus there can be tangible improvements to the built lifestyles? 3. Will it improve access to health environment which may make it a n n 0 facilities? healthier place to live. Option 1 would seek to increase employment opportunities which has the potentially to significant improve people's overall quality of life, It also provides significant new housing which can also improve health. All options also have some uncertainty as it is recognised that health is impacted by many factors beyond the Local Plan. Overall effects identified SA8 +? +? +? Housing SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home. 1. Will it reduce homelessness? Option 1 and Option 3 are considered to +? +? offer the most potential to ensure 2. Will it increase the range and ++ everyone can live in a decent and affordability of housing for different affordable home. This is due to the groups in the community? proposed delivery of new homes with 3. Will it increase the number of +? +? ++? both options. decent homes?

	The	effects ov	er time:			
++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS11: Daedalus Regeneration Area						
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Mixed-use site with heritage-led residential, employment and leisure uses	Option 2: Maximise employment with very limited residential	Option 3: Maximise residential development with very limited employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
	/ith		ΪĦ			
				Option 3 may result in more major positive effects due to maximising residential development. Option 2 is assessed as resulting in negative effects as it is expected that this approach would deliver less than 100 dwellings.		
Overall effects identified SA9	+?	-	++			
Education and Skills SA10 - To raise educational achievement	and develo	p the oppo	ortunities fo	r everyone to acquire the skills needed to		
find and remain in work.						
1. Will it improve the qualifications and skills of young people?	+	++	-	Options 1 ad 2 could both help towards improving the qualifications and skills of		
2. Will it improve the qualifications and skills of the population overall?	+	++	-	young people and the population overall by providing employment opportunities at Daedalus. The effects of Option 2 could produce more opportunities for improved skills as this option would maximise employment with very limited residential. However the effects of Option 1 are still considered to be positive despite providing less employment floorspace as the option will still provide sufficient floorspace to facilitate advanced manufacturing and technology clusters		
				including marine, aviation and aerospace uses at Daedalus.		
Overall effects identified SA10	+	+	-			
Employment						
SA11 - To provide opportunities for resid potential for people to use public transpo				ut-commute and thereby provide greater		
1. Will it reduce out-commuting from	+	+		Option 1 is considered to provide the		
the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling?	++	+	-	greatest potential to reduce out- commuting from the Borough, improving accessibility to work by public transport walking and cycling. This is because it would provide a mix of uses at Daedalus, including both employment land and new homes. The close proximity of these uses will reduce the need for residents to out- commute.		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative							
	Policy SS11: Daedalus Regeneration Area						
Sustainability Theme			Option 3: Maximise residential development with very limited employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects			
Sustainability Appraisal Objective Decision Making Criteria	Option 1: Mixed-use site with heritage-led residential, employment and leisure uses	mise ith very tial	mise elopment with nployment				
				Option 2 could also result in positive effects as it will maximise employment uses, thereby increasing the potential number of jobs available within the Borough. Option 3 is assessed as resulting in major negative effects as by solely developing Daedalus for residential uses, no employment space will be provided.			
Overall effects identified SA11	++	+					
SA12 - To ensure high and stable levels o Borough.	f employme	ent so ever	yone can be	enefit from the economic growth of the			
1. Will it reduce overall	++	++		Both Option 1 and Option 2 are			
unemployment?				considered to provide potential for major			
2. Will it reduce long-term unemployment?	?	?	-	positive effects in relation to reducing overall unemployment. This effect could			
3. Will it provide job opportunities for those most in need of employment?	?	?	-	be greater with Option 2 which prioritises employment uses.			
4. Will it help to improve average earnings?	?	?	?	Option 1 is considered to provide an appropriate amount of employment floorspace to meet identified demand and can therefore assist in reducing unemployment. In terms of the impact of all spatial options on issues of long-term unemployment, opportunities for those most in need of employment and improving average earnings, the effects			
	_	_		are largely unknown at this stage.			
Overall effects identified SA12	++?	++?	-				
Economy SA13 - To increase investment in Gospor	t's economy	to facilitat	e the susta	inable regeneration of the Rorough			
1. Will it make more effective use of	++	+	+	It is considered that Option 1 will make			
previously developed land?				the most effective use of previously			
2. Will it improve business	++	+	0	developed land as it proposes a mix of			
development and enhance	nhance			employment and residential uses. In			
competitiveness?				addition, it is considered that in order for			
3. Will it improve the resilience of business and the economy?	+	+	0	the site to be viable, a greater amount of residential development will be needed			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Policy SS11: Daedalus Regeneration Area** Comments: consideration of likelihood of employment and leisure uses very limited employment residential development with eritage-led residential employment with very effect, spatial scale, temporary/permanent effects, **Sustainability Theme** short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** 4. Will it promote growth in key sectors on the site. and clusters? 5. Will it make land and property Option 2 could also result in positive ++ available for business development? effects and the effective use of land, however this is considered less viable and may not come to fruition. Additionally Option 3 would not seek to provide employment uses on the site which would not make the most of the assets available on the site. By pursuing Option 1 and providing sufficient employment land for the identified requirements there is potential for significant positive effects and the potential to increase business investment, improve business development and enhance competitiveness, improve the resilience of the economy and promote growth in key sectors. For example, by protecting key assets at Daedalus there is potential to attract occupiers involved in the maritime and aerospace sector. It is also recognised that Option 2 could result in positive effects in this regard, however given it the prioritisation of employment uses on the site is not considered to be viable, it is therefore uncertain that this option would materialise. Option 3 is assessed as potentially resulted in neutral/potentially negative effects for the economy as by maximising residential on the site there will limited land retained for employment. Overall effects identified SA13 O **SA14** - To encourage the development of a buoyant, sustainable tourism sector. 1. Will it positively contribute to the Option 1 is considered to result in major ++ local tourism industry and improve the positive effects. This is primarily due to image of Gosport as a destination? the mix of uses which can be delivered on the site including leisure and cultural

++ major positive + posi		effects ov		negative major negative
Policy SS11: Daedalus Regenerati		atrar : ar	recream	Thegative major negative
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Mixed-use site with heritage-led residential, employment and leisure uses	Option 2: Maximise employment with very limited residential	Option 3: Maximise residential development with very limited employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
				development. In addition, the reuse of historic assets may act as an attractive element of the site for visitors. Option 2 and 3 are considered uncertain as it is not known what leisure and cultural opportunities will be delivered on site given their prioritisation of other uses.
Overall effects identified SA14	++	?	?	8
Towns and Neighbourhood Centres				
SA15 - To ensure the vitality and viability	of the Boro	ough's princ	cipal, distric	t. and neighbourhood centres.
1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and	+?	+	+	All options are considered to result in positive effects for the vitality and viability of the Borough's Centres. For Option 1 there is some uncertainty at this stage. It
viability of centres?	Ŧſ	+	+	is important that any retail and town centre uses provided at the Daedalus site under Option 1 do no effect the vitality and viability of the Lee-on-the-Solent District Centre.
Overall effects identified SA15	+?	+	+	
Leisure				
SA16 - To improve the quality and accessi	ibility of lei	sure oppor	tunities witl	hin the Borough.
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a	n/a	
Overall effects identified SA16	n/a	n/a	n/a	
SA17 - To ensure that the Borough protec				s public areas and green spaces including the
provision of good access to the coast and				
Will it protect or enhance the Borough's network of greenspace?	+	+	+	All options are assessed as positive in this regard as all direct growth to previously
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	+	+	+	developed land, thereby protecting other greenspace throughout the Borough.
Overall effects identified SA17	+	+	+	
Biodiversity and Geodiversity		•	•	
SA18 - To conserve and enhance the Boro	ough's biod	iversity and	d geological	assets
1. Will it result in a biodiversity net	?	?	?	It is uncertain as to whether any options
gain? 2. Will it enhance biodiversity through the restoration and creation of well-	?	?	?	would help to conserve and enhance the environment. This is because at this high level the specific details of development

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative						
Policy SS11: Daedalus Regenerat		atrar • ar	Toer tall!	megative major negative		
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Mixed-use site with heritage-led residential, employment and leisure uses	Option 2: Maximise employment with very limited residential	Option 3: Maximise residential development with very limited employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
connected multifunctional green				proposals are not fully known. The		
infrastructure? 3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?	?	implications of all proposals will need to be assessed as part of the full plan HRA and throughout the development management process.		
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	?			
Overall effects identified SA18	?	3	3			
Heritage and Design						
SA19 - To protect and enhance the histor	ric environn	nent.				
1. Will it protect and enhance the historic environment?	++	?	?	Option 1 will enable the reuse of historic assets which could protect and enhance the historic environment if buildings are reused appropriately. Options 2 and 3 could also achieve this however there is more uncertainty due to viability considerations. There is also uncertainty as to how sensitive redevelopment will occur in practice until detailed proposals are available.		
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a	n/a			
Overall effects identified SA19	++	?	?			
SA20 - To ensure that there is a high qua	lity townsca	pe incorpo	rating good	design principles for buildings and		
surrounding spaces. 1. Will the design enhance the quality of the townscape?	+	+?	+?	Option 1 is considered to be most likely to result in positive effects as mixed use heritage-led development can lead to a higher quality townscape at Daedalus, especially when buildings are well designed. Option 2 and 3 also have the potential to result in an improved townscape however this is dependent on how sensitive redevelopment proposals are. By maximising residential development on the site under Option 3 there is a risk that heritage assets are not sensitively reused and that the site is overdeveloped.		

The effects over time:								
	++ major positive + positive o neutral ? uncertain - negative major negative							
Policy SS11: Daedalus Regenerat	Policy SS11: Daedalus Regeneration Area							
Sustainability Theme	Option 1: Mixed-use site with heritage-led residential, employment and leisure uses	Option 2: Maximise employment with very limited residential	Option 3: Maximise residential development w very limited employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects				
Sustainability Appraisal Objective	ed-u esid	imi vith ntia	imi ⁄elo					
Decision Making Criteria	use site with ential, leisure uses	option 2: Maximise mployment with very mited residential option 1: Mixed-use site with eritage-led residential, mployment and leisure uses						
Overall effects identified SA20	+	+?	+?					
Air Quality								
SA21 - To reduce air pollution and ensur	e air quality	continues	to improve.					
1. Will it improve air quality?	+?	?	?	Option 1 is assessed as being most likely to result in positive effects as by providing a mix of uses on the site there is more likely to be less need to travel. In addition, providing employment uses on the site can help to reduce the need to travel by private car to other work locations outside of the Borough.				
0 11 11 11 11 11 12 1 2 2 2 4				Option 2 and 3 are assessed as uncertain.				
Overall effects identified SA21	+?	?	?					
Use of Energy Resources	the propert	tion of once	ray apporat	ed from renewable sources in the Borough.				
1. Will it reduce emissions of	+ ?	?	?	It is possible that Option 1 could help				
greenhouse gases by reducing energy consumption?		:	•	reduce greenhouse gas emissions. The provision of a mix of uses within the Daedalus site could reduce the need to travel and thereby reduce energy use.				
2. Will it lead to an increased	?	?	?					
proportion of energy needs being met from renewable resources?								
Overall effects identified SA22	+?	?	?					
Use of Land Resources								
SA23 - To improve efficiency in land use	through the	1	1					
 Will it re-use previously developed land? 	++	++?	++?	All options will see the re-use of PDL which is considered to result in major				
2. Will it remediate contaminated	++	++?	++?	positive effects. All options could also				
land?				involve the remediation of contaminated				
				land.				
				Option 2 and 3 have less certainty at this stage as options which only focus on either employment or residential are considered to be less viable given the costs involved with enhancing the historic				
Overall offects identified CA22				assets on the site.				
Overall effects identified SA23	++	++?	++?					

The effects over time: ++ major positive + positive oneutral ? uncertain - negative major negative					
Policy SS11: Daedalus Regenerat			Toer tall	major negative	
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Mixed-use site with heritage-led residential, employment and leisure uses	Option 2: Maximise employment with very limited residential	Option 3: Maximise residential development with very limited employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Water Management					
SA24 - To maintain and improve the water	er quality of	f the Borou	gh.		
1. Will it improve compliance with the Water Framework Directive?	?	?	?	At this stage the effects of each spatial option are uncertain. All options propose significant growth which would likely increase water consumption which could have knock-on impacts upon water quality. However there is significant uncertainty at this stage and the impact of development proposals will need to be assessed at the detailed proposal stage.	
Overall effects identified SA24	?	?	?	assessed at the detailed proposal stage.	
SA25 - To reduce the risk of flooding and environment.1. Will it minimise the risk of flooding from all sources to people and property?	the resultin	ng detrimer	+?	Given the Daedalus site is not within Flood Zone 2 and 3, each spatial option is considered likely to minimise the risk of	
2. Will development be avoided in flood risk areas?	+	+	+	most sources of flooding. However the risk of flooding from increased surface	
3. Can the site be made safe taking into account predicted sea level rise?	+?	+?	+?	water fun off is unknown and will therefore need to be assessed.	
Overall effects identified SA25	+?	+?	+?		
SA26 - To provide for sustainable sources					
1. Will it reduce water consumption?	-	-	-	All options would likely increase water consumption.	
Overall effects identified SA26	-	-	-		
Natural Resources and Waste Mana	gement				
SA27 - To reduce waste generation and comanagement of waste.	disposal, and	d achieve tl	ne sustainal	ole consumption of natural resources and	
1. Will it lead to reduced consumption	-?	-?	-?	All options are likely to lead to an	
of materials and resources?				increased consumption of materials and	
2. Will it reduce household waste?	-	ο?		resources.	
3. Will it increase recycling?	?	?	?	Option 3 is likely to lead to the most household waste due to its maximisation of residential development. All options will provide potential to increase recycling however this is uncertain at this stage.	
Overall effects identified SA27	-?	-?	-?	j	
	1 1	1	1 1	1	

	11: Daedalu		ritage-led res				
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L term)
SA1			0				cerriiy
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

PART 4 - 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	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. 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.
Recommendation for Local Plan	Include policy in Local Plan.

PART 5 – 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.

Mitigat	ing 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.

Maximis	ing 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: Enabling Allocations

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.

PART 1 – Site profile for Fort Gilkicker

Site location

Site name	Fort Gilkicker	Site reference	AG006
Site address and post	Military Rd, Stokes Bay, Gosport,	Ward	Anglesey
code	PO12 2NJ		

Site details

Site description	Victorian-era fortress, currently disused.
Topography	The fort is on slightly raised ground, with mounds of earth around the
	structure.
Existing land use	Fort is abandoned. Minor MOD use (radar).
Surrounding land	Golf course and beach
use and storey	
heights	
Site size (hectares)	Approximately 1.2 ha
Development status	Planning permission (ref. <u>08/00423/FULL</u>) has been granted for
	redevelopment to 26 dwellings. Development has been implemented but
	construction is currently stalled.

Suitability

Issue	Suitability	Comments
Local plan designations	· ·	
Is the site within the Urban Area	No	
Boundary?		
Is the site allocated for	Yes	The site has an existing residential
development?		allocation.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	No	The site is surrounded by Protected Open Space.
Is the site a Protected Employment Site?	No	
Does the site have a community, culture or leisure use?	No	
Is the site within a Defined Shopping Area?	No	
Is the site currently tourist accommodation?	No	
Flooding		
Is the site in Flood Zone 2 or 3?	Yes	Whole of the site is within Flood Zone 2 and 3. A Strategic Flood Risk Assessment required.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Whole of the site is predicted to be within Flood Zone 2 and 3. A Strategic Flood Risk Assessment required.
Ecology		
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	
Does the site have any TPO trees?	No	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Yes	Site contains the 'Gilkicker Weevil' which is a priority species. Proposals will need to protect the species. Ecological assessment undertaken as part of Planning Application.
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, or a biodiversity-offset site?	Yes	Site is within 400 m of the Portsmouth Harbour SPA/ Potential SPA /SSSI/Ramsar. Gosport Park is also within 400 m of a Brent Goose site. Within 400m of Solent Maritime SAC. An ecological survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated. Contributions will be required via Bird Aware Solent.
Does the site within, or is in proximity of, a SSSI or candidate	No	A SSSI (Gilkicker Lake) is within 100 m.

Issue	Suitability	Comments
SSSI?	,	
Does the site within, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site is within a SINC, and adjacent to another SINC. Proposals should protect the habitat.
Access		
Can satisfactory vehicular access be achieved?	Yes	Access road (Military Road) has been widened to accommodate vehicles.
Can safe pedestrian and cycle access be achieved?	Yes	Yes, although road could do with improvements (markings, widening, signage etc.).
Can adequate emergency service and refuse truck be provided?	Yes	
Heritage	T	
Is the site within or adjacent to a Conservation Area	No	
Does the site contain any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Yes, site is a Scheduled Ancient Monument, and a grade II* listed building. Proposals will need to preserve or enhance the heritage assets.
Does the site contain any locally listed buildings?	No	
Is the site likely to be of archaeological interest?	Yes	An Archaeological assessment is required.
Contamination		
Is there a possibility the site could be contaminated?	Yes	As a former MOD facility, the site is possibly contaminated. A Contaminated site assessment will be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	No	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Yes	The site is surrounded by a beach, so the privacy of the occupiers will need to be carefully considered. Appropriate mitigation will be required.
Services		
Is the site serviced by utilities?	Yes	
Is the site within an Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Statutory bodies will be consulted. Restrictions may apply.

Availability

Issue	Availability	Comments
Does the site have multiple	No	
owners?		
Is the site owned by a developer or	Yes	
is the owner willing to sell?		
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	No	
(covenants, ransom strips)?		
Are there any on-site constraints	No	The Solent Way/England coastal path, a
(pylons, rights of way, easements)?		long-distance walking route passes around
		the fort.
Are there any existing tenancies or	No	
operations on site?		

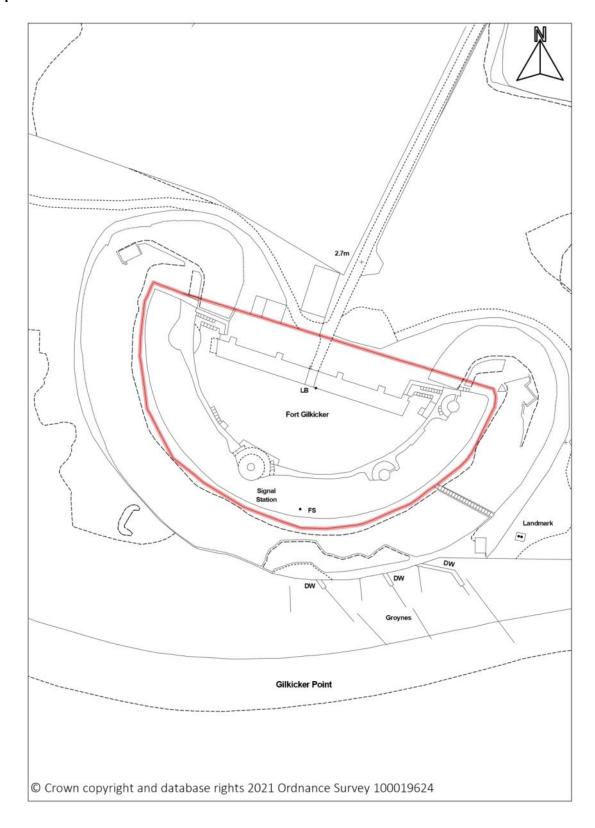
Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	The residential element is expected to cross-subsidise the cost of heritage conservation. Funding or planning gain may be needed to make the site viable.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Conclusion

Issue	Figure	Assumptions
Developable site size	1.2 ha	Based on whole site.
Local area density	N/A	Design led assumptions.
Development density	N/A	Design led assumptions.
Capacity for dwellings	26	Planning permission has been granted for 26 dwellings.

Site plan for Fort Gilkicker



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

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

Option 1 would allow Fort Gilkicker to be converted to residential units in line with the existing planning consent for 26 units. This option also provides flexibility for a reduced number of residential units with other uses such as a museum should this be more attractive to a prospective developer. This option allocates Fort Gilkicker in the event that the applications are not implemented.

Option 2: Do nothing

Option 2 would see no Local Plan policy included for the site. This would mean that if the current planning consents expire there would be no allocation within the Local Plan.

PART 3 - Sustainability Appraisal of potential options for Fort Gilkicker

++ major positive + positive Fort Gilkicker Sustainability Theme Sustainability Appraisal Objective			comments: consideration of likelihood of
Sustainability Theme	Option 1: for reside mixed use	Optic	
	Option 1: for reside mixed use	Optic	
Sustainability Appraisal Objective	~~ 5 7	on 2: [effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Justamasmy Appraisar Objective	Rede Itial dev	Oo n	camarative effects
Decision Making Criteria	Option 1: Redevelop Fort for residential or suitable mixed use development	Option 2: Do nothing	
Climate Change			
SA1 – To address climate change issues thro	ough reducing	greenhouse ga	as emissions.
1. Will it help to reduce carbon dioxide	0	0	Option 1 provides the potential to increase the
and other greenhouse gas emissions?			energy efficiency of the Fort. That said the Fort
2. Will it support the transition to net	0	0	is currently unused the so the overall benefits
zero carbon by 2050?			of Option 1 are unlikely to be significant and
3. Will it deliver energy efficient	0	0	are assessed a neutral.
buildings?			_
4. Will it support the charging of plug-in	0	0	
and other ultra-low emission vehicles?			
Overall effects identified SA1	0	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to red	duce the effe	cts of traffic or	
1. Will it reduce traffic volumes and	0	0	Option 1 and introducing new dwellings on the
congestion?			site could lead to increased traffic volumes and
2. Will it reduce road traffic accidents?	?	0	congestion, road accidents, and pollution.
3. Will there be an increase in traffic	?	0	However the highway impacts are unlikely to
related air and noise pollution?			be significant and mitigation measures can be put in place. Option 2 is a continuation of the
			existing situation and assessed as neutral.
Overall effects identified SA2	?	0	existing situation and assessed as neutral.

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Fort Gilkicker Comments: consideration of likelihood of Option 2: Do nothing for residential or suitable effect, spatial scale, temporary/permanent **Sustainability Theme** effects, short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** SA3 - To facilitate modal transfer away from use of the private car to other forms of travel including walking, cycling and public transport. 1. Will it increase the proportion of New dwellings on the site could result in ο? journeys using modes other than the additional car use however this is not certain as occupiers may use other modes. Option 1 private car? provides the potential to provide high quality 2. Will it provide for high quality walking 0 walking and cycle networks and supporting and cycling networks and supporting facilities. facilities such as cycle parking? Overall effects identified SA3 SA4 - To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment and leisure opportunities. 1. Will it improve access to local n/a n/a services? 2. Will it make access easier for those n/a n/a without a car? 3. Will it make access easier for disabled n/a n/a and or elderly people? Overall effects identified SA4 n/a n/a **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 n/a n/a engagement in community activities? 2. Will it improve neighbourhoods as 0 0 places to live? Overall effects identified SA5 O O **Crime and Disorder** SA6 - To reduce crime and disorder 1. Will it reduce actual levels of crime 0 0 and disorder? Overall effects identified SA6 0 0 **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 0 0 exclusion in those areas most affected?

	The effe	cts over time	:
	tive o neutra	al ? uncertai	n - negative major negative
Fort Gilkicker			
Sustainability Theme	Option 1: Redevelop Fort for residential or suitable mixed use development	Option 2: Do nothing	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	edev tial c deve	o n	
Decision Making Criteria	velop Fort or suitable elopment	othing	
Overall effects identified SA7	0	O	
Health and Well-being			
SA8 - To improve the health and wellbeing	of the populati	on, reduce ine	qualities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	+	0	The redevelopment of the site could provide higher quality housing which can help to enable
2. Will it enable and support healthy lifestyles?	+	0	and support healthy lifestyles.
3. Will it improve access to health facilities?	0	0	
Overall effects identified SA8	+	0	
Housing			
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	d affordable home.
1. Will it reduce homelessness?	+?	0	Option 1 would provide housing which will have
2. Will it increase the range and affordability of housing for different groups in the community?	+	O	positive effects for increasing the range and affordability of housing and the number of decent homes. New housing also has potential
3. Will it increase the number of decent homes?	+	0	to contribute towards reducing homelessness.
Overall effects identified SA9	+	0	
Education and Skills			
SA10 - To raise educational achievement a and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	
Overall effects identified SA10	n/a	n/a	
Employment			
SA11 - To provide opportunities for resider potential for people to use public transpor			out-commute and thereby provide greater
Will it reduce out-commuting from the Borough?	n/a	n/a	
2. Will it improve accessibility to work by public transport, walking and cycling?	n/a	n/a	
Overall effects identified SA11	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Fort Gilkicker** Comments: consideration of likelihood of Option 2: Do nothing for residential or suitable effect, spatial scale, temporary/permanent **Sustainability Theme** effects, short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** 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? n/a n/a 2. Will it reduce long-term n/a n/a unemployment? 3. Will it provide job opportunities for n/a n/a those most in need of employment? 4. Will it help to improve average n/a n/a earnings? Overall effects identified SA12 n/a n/a **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 n/a n/a previously developed land? 2. Will it improve business development n/a n/a and enhance competitiveness? 3. Will it improve the resilience of n/a n/a business and the economy? 4. Will it promote growth in key sectors n/a n/a and clusters? 5. Will it make land and property n/a n/a available for business development? Overall effects identified SA13 n/a n/a **SA14** - To encourage the development of a buoyant, sustainable tourism sector. 1. Will it positively contribute to the local n/a n/a tourism industry and improve the image of Gosport as a destination? Overall effects identified SA14 n/a n/a **Towns and Neighbourhood Centres** SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and n/a n/a quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability n/a n/a of centres?

		cts over tim	
	tive o neutra	ı ? uncerta	in - negative major negative
Fort Gilkicker Sustainability Theme	Option 1: Redevelop Fort for residential or suitable mixed use development	Option 2: Do nothing	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	Redev tial o devel	o no:	camarative cyjects
Decision Making Criteria	elop Fort r suitable opment	thing	
Overall effects identified SA15	n/a	n/a	
Leisure			
SA16 - To improve the quality and accessib	ility of leisure o	pportunities	within the Borough.
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a	
Overall effects identified SA16	n/a	n/a	
SA17 - To ensure that the Borough protect provision of good access to the coast and h		the quality o	f its public areas and green spaces including the
1. Will it protect or enhance the Borough's network of greenspace?	+	+	Both Options will likely protect or enhance greenspace and access to the coastal frontage
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	+	+	in this location.
Overall effects identified SA17	+	+	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borou	ugh's biodiversit	v and geolog	ical assets.
Will it result in a biodiversity net gain?	+	o	Option 1 will be required to secure a biodiversity net gain.
2. Will it enhance biodiversity through the restoration and creation of well- connected multifunctional green infrastructure?	n/a	n/a	
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?	The impact created by Option 1 is unknown at this stage and will need to be assessed through detailed development proposals.
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	
Overall effects identified SA18	?	ο?	
Heritage and Design			<u></u>
SA19 - To protect and enhance the historic	environment.		
1. Will it protect and enhance the historic environment?	++	0	The redevelopment of Fort Gilkicker through Option 1 can ensure the site is conserved and enhanced. It is considered that Option 1 has

The effects over time:				
++ major positive + posi	tive o neutra	al ? uncertai	n - negative major negative	
Fort Gilkicker				
Sustainability Theme	Option 1: I for residen mixed use	Option 2: Do nothing	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	Redo ntial dev	Do n	cumulutive ejjects	
Decision Making Criteria	Option 1: Redevelop Fort for residential or suitable mixed use development	othing		
			the potential to result in major positive effects. Option 2 and doing nothing could see the Fort decline further, although it is uncertain what would happen.	
2. Will it improve the condition of any heritage asset identified as at risk?	++	O	Fort Gilkicker is on the Heritage at Risk Register. It is considered that Option 1 provides significant potential to improve the condition of the Scheduled Ancient Monument.	
Overall effects identified SA19	++	O		
SA20 - To ensure that there is a high qualit surrounding spaces.	y townscape in	corporating go	ood design principles for buildings and	
1. Will the design enhance the quality of the townscape?	+?	-	Option 2 and doing nothing could see the Fort further decay, negatively impacting the appearance of the built environment in this prominent location. Option 1 could result in positive effects in improving the townscape.	
Overall effects identified SA20	+?	-		
Air Quality				
SA21 - To reduce air pollution and ensure a	air quality conti	nues to improv	ve.	
1. Will it improve air quality?	n/a	n/a		
Overall effects identified SA21	n/a	n/a		
Use of Energy Resources				
SA22 - To increase energy efficiency and th	ne proportion o	f energy gener	rated from renewable sources in the Borough.	
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	O	O	The overall effects are considered to be neutral. Option 1 could lead to reductions or	
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	0	0	increases in greenhouse gases from energy consumption depending on where the energy is sourced from.	
Overall effects identified SA22	0	0		
Use of Land Resources				
SA23 - To improve efficiency in land use th	rough the re-u	se of previously		
Will it re-use previously developed land?	+	0	Option 1 would help to re-use a heritage asset that is at risk and has experienced a significant	
2. Will it remediate contaminated land?	+	O	deterioration. The site requires significant investment to be developed and Option 1 is	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Fort Gilkicker Comments: consideration of likelihood of Option 2: Do nothing for residential or suitable mixed effect, spatial scale, temporary/permanent **Sustainability Theme** effects, short/medium/long term effects and use development cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** considered to be most likely to realise improvements to the Fort. Overall effects identified SA23 0 **Water Management** SA24 - To maintain and improve the water quality of the Borough. 1. Will it improve compliance with the This is uncertain at this stage. ? Water Framework Directive? Overall effects identified SA24 SA25 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment. 1. Will it minimise the risk of flooding The site is in an area of significant flood risk. ? from all sources to people and property? This must be satisfactory addressed by any 2. Will development be avoided in flood detailed development proposal. At this stage + O risk areas? there is some uncertainty on how the risk of 3. Can the site be made safe taking into flooding from all sources will be minimised. 0 account predicted sea level rise? Overall effects identified SA25 0 SA26 - To provide for sustainable sources of water supply. 1. Will it reduce water consumption? Option 1 will likely increase water consumption 0 on the site and cumulatively within the Borough. Overall effects identified SA26 0 **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 Option 1 will likely increase the use of 0 materials and resources? resources and result in more household waste, 2. Will it reduce household waste? both of which could result in negative effects. 0 There will also be opportunities for recycling 3. Will it increase recycling? O O with Option 1. Overall effects identified SA27 0

Fort Gilk	icker						
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (I
SA1			0				termij
SA2				?			
SA3			0				
SA4			n/a				
SA5			0				
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

PART 4 - 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	Allocate site for enabling development in the Local Plan.	
Local Plan		

PART 5 – 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.

Mitigati	ng 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.
--

Maximisi	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'.

PART 1 - Site profile for Qinetiq Fort Road

Site location

Site name	Qinetiq Fort Road	Site reference	AG008
Site address and post	Fort Road, Gosport, PO12 2DW	Ward	Anglesey
code			

Site details

Site description	Former MOD compound with a number of derelict buildings, a Scheduled		
	Ancient Monument (Battery No.2) and surrounding green space.		
Topography	Generally flat except for Battery No.5. Site is higher than surrounding land and		
	contains lots of vegetation and trees.		
Existing land use	None since the site became redundant.		
Surrounding land	Open space and a golf course to the south and residential and a Navy facility		
use and storey	to the north.		
heights			
Site size (hectares)	2.06 ha		
Development status	20/00284/FULL - PARTIAL DEMOLITION AND CONVERSION OF EXISTING		
	BUILDINGS TO FORM 10		
	DWELLINGS AND ERECTION OF 6 NEW BUILD DWELLINGS WITH ASSOCIATED		
	LANDSCAPING AND PARKING (Scheduled Monument) (as amended by plans		
	received		

27.10.2020)

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	No	Review of the Urban Area Boundary may
Boundary?		be required.
Is the site allocated for	No	Site may still be appropriate for
development?		development.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	No	
Is the site a Protected Employment	No	
Site?		
Does the site have a community,	No	
culture or leisure use?		
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	Yes	Part of the site is within Flood Zone 2
		and 3. A Strategic Flood Risk Assessment
		is required.
Is the site predicted to be in Flood	Yes	Part of the site is predicted to be within
Zone 2 or 3 in 2115?		Flood Zone 2 and 3. A Strategic Flood
		Risk Assessment is required.
Ecology	1	
Does the site contain any	Yes	Site contains dense woodland to the
irreplaceable habitats (such as		north – potential for ancient or veteran
ancient woodland or ancient and		trees. An ecology survey may be
veteran trees)?		required. Development will not be
		permitted unless no adverse impact
		upon the habitat can be demonstrated.
Does the site have any TPO trees?	No	
Does the site contain any protected	Unknown	An Ecology Assessment will be required.
species (bats, badgers, Great		
crested newts)?		
Does the site contain, or is within	Yes	Site within 400m of Solent Maritime
400m of, a SAC or possible SAC, SPA		SAC. Adjacent to multiple Brent Goose
or potential SPA, Ramsar site or		Sites (Core Primary). Within 400m of
proposed Ramsar site, or a		SSSI, Ramsar and SPA. An ecological
biodiversity-offset site?		survey may be required. Development
		will not be permitted unless no adverse
		impact upon the habitat can be
		demonstrated.
Does the site contain, or is in	Yes	Gilkicker Lake SSSI is 300m away. An
proximity of, a SSSI or candidate		ecological survey may be required.

Issue	Suitability	Comments
SSSI?	,	Development will not be permitted
		unless no adverse impact upon the
		habitat can be demonstrated.
Does the site contain, or is in	Yes	Gosport Golf Course is to the south, a
proximity of, a SINC, candidate SINC		SINC and a Brent Goose site. Proposals
or a Local Green Space?		should protect the habitat.
Access	T	
Can satisfactory vehicular access be	Yes	Access would need to be achieved from
achieved?		Clayhall Road.
Can safe pedestrian and cycle	No	There is no footpath along Fort Road.
access be achieved?		Highway infrastructure works may be
		required. Potential to explore cycle/foot
		link on land adjacent for access to Stokes
		Bay.
Can adequate emergency service	Yes	
and refuse truck be provided?		
Heritage	Lv	C'I · I · I I A I
Is the site within or is adjacent to a	Yes	Site is adjacent to the Anglesey
Conservation Area?		Conservation Area (No. 2). Proposals will
		need to preserve or enhance the
Danatha sita antain ani adi ant	V	character of the conservation area.
Does the site contain, or is adjacent	Yes	Site contains a Scheduled Ancient
to, any Designated Heritage Assets		Monument (Battery No. 5). A Heritage
(listed buildings, scheduled ancient		Statement will be required. Proposals
monuments or registered parks and gardens)?		will need to preserve or enhance the heritage assets.
Does the site contain any locally	No	Heritage assets.
listed buildings?	INO	
Is the site likely to be of	Yes	Battery No. 5 is an area of archaeological
archaeological interest?	103	interest. An archaeological assessment
a. e. a.		would be required.
Contamination		·
Is there a possibility the site could	Yes	Land is a former MOD site so likely
be contaminated?		contaminated. A Contaminated Land
		Assessment and potential mitigation will
		be required.
Amenity		
Is development likely to have an	Yes	Proposals will need to have regard to the
adverse impact upon neighbouring		residential dwellings to the north,
amenity?		minimising overlooking of their rear
		gardens. Proposal will need to minimise
		amenity impacts.
Are neighbouring uses likely to have	No	
an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		

Issue	Suitability	Comments
Services		
Is the site serviced by utilities?	Yes	
Is the site within a Safeguarded	No	
Area (other than Southampton		
Airport Safeguarding Zone, which		
covers the whole borough)?		

Availability

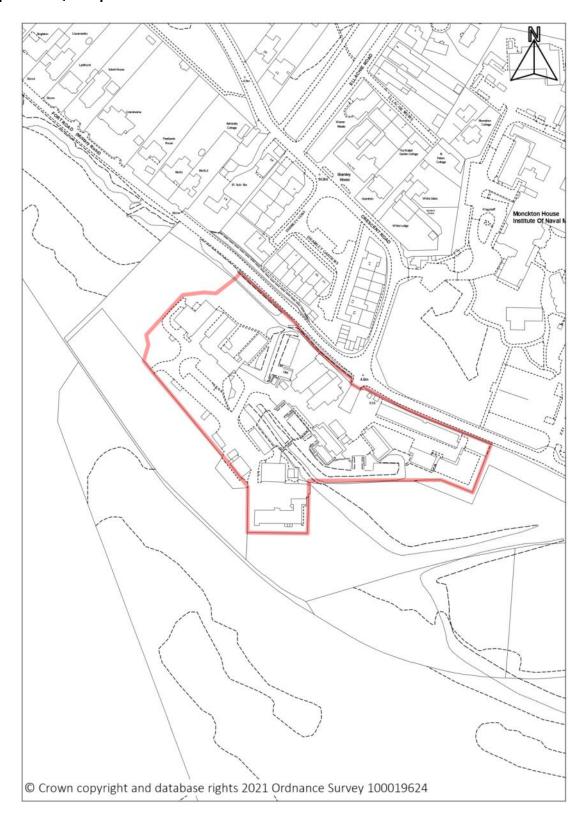
Issue	Availability	Comments
Does the site have multiple	No	Understood to be wholly owned by
owners?		QinetiQ.
Is the site owned by a developer or	Yes	QinetiQ have previously expressed an
is the owner willing to sell?		interest in developing the site.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	No	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential contamination, ecology and heritage issues. Extensive demolition and clearance will also be required.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Issue	Figure	Assumptions	
Developable site size	-	-	
Local area density	Low	30dph	
Development density	4.4dph	Density of developable area.	
Capacity for dwellings	9	Approximately 9 high-end dwellings are considered	
		acceptable.	

Site plan for Qinetiq Fort Road



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Allow limited residential redevelopment or suitable mixed-use development

Option 1 would see the site allocated for up to 15 market dwellings or suitable mixed-use development. It is important to note that Option 1 is limited to the central portion of the site which includes a Scheduled Ancient Monument. It is this portion alone that is allocated for enabling development. This would be 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).

Option 2: Do nothing

Option 2 would see no Local Plan allocation for the site and no policy support for re-development on the site.

PART 3 - Sustainability Appraisal of potential options for Qinetig Fort Road

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative Qinetiq Fort Road							
Sustainability Appraisal Objective	w lir						
Decision Making Criteria	Allow limited I redevelopment or iixed-use ent	ing					
Climate Change							
SA1 – To address climate change issues th	rough reducing gr	reenhouse g	as emissions.				
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	O	0	Option 1 provides the potential to increase the energy efficiency of buildings on the site. That				
2. Will it support the transition to net zero carbon by 2050?	0	0	said the overall benefits are unlikely to be significant and are assessed as neutral.				
3. Will it deliver energy efficient buildings?	0	0	_				
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	0	0	_				
Overall effects identified SA1	0	0					
Transport and Accessibility							
SA2 - To reduce the need to travel and to	reduce the effects	s of traffic o	n local communities.				
1. Will it reduce traffic volumes and congestion?	0	0	Option 1 and redeveloping the site could lead to increased traffic volumes and congestion,				
2. Will it reduce road traffic accidents?	?	0	road accidents and pollution. However the				
3. Will there be an increase in traffic related air and noise pollution?	?	0	highway impacts of option 1 are unlikely to be significant and mitigation measures can be pu in place. Option 2 is assessed as neutral overa				
Overall effects identified SA2	?	0					

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative								
Qinetiq Fort Road								
Sustainability Theme	Option 1: Allow limited residential redevelopment or suitable mixed-use development	Option 2: Do nothing	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects					
Sustainability Appraisal Objective	w lii leve l-us	o t h						
Decision Making Criteria	llow limited redevelopment or xed-use nt	ing						
1. Will it increase the proportion of journeys using modes other than the private car?	ο?	O	New dwellings on the site could result in additional car use however this is not certain as occupiers may use other modes. Option 1					
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	0	O	provides the potential to provide high quality walking and cycle networks and supporting facilities.					
Overall effects identified SA3	O	0						
employment and leisure opportunities.			including health, transport, education, training,					
1. Will it improve access to local services?	n/a	n/a						
2. Will it make access easier for those without a car?	n/a	n/a						
3. Will it make access easier for disabled and or elderly people?	n/a	n/a						
Overall effects identified SA4	n/a	n/a						
Community Activity and Neighbourho	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?	n/a	n/a						
2. Will it improve neighbourhoods as places to live?	+	O						
Overall effects identified SA5	+	O						
Crime and Disorder								
SA6 - To reduce crime and disorder 1. Will it reduce actual levels of crime	0	0						
and disorder?								
Overall effects identified SA6	0	0						
Poverty and Deprivation			Comment and others					
region.	I		Gosport and other areas in the South East					
Will it reduce poverty and social exclusion in those areas most affected?	0	0						
Overall effects identified SA7	0	0						
Health and Well-being								
	of the populat	on, reduce ine	equalities in health and improve health facilities.					
1. Will it reduce health inequalities in those areas most affected?	+	0	The redevelopment of the site could provide higher quality housing which can help to enable					
2. Will it enable and support healthy lifestyles?	+	0	and support healthy lifestyles.					

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative						
Qinetig Fort Road						
Sustainability Theme	Option 1: Allow limited residential redevelopment or suitable mixed-use development	Option 2: Do nothing	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects			
Sustainability Appraisal Objective	v lir eve -us	oth.				
Decision Making Criteria	Allow limited I redevelopment or nixed-use	ja Jago				
3. Will it improve access to health facilities?	O	0				
Overall effects identified SA8	+	O				
Housing						
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	d affordable home.			
1. Will it reduce homelessness?	+?	O	Option 1 would provide housing which will have			
2. Will it increase the range and affordability of housing for different groups in the community?	+	O	positive effects for increasing the range and affordability of housing and the number of decent homes. New housing also has potential			
3. Will it increase the number of decent homes?	+	O	to contribute towards reducing homelessness.			
Overall effects identified SA9	+	0				
and remain in work.1. Will it improve the qualifications and skills of young people?2. Will it improve the qualifications and	n/a n/a	n/a n/a	for everyone to acquire the skills needed to find			
skills of the population overall?						
Overall effects identified SA10	n/a	n/a				
Employment SA11 - To provide opportunities for resider potential for people to use public transpor 1. Will it reduce out-commuting from	t, cycle or walk	to work.	out-commute and thereby provide greater			
the Borough? 2. Will it improve accessibility to work by	n/a	n/a				
public transport, walking and cycling? Overall effects identified SA11	n/a	n/a				
SA12 - To ensure high and stable levels of Borough.	n/a employment so	n/a everyone can	benefit from the economic growth of the			
1. Will it reduce overall unemployment?	n/a	n/a				
2. Will it reduce long-term unemployment?	n/a	n/a				
3. Will it provide job opportunities for those most in need of employment?	n/a	n/a				
4. Will it help to improve average earnings?	n/a	n/a				
Overall effects identified SA12	n/a	n/a				
Economy						
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	stainable regeneration of the Borough.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Qinetiq Fort Road Option 2: Do nothing suitable mixed-use residential redevelopment or Comments: consideration of likelihood of effect, spatial scale, temporary/permanent **Sustainability Theme** effects, short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** 1. Will it make more effective use of n/a n/a previously developed land? 2. Will it improve business development n/a n/a and enhance competitiveness? 3. Will it improve the resilience of n/a n/a business and the economy? 4. Will it promote growth in key sectors n/a n/a and clusters? 5. Will it make land and property n/a n/a available for business development? Overall effects identified SA13 n/a n/a SA14 - To encourage the development of a buoyant, sustainable tourism sector. 1. Will it positively contribute to the local n/a n/a tourism industry and improve the image of Gosport as a destination? Overall effects identified SA14 n/a n/a **Towns and Neighbourhood Centres** SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and n/a n/a quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability n/a n/a of centres? Overall effects identified SA15 n/a n/a Leisure **SA16** - To improve the quality and accessibility of leisure opportunities within the Borough. 1. Will it improve the range of sporting n/a n/a facilities in the Borough? Overall effects identified SA16 n/a n/a 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 0 Borough's network of greenspace? 2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access? Overall effects identified SA17 +

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Qinetiq Fort Road					
Sustainability Theme	Option 1: Allow limited residential redevelopment or suitable mixed-use development	Option 2: Do nothing	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
Sustainability Appraisal Objective	w lii leve l-us	oth			
Decision Making Criteria	llow limited redevelopment or xed-use nt	ing			
Biodiversity and Geodiversity					
SA18 - To conserve and enhance the Borou	ıgh's biodiversi	ty and geologi	cal assets.		
1. Will it result in a biodiversity net gain?	+	0	Option 1 will be required to secure a biodiversity net gain.		
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	n/a	n/a	The impact of Option 1 is unknown at this stage and will need to be assessed through detailed development proposals.		
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?			
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?			
Overall effects identified SA18	?	ο?			
Heritage and Design					
SA19 - To protect and enhance the historic	environment.				
1. Will it protect and enhance the historic environment?	++	0	The redevelopment of the site and the Scheduled Ancient Monument can ensure the		
2. Will it improve the condition of any heritage asset identified as at risk?	O	0	site is conserved and enhanced providing development is sensitive to its location and of high quality. It is considered that Option 1 has the potential to result in major positive effects.		
Overall effects identified SA19	++	0			
SA20 - To ensure that there is a high qualit surrounding spaces.	SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and				
1. Will the design enhance the quality of the townscape?	+?	-	Option 2 and doing nothing could see the site fall into further decline which would negatively impact the appearance of the built environment in this location. Option 1 could result in positive effects in improving the townscape.		
Overall effects identified SA20	+?	-			
Air Quality					
SA21 - To reduce air pollution and ensure air quality continues to improve.					
1. Will it improve air quality?	n/a	n/a			
Overall effects identified SA21	n/a	n/a			
Use of Energy Resources					
	ne proportion o o	f energy gener o	rated from renewable sources in the Borough. The overall effects are considered to be		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Qinetig Fort Road** Option 2: Do nothing suitable mixed-use residential redevelopment or Comments: consideration of likelihood of effect, spatial scale, temporary/permanent **Sustainability Theme** effects, short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** gases by reducing energy consumption? neutral. Option 1 could lead to reductions or 2. Will it lead to an increased proportion increases in greenhouse gases from energy 0 0 consumption depending on where the energy is of energy needs being met from renewable resources? sourced from. Overall effects identified SA22 0 **Use of Land Resources** SA23 - To improve efficiency in land use through the re-use of previously developed land and existing buildings. Option 1 would re-use previously developed 1. Will it re-use previously developed + 0 land? land, including heritage assets that are unused. 2. Will it remediate contaminated land? The site will require significant investment to 0 be developed. Overall effects identified SA23 0 **Water Management** SA24 - To maintain and improve the water quality of the Borough. 1. Will it improve compliance with the ? ? This is uncertain at this stage. Water Framework Directive? Overall effects identified SA24 SA25 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment. 1. Will it minimise the risk of flooding Parts of the site are in an area of significant ? from all sources to people and property? flood risk. This must be satisfactory addressed 2. Will development be avoided in flood by any detailed development proposal. At this + O risk areas? stage there is some uncertainty on how the risk 3. Can the site be made safe taking into of flooding from all sources will be minimised. + O account predicted sea level rise? Overall effects identified SA25 O SA26 - To provide for sustainable sources of water supply. 1. Will it reduce water consumption? Option 1 will likely increase water consumption 0 on the site and cumulatively within the Borough. Overall effects identified SA26 0 **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 Option 1 will likely increase the use of materials and resources? resources and result in more household waste, 2. Will it reduce household waste? both of which could result in negative effects. 0 There will also be opportunities for recycling 3. Will it increase recycling? 0 0 with Option 1. Overall effects identified SA27 0

	Fort Road		al redevelopn				
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe
							(short (S), Medium (M), Long (L) term)
SA1			0				
SA2				?			
SA3			0				
SA4			n/a				
SA5		+					
SA6			0				
SA7			0				
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			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - 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 the 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 necessary 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	Allocate site for enabling development in the Local Plan.
Local Plan	

PART 5 – 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.

Mitigati	ng 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: Housing

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.

PART 1 – Site profile for Land at Heritage Way and Frater Lane, Elson

Site location

Site name	Land at Heritage Way and Frater	Site reference	EL006
	Lane		
Site address and post	Heritage Way, Gosport, PO12 4AZ	Ward	Elson
code			

Site details

Site description	Area of amenity space to South of Heritage Way and North of Blackthorn
	Drive.
Topography	Largely flat with densely grown vegetation and numerous large trees
Existing land use	Open space
Surrounding land	To the south are two storey dwellings. To the north is the MoD Defence
use and storey	Munitions site.
heights	
Site size	0.77 ha
Development status	None

Suitability

Issue	Suitability	Comments			
Local plan designations	Local plan designations				
Is the site within the Urban Area Boundary?	No	Review of the Urban Area Boundary may be required.			
Is the site allocated for development?	No	Site may still be appropriate for development.			
Is the site in the Strategic Gap?	No				
Is the site Protected Open Space?	Yes	Site assessed as medium value in the Open Space Monitoring Report.			
Is the site a Protected Employment Site?	No				
Does the site have a community, culture or leisure use?	No				
Is the site within a Defined Shopping Area?	No				
Is the site currently tourist	No				

Issue	Suitability	Comments
accommodation?	,	
Flooding	I	
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in	No	
Flood Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO	No	
trees?		
Does the site contain any	Unknown	
protected species (bats, badgers,		
Great crested newts)?		
Does the site contain, or is within	Yes	Site adjacent to four Brent Goose sites. Site
400m of, a SAC or possible SAC,		within 300 m of Portsmouth Harbour SPA
SPA or potential SPA, Ramsar site		and Ramsar site. An ecological survey may
or proposed Ramsar site, a Brent		be required. Development will not be
Goose site or proposed Brent		permitted unless no adverse impact upon the habitat can be demonstrated.
Goose site, or a biodiversity-offset site?		the habital can be demonstrated.
Does the site contain, or is in	Yes	Within 300 m of Portsmouth Harbour SSSI.
proximity of, a SSSI or candidate	163	An ecological survey may be required.
SSSI?		Development will not be permitted unless
		no adverse impact upon the habitat can be
		demonstrated.
Does the site contain, or is in	No	
proximity of, a SINC, candidate		
SINC or a Local Green Space?		
Access		
Can satisfactory vehicular access	Yes	
be achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage	l Ni	
Is the site within or is adjacent to	No	
a Conservation Area?	N.I.	
Does the site contain, or is	No	
adjacent to, any Designated		
Heritage Assets (listed buildings, scheduled ancient monuments or		
scrieduled ancient monuments or		

Issue	Suitability	Comments
registered parks and gardens)?		
Does the site contain, or is	No	
adjacent to, any locally listed		
buildings?		
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Part of site in 20 m buffer area. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will be required.
Amenity		
Is development likely to have an	No	
adverse impact upon		
neighbouring amenity?		
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	Yes	Site in safeguarding area for Fleetlands
Area (other than Southampton		helipad and aerodrome at Daedalus.
Airport Safeguarding Zone, which		Restrictions on development may apply.
covers the whole borough)?		Under Policy LP15 statutory bodies will be
		consulted.

Availability

Issue	Availability	Comments
Does the site have multiple	No	Owned by GBC
owners?		
Is the site owned by a developer or	Yes	Subject to full Council approval the site is
is the owner willing to sell?		considered developable.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	Yes	Site used as open space and has footpath
operations on site?		crossing it. Confirmation will be needed if
		they can be ended or relocated.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs and site clearance. Environmental Health advise further investigation of the site to ascertain if a historic landfill presents any concerns. This is necessary at an early stage to ensure the site is viable.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Issue	Figure	Assumptions
Developable area	1.29ha	Marked site plus additional land adjacent to Heritage
		Way.
Local area density	Medium	
Development density	36dph	Density of developable area.
Capacity for dwellings	60	Based on initial visual assessment.

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



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential and improvements to open space in the vicinity

The Council assesses the site as having suitability to be developed all or in part for housing. The use has been proposed by Gosport Borough Council as landowner of the site. Option 1 would require the provision of a contribution to improve open space in the vicinity of the site.

Option 2: Retain open space

It is considered necessary to test this option as an alternative to the Council's desired approach for the site to be developed for housing.

PART 3 – Sustainability Appraisal of potential options for Land at Heritage Way and Frater Lane, Elson

Elson			
		ects over time	
			n - negative major negative
Land at Heritage Way and Blackth	orn Drive, El	son	
Sustainability Theme	Option 1: Residential and improvements to open space in the vicinity	Option 2: Retain open space	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Sustainability Appraisal Objective	1: R Prov	2: R	cumulative effects
Decision Making Criteria	esic em in t	eta	
	dential ents to the	in open	
Climate Change			
SA1 – To address climate change issues th	rough reducing	greenhouse ga	as emissions.
1. Will it help to reduce carbon dioxide	О	О	Option 1 would introduce new emissions
and other greenhouse gas emissions?			however measures can be taken to minimise
			carbon dioxide and other greenhouse gas
			emissions as much as possible. In addition the
			site will assist in meeting development needs
			on a site that is relatively sustainably located.
2. Will it support the transition to net zero carbon by 2050?	0	O	Both options are assessed as neutral. Option 1 could provide opportunities to support net zero carbon by 2050, however option 2 would likely see the site retained as open space which would also help to support net zero and limit the introduction of additional emissions.
3. Will it deliver energy efficient	+	O	Option 1 would likely see new dwellings on the
buildings?			site which should be built to a high standard of
			energy efficiency, thereby assisting in delivering
A MOTHER TO A COLUMN			energy efficient buildings in the Borough.
4. Will it support the charging of plug-in	+	0	Option 1 would provide the potential to
and other ultra-low emission vehicles?			incorporate charging facilities into new dwellings. Option 2 would not require this
			provision. Overall, both options are assessed as
			neutral.
Overall effects identified SA1	0	0	neutral.
Transport and Accessibility			
SA2 - To reduce the need to travel and to	reduce the effe	cts of traffic on	local communities
Will it reduce traffic volumes and	o?	0	Option 1 and introducing new dwellings on the
1 it reduce traffic volumes and	J :		Process I and margadening new awenings on the

++ major positive + positive o neutral ? uncertain - negative -- major negative

Land at Herita	ge Way and	d Blackthor	n Drive, Elson
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Land at Heritage Way and Blackth	orn Drive, El	son	
Sustainability Theme	Option 1: Residen and improvement open space in the vicinity	Option : space	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Sustainability Appraisal Objective	1: R prov	2: R	cumulative effects
Decision Making Criteria	Option 1: Residential and improvements to open space in the vicinity	Option 2: Retain open space	
congestion?			site could lead to increased traffic volumes and
2. Will it reduce road traffic accidents?	o?	0	congestion, road accidents, and pollution.
3. Will there be an increase in traffic related air and noise pollution?	o?	O	However the highway impacts are unlikely to be significant and mitigation measures can be put in place. Option 2 is a continuation of the existing situation and assessed as neutral.
Overall effects identified SA2	ο?	0	
SA3 - To facilitate modal transfer away fro public transport.			ther forms of travel including walking, cycling and
Will it increase the proportion of journeys using modes other than the private car?	0?	O	New dwellings on the site could result in additional car use however this is not certain as development of the site also presents opportunities to encourage the use of other travel modes. If option 2 is pursued the site would see no change from its current use.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	O	Option 1 with new dwellings provides the opportunity to provide suitable cycle provision and improvements to cycle/pedestrian provision within the site.
Overall effects identified SA3	0	0	
SA4 - To improve accessibility to a range of employment and leisure opportunities.	of quality service	s and facilitie	s including health, transport, education, training,
1. Will it improve access to local services?	n/a	n/a	
2. Will it make access easier for those without a car?	n/a	n/a	
3. Will it make access easier for disabled and or elderly people?	n/a	n/a	
Overall effects identified SA4	n/a	n/a	
Community Activity and Neighbourh	oods		
SA5 - To provide opportunities for commu		and improve	the quality of where people live.
1. Will it provide opportunities for engagement in community activities?	n/a	n/a	
2. Will it improve neighbourhoods as places to live?	+?	O	Option 1 has the potential to positively improve the neighbourhood as a place to live if the development is well integrated to the existing area. In addition the provision of a contribution towards open space improvements in the vicinity of the site would result in benefits to the existing community. There is some subjectivity in this judgement, so option 1 is also assessed as uncertain.

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Land at Heritage Way and Blackthorn Drive, Elson Comments: consideration of likelihood of and improvements to **Sustainability Theme** effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects **Sustainability Appraisal Objective Decision Making Criteria** Overall effects identified SA5 +? 0 **Crime and Disorder** SA6 - To reduce crime and disorder 1. Will it reduce actual levels of crime n/a n/a and disorder? Overall effects identified SA6 n/a n/a **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 Option 1 would see affordable dwellings exclusion in those areas most affected? included in the mix of housing provided on the site which could be occupied by residents on the Council's waiting list. This is considered to provide great potential to directly assist those in society who may be most likely to experience poverty and be socially excluded from owning or renting their own home. Overall effects identified SA7 0 **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 n/a n/a those areas most affected? New high quality dwellings can improve the 2. Will it enable and support healthy O O lifestyles? Borough's overall housing stock. This could help to support healthy lifestyles. However, it is recognised that the loss of open space could have some negative effects. It is therefore important that contributions are made to the improvement of open space in the vicinity of the site, so the loss of open space does not impede residents' access to quality open space provision. Overall, both options are assessed as neutral. 3. Will it improve access to health n/a n/a facilities? Overall effects identified SA8 O 0 Housing **SA9** - To ensure that everyone has the opportunity to live in a decent and affordable home. 1. Will it reduce homelessness? Option 1 would provide affordable housing +? 0 which will have major positive effects for 2. Will it increase the range and ++ 0 increasing the range and affordability of affordability of housing for different housing. Option 1 could also contribute to groups in the community?

++ major positive + positive o neutral ? uncertain - negative -- major negative

Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria 3. Will it increase the number of decent homes? Overall effects identified SA9 4 o reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard. Coverall effects identified SA9 4 o reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard. 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? 2. Will it improve the qualifications and skills of the population overall? Overall effects identified SA10 In/a In/a SA12 - 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 improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 In/a 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? 1. Will it reduce overall unemployment? 1. Will it reduce long term In/a It improve be resilience of In/a In/a In/a In/a In/a In/a In/a In/a In/a It improve be resilience of In/a In/a	Land at Heritage Way and Blackth	orn Drive, El	son	
homes? Presult in more decent homes as Council built homes will be designed and constructed to a high standard. Overall effects identified SA9	Sustainability Appraisal Objective	Option 1: Residential and improvements to open space in the vicinity	Option 2: Retain open space	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
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. Will it improve the qualifications and skills of young people? 2. Will it improve the qualifications and skills of the population overall? Overall effects identified SA10		+	o	result in more decent homes as Council built homes will be designed and constructed to a
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? 2. Will it improve the qualifications and skills of young people? 2. Will it improve the qualifications and skills of the population overall? Overall effects identified SA10 In/a	Overall effects identified SA9	+	О	
and remain in work. 1. Will it improve the qualifications and skills of young people? 2. Will it improve the qualifications and skills of young people? 2. Will it improve the qualifications and skills of the population overall? Overall effects identified SA10 n/a n/a 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? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 n/a n/a 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? 2. Will it reduce overall unemployment? 3. Will it reduce long-term n/a n/a unemployment? 3. Will it pop to improve average arnings? Overall effects identified SA12 n/a n/a 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 n/a n/a previously developed land? 2. Will it improve business development and enhance competitiveness? 3. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of n/a n/a business and the economy? 4. Will it promote growth in key sectors and clusters?	Education and Skills			
skills of young people? 2. Will it improve the qualifications and skills of the population overall? Overall effects identified SA10 In/a In/a 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. Will it reduce out-commuting from the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 In/a In/a A12 - To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough. 3. Will it reduce overall unemployment? 3. Will it reduce long-term	and remain in work.			for everyone to acquire the skills needed to find
Skills of the population overall? Overall effects identified SA10 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? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 In/a N/a 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? 1. Will it reduce overall unemployment? 2. Will it provide job opportunities for those most in need of employment? 3. Will it help to improve average earnings? Overall effects identified SA12 In/a In/a	skills of young people?		-	
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? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 n/a n/a 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? n/a n/a n/a unemployment? 3. Will it reduce long-term n/a n/a n/a n/a unemployment? 4. Will it help to improve average n/a n/a n/a 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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of n/a n/a n/a sustainable regeneration of the Borough. 1. Will it improve the resilience of n/a n/a n/a sustainable regeneration of the Borough. 1. Will it improve the resilience of n/a n/a n/a sustainable regeneration of the Borough. 1. Will it improve the resilience of n/a n/a n/a sustainable regeneration of the Borough. 2. Will it improve the resilience of n/a n/a n/a sustainable regeneration of the Borough. 3. Will it improve the resilience of n/a n/a n/a sustainable regeneration of the Borough. 4. Will it promote growth in key sectors n/a n/a n/a sustainable regeneration of the Borough.	skills of the population overall?	-	-	
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? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 1. Will it reduce overall unemployment? 1. Will it reduce overall unemployment? 1. Will it reduce long-term n/a n/a n/a unemployment? 3. Will it provide job opportunities for those most in need of employment? 4. Will it help to improve average earnings? Overall effects identified SA12 N/a n/a Economy SA13 - To increase investment in Gosport's economy to facilitate the sustainable regeneration of the Borough. 1. Will it mprove business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters?		n/a	n/a	
potential for people to use public transport, cycle or walk to work. 1. Will it reduce out-commuting from the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 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? 1. Will it reduce long-term n/a n/a n/a n/a unemployment? 3. Will it provide job opportunities for those most in need of employment? 4. Will it help to improve average earnings? Overall effects identified SA12 Overall effects identified SA12 Na13 - 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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters?				
2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 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? 1. Will it reduce long-term n/a n/a n/a unemployment? 3. Will it provide job opportunities for those most in need of employment? 4. Will it help to improve average earnings? Overall effects identified SA12 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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters?	potential for people to use public transpor	t, cycle or walk	to work.	out-commute and thereby provide greater
Overall effects identified SA11 n/a n/a 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? n/a n/a 2. Will it reduce long-term unemployment? 3. Will it provide job opportunities for those most in need of employment? 4. Will it help to improve average earnings? Overall effects identified SA12 n/a n/a 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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? n/a n/a n/a n/a n/a n/a n/a n/a		n/a	n/a	
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? 2. Will it reduce long-term unemployment? 3. Will it provide job opportunities for those most in need of employment? 4. Will it help to improve average earnings? Overall effects identified SA12 In/a In/a Roa Roa Roa Roa Roa Roa Roa R				
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2. Will it reduce long-term unemployment? 3. Will it provide job opportunities for those most in need of employment? 4. Will it help to improve average earnings? Overall effects identified SA12 n/a n/a 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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? n/a n/a n/a n/a n/a n/a n/a n/	Borough.	employment so	everyone can	benefit from the economic growth of the
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those most in need of employment? 4. Will it help to improve average earnings? Overall effects identified SA12 n/a Fconomy 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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? n/a n/a n/a n/a n/a n/a n/a	unemployment?	n/a	n/a	
earnings? Overall effects identified SA12 n/a r/a 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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? n/a n/a n/a n/a n/a n/a		n/a	n/a	
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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters?		n/a	n/a	
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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? India n/a n/a n/a n/a	Overall effects identified SA12	n/a	n/a	
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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? India n/a n/a n/a n/a	Economy			
1. Will it make more effective use of previously developed land? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? n/a n/a n/a n/a n/a n/a	•	s economy to fa	acilitate the sus	stainable regeneration of the Borough.
2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? n/a n/a n/a n/a n/a n/a	1. Will it make more effective use of			
3. Will it improve the resilience of husiness and the economy? 4. Will it promote growth in key sectors and clusters? n/a n/a n/a	2. Will it improve business development	n/a	n/a	
4. Will it promote growth in key sectors n/a n/a and clusters?	3. Will it improve the resilience of	n/a	n/a	
	4. Will it promote growth in key sectors	n/a	n/a	
		n/a	n/a	-

++ major positive + positive o neutral ? uncertain - negative -- major negative

Land at Heritage Way and Blackthorn Drive, Elson

Land at Heritage Way and Blackth	orn Drive, El	son	
Sustainability Theme	Option 1: Resider and improvement open space in the vicinity	Option a space	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Sustainability Appraisal Objective	1: R brov ace	2: R	cumulative effects
Decision Making Criteria	Option 1: Residential and improvements to open space in the vicinity	Option 2: Retain open space	
available for business development?			
Overall effects identified SA13	n/a	n/a	
SA14 - To encourage the development of a			n sector.
1. Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	n/a	n/a	
Overall effects identified SA14	n/a	n/a	
Towns and Neighbourhood Centres	•	,	
SA15 - To ensure the vitality and viability o	f the Borough's	s principal, dist	rict, and neighbourhood centres.
1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)?	0	0	Option 1 could improve the vitality and viability of the Borough's centres by introducing additional shoppers however given the
2. Will it improve the vitality and viability of centres?	O	O	uncertainty in this assumption the overall effect is considered neutral.
Overall effects identified SA15	0	О	
Leisure			
SA16 - To improve the quality and accessib	oility of leisure o	opportunities v	vithin the Borough.
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a	
Overall effects identified SA16	n/a	n/a	
SA17 - To ensure that the Borough protect provision of good access to the coast and I		s the quality of	its public areas and green spaces including the
1. Will it protect or enhance the Borough's network of greenspace?	O	+	Option 1 would result in the loss of this open space however it will secure improvements to
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	0	O	alternative open space within the vicinity of the site. This would provide an overall benefit to the local community by providing both housing and improvements to open space. Nevertheless, the Council recognises that the development of this site will result in a net loss of open space. Option 1 is therefore assessed as neutral.
			Option 2 would see the protection of the site for open space which could result in positive effects.
Overall effects identified SA17	0	+	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borou	ugh's biodiversi	ty and geologi	
1. Will it result in a biodiversity net gain?	+	O	Option 1 will be required to secure a biodiversity net gain.
2. Will it enhance biodiversity through	n/a	n/a	

++ major positivo + pos		ects over time	e: n - negative major negative
			ii - negative major negative
Land at Heritage Way and Blackth	orn Drive, Ei	son	
Sustainability Theme	Option 1: Residen and improvement open space in the vicinity	Option space	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Sustainability Appraisal Objective	1: R prov	2: R	cumulative effects
Decision Making Criteria	Option 1: Residential and improvements to open space in the vicinity	Option 2: Retain open space	
the restoration and creation of well- connected multifunctional green infrastructure?			
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?	The impact created by option 1 is uncertain.
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	
Overall effects identified SA18	?	ο?	
Heritage and Design			
SA19 - To protect and enhance the historic	environment.		
1. Will it protect and enhance the historic environment?	n/a	n/a	
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a	
Overall effects identified SA19	n/a	n/a	
SA20 - To ensure that there is a high qualit surrounding spaces.	ty townscape in	corporating go	ood design principles for buildings and
1. Will the design enhance the quality of the townscape?	+?	O	Option 1 should see dwellings designed to a high standard. However there is some uncertainty at this early stage.
Overall effects identified SA20	+?	O	
Air Quality			
SA21 - To reduce air pollution and ensure	air quality conti	nues to improv	ve.
1. Will it improve air quality?	n/a	n/a	
Overall effects identified SA21	n/a	n/a	
Use of Energy Resources			
	ne proportion o	f energy gener	ated from renewable sources in the Borough.
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	O	O	The overall effects are considered to be neutral. Option 1 could lead to reductions or
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	O	O	increase in greenhouse gases from energy consumption depending on where the energy i sourced from.
Overall effects identified SA22	0	0	
Use of Land Resources			

1. Will it re-use previously developed

Overall effects identified SA23

2. Will it remediate contaminated land?

land?

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

0

+

+

0

0

0

The site is potentially contaminated, Option 1

would be required to remediate the land.

++ major positive + positive o neutral ? uncertain - negative -- major negative

Sustainability Theme	Option 1: Residen and improvement open space in the vicinity	Option 2 space	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Sustainability Appraisal Objective	:: Ro		cumulative effects
Decision Making Criteria	Option 1: Residential and improvements to open space in the vicinity	Option 2: Retain open space	
Water Management			
SA24 - To maintain and improve the water	quality of the Bo	orough.	
1. Will it improve compliance with the Water Framework Directive?	?	?	It is uncertain at this stage.
Overall effects identified SA24	?	?	
SA25 - To reduce the risk of flooding and th	ne resulting detr	iment to publ	lic well-being, the economy and the environment
1. Will it minimise the risk of flooding from all sources to people and property?	?	O	It is uncertain at this stage as to whether Option 1 will result in an increased risk of surface water run off within the site.
2. Will development be avoided in flood risk areas?	+	0	The site is not in a flood zone.
3. Can the site be made safe taking into account predicted sea level rise?	+	0	The site is not predicted to be effected by sea level rise.
Overall effects identified SA25	+	O	
SA26 - To provide for sustainable sources of	of water supply.		
1. Will it reduce water consumption?	-	0	Option 1 could increase water consumption on the site and cumulatively within the Borough.
Overall effects identified SA26	-	O	
Natural Resources and Waste Manage SA27 - To reduce waste generation and dis management of waste.		eve the sustair	nable consumption of natural resources and
1. Will it lead to reduced consumption of materials and resources?	-	0	Building new homes on the site could increase the use of resources and result in more
2. Will it reduce household waste?	-	0	household waste, both of which will result in
3. Will it increase recycling?	O	0	negative effects. There will be opportunities for

Overall effects identified SA27

	Heritage Way		ements to op Lane. Elson				
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (I term)
SA1			0				
SA2			ο?				
SA3			0				
SA4			n/a				
SA5		+?					
SA6			n/a				
SA7		+					
SA8			О				
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17			0				
SA18				?			
SA19			n/a				
SA20		+?	-				
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					_		M/L

PART 4 - 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	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.

PART 5 – 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.

Mitigati	ng 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.

Maximisi	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 requires significant decontamination and clearance works in order to be reused for any use. This may therefore result in viability constraints.

PART 1 - Site profile for Land at Gasworks Site, Mariners Way

Site location

Site name	Land at Gasworks Site, Mariners	Site reference	TN028
	Way		
Site address and post	Mariners Way, Gosport, PO12 1RL	Ward	Town
code			

Site details

Site description	Former gas storage site with access from Cranbourne Rd and Mariners Way.
	Infrastructure associated with the sites prior use remains.
Topography	Largely flat except where former storage containers are located which result
	in deep holes in the ground.
Existing land use	Derelict site with remains of gas storage facility
Surrounding land	Residential (two storeys) located to the south, builders yard and supermarket
use and storey	to the north. Haslar Creek is located to the east.
heights	
Site size	0.66 ha
Development status	None

Suitability

Issue	Suitability	Comments			
Local plan designations	Local plan designations				
Is the site within the Urban Area	Yes				
Boundary?					
Is the site allocated for	No	Site may still be appropriate for			
development?		development.			
Is the site in the Strategic Gap?	No				
Is the site Protected Open Space?	No				
Is the site a Protected Employment	Yes	The site is within a designated			
Site?		employment site. Sufficient evidence to			
		demonstrate a lack of employment need			
		will be required.			

Issue	Suitability	Comments
Does the site have a community,	No	
culture or leisure use?		
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	Yes	Very border of site is in Flood zone 2 and
is the site in Flood Zone Z or 5:	103	3. A Strategic flood risk assessment may
		be required.
Is the site predicted to be in Flood	Yes	The site is predicted to be in Flood Zone
Zone 2 or 3 in 2115?	103	1 and 2 by 2115. A Strategic Flood Risk
20110 2 01 3 111 2113:		Assessment will be required.
Ecology	<u> </u>	Assessment will be required.
Does the site contain any	No	
irreplaceable habitats (such as	INU	
ancient woodland or ancient and		
veteran trees)?	No	
Does the site have any TPO trees?	No	Detential diversity of the P
Does the site contain any protected	Unknown	Potential given the sites disuse.
species (bats, badgers, Great		Proposals will need to protect the
crested newts)?	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	species.
Does the site contain, or is within	Yes	Site within 50m of SPA, SAC and Ramsar
400m of, a SAC or possible SAC, SPA		site. An ecological assessment may be
or potential SPA, Ramsar site or		required. Development will not be
proposed Ramsar site, a Brent		permitted unless no adverse impact
Goose site or proposed Brent		upon the habitat can be demonstrated.
Goose site, or a biodiversity-offset		
site?		-
Does the site contain, or is in	Yes	Site within 50m of SSSI. An ecological
proximity of, a SSSI or candidate		assessment may be required.
SSSI?		Development will not be permitted
		unless no adverse impact upon the
		habitat can be demonstrated.
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC		
or a Local Green Space?		
Access		
Can satisfactory vehicular access be	Yes	
achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		

Issue	Suitability	Comments
Heritage		
Is the site within or is adjacent to a	No	
Conservation Area?		
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		
gardens)?		
Does the site contain, or is adjacent	No	
to, any locally listed buildings?		
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Site is in 20m buffer area. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will be required.
Amenity	T	
Is development likely to have an	No	
adverse impact upon neighbouring		
amenity?		
Are neighbouring uses likely to	Yes	Potential impact from neighbouring uses
have an adverse impact upon the		on industrial site. Appropriate mitigation
amenity of future occupiers		will be required.
(industrial uses, major roads)?		
Services	Γ	
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	No	
Area (other than Southampton		
Airport Safeguarding Zone, which		
covers the whole borough)?		

Availability

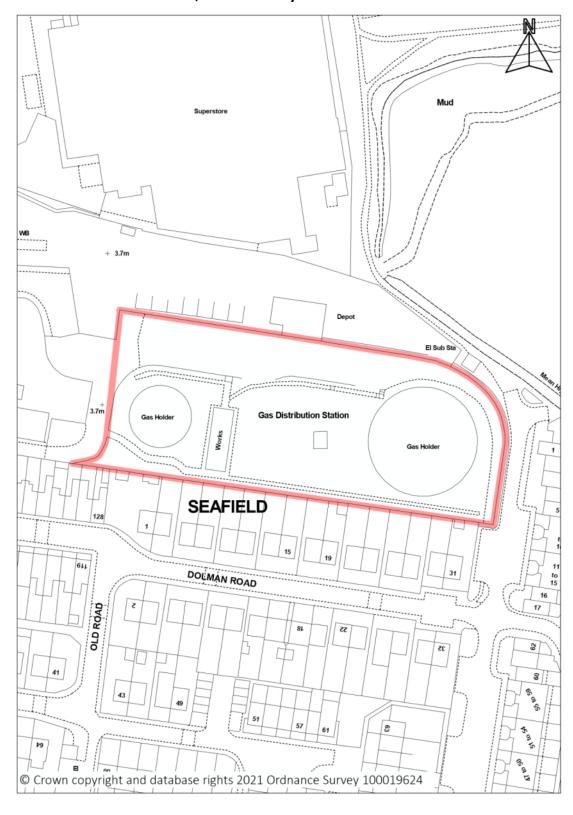
Issue	Availability	Comments
Does the site have multiple	No	
owners?		
Is the site owned by a developer or	Yes	Land owner states potential for
is the owner willing to sell?		development within 0-5 years.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	Further investigation required.
(covenants, ransom strips)?		
Are there any on-site constraints	Yes	Potential constraints associated with
(pylons, rights of way, easements)?		former use. This may affect viability.
Are there any existing tenancies or	Yes	The site appears to be out of use. Southern
operations on site?		Gas Networks have indicated they may
		wish to look at the site for alternative uses.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	Land owner states potential for
site would come forward for		development within 5 years.
development within the plan		
period?		
Are there any known abnormal	Yes	Potential viability issues associated with
development costs (contamination,		former use as gas storage plant and
heritage conservation, demolition		potential contamination.
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Issue	Figure	Assumptions
Developable area	0.66 ha	Based on whole site
Local area density	60dph	Medium / High
Development density	80-90 dph	Based on developable area.
Capacity for dwellings	60	60 dwellings is based on the figure suggested by the land
		owner in the Call for Sites.

Site plan for Land at Gasworks Site, Mariners Way



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

The Council assesses the site as having suitability to be developed all or in part for housing. The use has been proposed in the Call for Sites.

Option 2: Retain for employment

It is considered necessary to test this option as an alternative to the proposal submitted. This option would see the site protected for employment uses. The option would likely still require the clearance and remediation of the site.

PART 3 – Sustainability Appraisal of potential options for Land at Gasworks Site, Mariners Way

		cts over time			
7		al ? uncertai	n - negative major negative		
Land at Gasworks Site, Mariners W	Vay				
Sustainability Theme	Re Op	for	Comments: consideration of likelihood of		
Sustainability Appraisal Objective	Option 1: Residenti	otion otion side	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and		
Decision Making Criteria	Option 1: Residential	Option 2: Retain for employment	cumulative effects		
Climate Change					
SA1 – To address climate change issues thr	rough reducing	greenhouse ga	as emissions.		
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	0	0	Option 1 could introduce new emissions however the site has formerly been used for gas storage, a product which results in significant greenhouse gas emissions. The overall effect is therefore assessed as neutral at this time. Option 2 is also assessed as neutral; it is dependent on what business occupies the site as to the level of greenhouse gas emissions.		
2. Will it support the transition to net zero carbon by 2050?	0	0	Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would see nothing done on the site which could also help to support net zero by not introducing any new carbon emissions.		
3. Will it deliver energy efficient buildings?	+	0	Option 1 would see new dwellings built to a high standard of energy efficiency.		
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	0	-	The site currently has no provision for electric vehicle charging. Option 1 would provide the potential to incorporate facilities into new dwellings however the development may not meet the threshold for this so is assessed as neutral at this stage.		
Overall effects identified SA1	О	0			
Transport and Accessibility					
SA2 - To reduce the need to travel and to r	educe the effec	cts of traffic or	local communities.		
Will it reduce traffic volumes and congestion?	o?	0	For option 1 new dwellings on the site could lead to increased traffic volumes and		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Land at Gasworks Site, Mariners W		ii : uncertali	- negative major negative		
Land at Gasworks Site, Mariners W	vay				
Sustainability Theme	Re Op	<u> </u>	Comments: consideration of likelihood of		
Sustainability Appraisal Objective	tio	. en	effect, spatial scale, temporary/permanent		
Decision Making Criteria	Option 1: Residential	n 2։ Դplc	effects, short/medium/long term effects and cumulative effects		
	<u> </u>	Option 2: Retain for employment	cumulative effects		
2. Will it reduce road traffic accidents?	o?	0	congestion, road accidents, and pollution		
3. Will there be an increase in traffic	0?	0	however the site is sustainably located, and the		
related air and noise pollution?	0.	· ·	Borough's main Town Centre is within walking		
,			distance. As a result any effects are considered		
			to be minimal and of limited effect to the		
			overall road network. It is also uncertain		
			whether all occupiers would have vehicles.		
			Option 2 is a continuation of the existing situation and assessed as neutral.		
Overall effects identified SA2	0?	0	situation and assessed as neutral.		
			ler forms of travel including walking, cycling and		
public transport.	in ade of the pri	vace car to oth	ier forms of traver moraums warming, eyoning and		
1. Will it increase the proportion of	ο?	0	New dwellings on the site could result in		
journeys using modes other than the			additional car use however this is not certain as		
private car?			occupiers may use other modes. The sites		
			proximity to a range of facilities also provides		
			greater modal choice and allows occupiers to		
2. Will it provide for high goality welling	_		choose to walk or cycle.		
2. Will it provide for high quality walking and cycling networks and supporting	+	0	Option 1 with new dwellings provides the opportunity to provide suitable cycle provision		
facilities such as cycle parking?			and improvements including the potential for a		
,			cycle/pedestrian path through the site.		
			Development of the site could increase		
			permeability between Mariners Way and		
			Cranbourne Road.		
Overall effects identified SA3	0	0			
	quality service	s and facilities	including health, transport, education, training,		
employment and leisure opportunities. 1. Will it improve access to local	n/2	n/2			
services?	n/a	n/a			
2. Will it make access easier for those	n/a	n/a			
without a car?	,	,			
3. Will it make access easier for disabled	n/a	n/a			
and or elderly people?	-	•			
Overall effects identified SA4	n/a	n/a			
Community Activity and Neighbourhoods					
SA5 - To provide opportunities for commu			he quality of where people live.		
1. Will it provide opportunities for	n/a	n/a			
engagement in community activities?					
2. Will it improve neighbourhoods as	+	0	By implementing option 1 and developing the		
places to live?			site there will be an improvement of the built		
			environment which could improve the		
			neighbourhood as a place to live. The removal of the disused gas infrastructure would provide		

		ects over time	
		ai ? uncertai	n - negative major negative
Land at Gasworks Site, Mariners V	Vay		
Sustainability Theme	R 9	o o o o	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residentia	otio r en	effect, spatial scale, temporary/permanent
Decision Making Criteria	n 1: enti	n 2:	effects, short/medium/long term effects and cumulative effects
Decision making enteria	<u>a'</u> ''	Option 2: Retain for employment	cumulative effects
Overall effects identified SA5	+	0	a significant visual improvement to this area.
Crime and Disorder		_	
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime	+	О	Option 1 could reduce crime and disorder by
and disorder?			redeveloping an area which has poor
			surveillance and contains disused infrastructure
			which may present a danger to those who may trespass the site.
Overall effects identified SA6	+	О	
Poverty and Deprivation			
	on and close the	e gap between	Gosport and other areas in the South East
region.	I	T.	
1. Will it reduce poverty and social exclusion in those areas most affected?	+	0	Option 1 could see affordable housing built as
Overall effects identified SA7			part of the mix of new dwellings on the site.
	+	0	
Health and Well-being	of the populat	ion roduco inc	equalities in health and improve health facilities.
1. Will it reduce health inequalities in	n/a	n/a	equalities in fleatin and improve fleatin facilities.
those areas most affected?	11/4	II/ a	
2. Will it enable and support healthy lifestyles?	+	O	New high quality dwellings will improve the Borough's overall housing stock. This could help
mestyres.			to support healthy lifestyles.
3. Will it improve access to health facilities?	n/a	n/a	
Overall effects identified SA8	О	О	
Housing			
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	nd affordable home.
1. Will it reduce homelessness?	+?	О	Option 1 would provide housing which will have
2. Will it increase the range and	+	О	positive effects for increasing the range and
affordability of housing for different			affordability of housing and the number of
groups in the community?			decent homes. New housing also has potential
3. Will it increase the number of decent	+	0	to contribute towards reducing homelessness.
homes?			
Overall effects identified SA9	+	0	
Education and Skills			
	nd develop the	opportunities	for everyone to acquire the skills needed to find
and remain in work. 1. Will it improve the qualifications and	n/2	n/a	
skills of young people?	n/a	n/a	
Will it improve the qualifications and skills of the population overall?	n/a	n/a	-
Overall effects identified SA10	n/a	n/a	
Over all effects lucifulled SATO	II/d	II/ d	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
Land at Gasworks Site, Mariners W		. , u		
Sustainability Theme	₽ O	 ₹ 0	Comments: consideration of likelihood of	
-	Option 1: Residentia)ptio	effect, spatial scale, temporary/permanent	
Sustainability Appraisal Objective	on 1	mp on 2	effects, short/medium/long term effects and	
Decision Making Criteria	tial ::	Option 2: Retain for employment	cumulative effects	
Employment				
SA11 - To provide opportunities for resider	nts to work loca	ally rather than	out-commute and thereby provide greater	
potential for people to use public transpor	t, cycle or walk	to work.		
1. Will it reduce out-commuting from	O	ο?	Retaining the site for employment (Option 2)	
the Borough?			could potentially reduce out-commuting from	
2. Will it improve accessibility to work by	О	О	the Borough for work.	
public transport, walking and cycling?				
Overall effects identified SA11	0	0		
SA12 - To ensure high and stable levels of e	employment so	everyone can	benefit from the economic growth of the	
Borough.	I	I	T	
1. Will it reduce overall unemployment?	0	0	The site is currently within a designated employment area, however it no longer	
2. Will it reduce long-term	0	0	provides employment opportunities and even	
unemployment?	_	_	when operational would have had a limited	
3. Will it provide job opportunities for those most in need of employment?	0	0	workforce. The site and characteristics of the	
4. Will it help to improve average	0	0	site means even if retained for employment it is	
earnings?	0	0	considered unlikely to be able to produce as	
cariii,gs.			many jobs as other more attractive employment sites in the Borough. The site has been assessed as neutral in terms of its impact on employment.	
Overall effects identified SA12	0	0	on employment.	
Economy				
SA13 - To increase investment in Gosport's	s economy to fa	acilitate the sus	stainable regeneration of the Borough	
1. Will it make more effective use of	+	0	Redeveloping the site for housing is considered	
previously developed land?	-		to be an effective use of PDL and may be the	
2. Will it improve business development	0	0	only viable use for the site given the significant	
and enhance competitiveness?			contamination and clearance costs. Retaining	
3. Will it improve the resilience of	0	0	the site for employment could be an effective	
business and the economy?			use of PDL however the landowner does not	
4. Will it promote growth in key sectors	О	О	currently feel that this option presents a viable	
and clusters?			way forward.	
5. Will it make land and property	0	0		
available for business development? Overall effects identified SA13				
	O buguent susts	O ninabla tauriam	, coator	
SA14 - To encourage the development of a 1. Will it positively contribute to the local	1			
tourism industry and improve the image	n/a	n/a	n/a	
of Gosport as a destination?				
Overall effects identified SA14	n/a	n/a		
Towns and Neighbourhood Centres	,	, 4		
SA15 - To ensure the vitality and viability o	f the Borough's	s principal, dist	rict, and neighbourhood centres	
1. Will it improve the accessibility to, and	0	0	Option 1 could improve the vitality and viability	
quality of, main town centre uses (as			of local centres by introducing additional	

++ major positive + posi		ects over time	e: n - negative major negative		
Land at Gasworks Site, Mariners Way					
Sustainability Theme	7 0		Comments: consideration of likelihood of		
	Option 2: F for employ for employ		effect, spatial scale, temporary/permanent effects, short/medium/long term effects and		
Sustainability Appraisal Objective					
Decision Making Criteria	tial	Option 2: Retain for employment	cumulative effects		
defined in NPPF Annex 2)?			customers.		
2. Will it improve the vitality and viability of centres?	+	O			
Overall effects identified SA15	О	0			
Leisure					
SA16 - To improve the quality and accessib	ility of leisure o	opportunities w	vithin the Borough.		
1. Will it improve the range of sporting	n/a	n/a			
facilities in the Borough?					
Overall effects identified SA16	n/a	n/a			
SA17 - To ensure that the Borough protect provision of good access to the coast and h		s the quality of	its public areas and green spaces including the		
Will it protect or enhance the			If option 1 is pursued there are opportunities		
Borough's network of greenspace?	+	0	within the vicinity of the site to improve open		
2. Will it protect or enhance the quality	+	0	space facilities for the wider benefit of the		
of the Borough's coast and harbour			public.		
frontage and maintain or improve public					
access?			The site is located adjacent to Haslar Lake and option 1 would provide opportunities to improve the quality of this area while improving public access along this stretch.		
Overall effects identified SA17	+	0			
Biodiversity and Geodiversity					
SA18 - To conserve and enhance the Borou	ugh's biodiversi	ty and geologic	cal assets.		
1. Will it result in a biodiversity net gain?	+	O	Option 1 will be required to secure a biodiversity net gain. The site currently has limited biodiversity and there are significant opportunities for net gains on the site.		
2. Will it enhance biodiversity through	О	О	n/a		
the restoration and creation of well- connected multifunctional green infrastructure?					
3. Will it maintain and enhance sites	?	?	The impact created by option 1 is uncertain.		
designated for their nature conservation interest?	•	•	The impact created by option 1 is uncertain.		
4. Will it conserve and enhance local	?	?			
habitats and species diversity, and avoid					
harm to protected species?	_	_			
Overall effects identified SA18	?	ο?			
Heritage and Design					
SA19 - To protect and enhance the historic	1	/ -			
1. Will it protect and enhance the historic environment?	n/a	n/a			
2. Will it improve the condition of any	n/a	n/a	1		
heritage asset identified as at risk?	_	-			

	The effe	ects over time	::	
++ major positive + positive o neutral ? uncertain - negative major negative				
Land at Gasworks Site, Mariners W	/ay			
Sustainability Theme	₽ <u>0</u>	₹ 0	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	Option 2: F for employ for employ 1: Option 1: Residentia		effect, spatial scale, temporary/permanent	
Decision Making Criteria	on 2 mpl		effects, short/medium/long term effects and cumulative effects	
bedsion waking criteria	<u>a</u>	Option 2: Retain for employment	cumulative effects	
Overall effects identified SA19	n/a	n/a		
SA20 - To ensure that there is a high qualit	y townscape in	corporating go	od design principles for buildings and	
surrounding spaces.				
1. Will the design enhance the quality of	+?	-	Option 1 should see dwellings designed to a	
the townscape?			high standard which would enhance the quality	
			of the townscape. However there is some uncertainty at this early stage. Option 2 is	
			considered to be a negative influence on the	
			townscape in this area due to the scale and	
			industrial nature of the former gas storage	
			infrastructure. The existing site is also visible	
			within the wider townscape and can be seen	
			from a considerable distance away, improving	
			the site would therefore make a noticeable	
			change to the wider built environment in this	
	_		part of Gosport.	
Overall effects identified SA20	+?	-		
Air Quality				
SA21 - To reduce air pollution and ensure a			/e. 	
1. Will it improve air quality?	n/a	n/a		
Overall effects identified SA21	n/a	n/a		
Use of Energy Resources				
			rated from renewable sources in the Borough.	
1. Will it reduce emissions of greenhouse	0	0	The overall effects are considered to be neutral. Option 1 could lead to reductions or	
gases by reducing energy consumption? 2. Will it lead to an increased proportion	0	0	increase in greenhouse gases from energy	
of energy needs being met from	U	U	consumption depending on where the energy is	
renewable resources?			sourced from.	
Overall effects identified SA22	0	0		
Use of Land Resources				
SA23 - To improve efficiency in land use the	rough the re-us	se of previously	y developed land and existing buildings.	
1. Will it re-use previously developed	+	-	Option 1 would help to re-use a site which will	
land?			require significant remediation. Option 2 is	
2. Will it remediate contaminated land?	+	-	assessed as having negative effects as it is	
			considered that the site may not receive the	
			required remediation if it is retained for	
			employment uses due to viability issues. This	
			could become worse over time and therefore become a major negative effect in the future as	
			the industrial infrastructure on the site appears	
			to be decaying.	
Overall effects identified SA23	+	-	, 0	
Water Management				

++ maior positive + posit		cts over time	e: n - negative major negative		
Land at Gasworks Site, Mariners W		- Fariocitai	egativeajoi negative		
Sustainability Theme	Pe Pe	 ၅ ၀	Comments: consideration of likelihood of		
Sustainability Appraisal Objective	Option 2: Retain for employment Option 1: Residential		effect, spatial scale, temporary/permanent effects, short/medium/long term effects and		
Decision Making Criteria			cumulative effects		
SA24 - To maintain and improve the water	quality of the B	orough.			
1. Will it improve compliance with the Water Framework Directive?	?	?	It is uncertain at this stage.		
Overall effects identified SA24	?	,			
SA25 - To reduce the risk of flooding and th	ne resulting detr	iment to pub	lic well-being, the economy and the environment.		
1. Will it minimise the risk of flooding from all sources to people and property?	?	0	It is uncertain at this stage as to whether Option 1 will result in an increased risk of surface water run off within the site.		
2. Will development be avoided in flood risk areas?	+	0	The site is not in a flood zone.		
3. Can the site be made safe taking into account predicted sea level rise?	+ 0		The site is not predicted to be effected by sea level rise.		
Overall effects identified SA25	+	0			
SA26 - To provide for sustainable sources o	f water supply.				
1. Will it reduce water consumption?	-	0	Option 1 could increase water consumption on the site and cumulatively within the Borough.		
Overall effects identified SA26	-	0			
Natural Resources and Waste Manage	ement				
SA27 - To reduce waste generation and dismanagement of waste.	posal, and achie	eve the sustain	nable consumption of natural resources and		
1. Will it lead to reduced consumption of materials and resources?	-	0	Building new homes on the site would increase the use of resources and result in more		
2. Will it reduce household waste?	-	0	household waste, both of which will result in		
3. Will it increase recycling?	O	O	negative effects. There will be opportunities f recycling with Option 1 so this is assessed as neutral.		
Overall effects identified SA27	-	0			

	: Residential Gasworks Site		Way				
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (I term)
SA1			0				
SA2			ο?				
SA3			0				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8			0				
SA9		+					
SA10			n/a				
SA11			0				
SA12			0				
SA13			0				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17		+					
SA18				?			
SA19			n/a				
SA20		+?					
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					_		M/L

PART 4 - 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	Allocate site for housing in the Local Plan.
Local Plan	

PART 5 – 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.		

Maximisi	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.

PART 1 - Site profile for Land at Addenbrooke House, Willis Road

Site location

Site name	Land at Addenbrooke House	Site reference	TN027
Site address and post	Willis Road, Gosport, PO12 1NA	Ward	Town Ward
code			

Site details

Site description	Site of former Addenbrooke Older Persons' Home situated to the west of Willis Road and to the north and east of The Anchorage.			
Topography	Flat with some trees and planting			
Existing land use	Former Older Persons' Home			
Surrounding land	To the north and west of the site is Alec Rose House and Slocum house, a			
use and storey	joined sheltered housing scheme. Surroundings include two-storey residential			
heights	houses and some flatted blocks. Asda Supermarket is located to the south.			
Site size	0.52 ha			
Development status	19/00166/FULL – DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A			
	PART 3 AND PART 4 STOREY BUILDING TO FORM 60NO. EXTRA CARE UNITS IN			
	A MIX OF 1 AND 2 BEDROOMS AND ASSOCIATED COMMUNITY FACILITIES,			
	PARKING, REFUSE STORAGE, LANDSCAPING, DRAINAGE AND HIGHWAYS			
	WORKS – Granted Permission subject to S106			

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for	No	Site may still be appropriate for
development?		development.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	No	
Is the site a Protected Employment	No	
Site?		
Does the site have a community,	Yes	The site is a community asset and Policy
culture or leisure use?		LP32 applies. The current proposal
		conforms to the existing use and
		provides extra care facilities to meet

Issue	Suitability	Comments
		Gosport's needs.
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	Yes	Site predicted to be in Flood Zone 2 and
Zone 2 or 3 in 2115?		3 by 2115. A Strategic Flood Risk
		Assessment will be required.
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	No	
species (bats, badgers, Great		
crested newts)?		
Does the site contain, or is within	Yes	Site within 100m off Portsmouth
400m of, a SAC or possible SAC, SPA		Harbour SPA and Ramsar site.
or potential SPA, Ramsar site or		Within 400m of Brent Goose site
proposed Ramsar site, a Brent		(Primary Network). An ecology survey
Goose site or proposed Brent		may be required. Development will not
Goose site, or a biodiversity-offset		be permitted unless no adverse impact
site?		upon the habitat can be demonstrated.
Does the site contain, or is in	Yes	Site within 100m off Portsmouth
proximity of, a SSSI or candidate		Harbour SSSI. An ecology survey may be
SSSI?		required. Development will not be
		permitted unless no adverse impact
		upon the habitat can be demonstrated.
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC		
or a Local Green Space?		
Access	1	
Can satisfactory vehicular access be	Yes	
achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage		
Is the site within or is adjacent to a	No	
Conservation Area?		

Issue	Suitability	Comments
122.12	,	Comments
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		
gardens)?		
Does the site contain, or is adjacent	No	
to, any locally listed buildings?		
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Inside multiple 20m buffer areas. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will be required.
Amenity		
Is development likely to have an	No	
adverse impact upon neighbouring		
amenity?		
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services	'	•
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	No	
Area (other than Southampton		
Airport Safeguarding Zone, which		
covers the whole borough)?		
covers the whole borough)?		

Availability

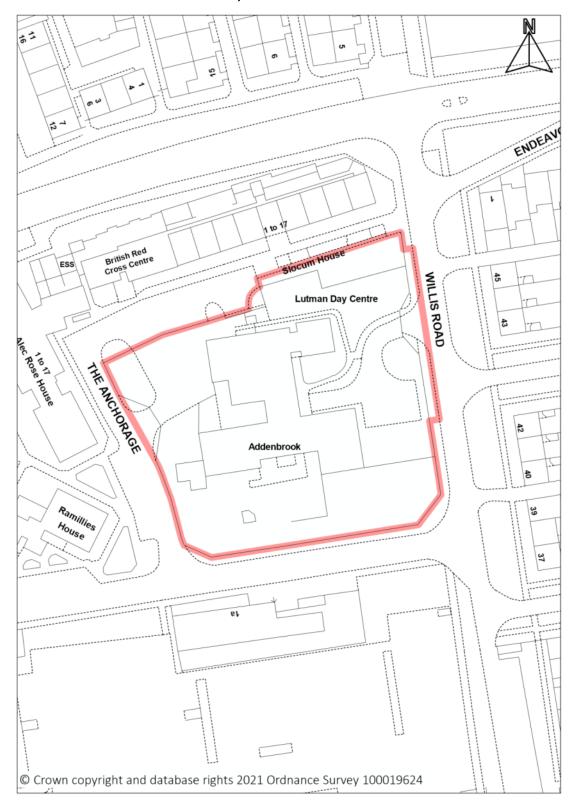
Issue	Availability	Comments
Does the site have multiple	No	Owned by HCC.
owners?		
Is the site owned by a developer or	Yes	Hampshire County Council has permission
is the owner willing to sell?		to develop the site.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	No	
(covenants, ransom strips)?		
Are there any on-site constraints	No	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Decontamination costs and demolition costs. The applicant is addressing this.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Issue	Figure	Assumptions		
Developable area	0.52 ha	Based on whole site.		
Local area density	-	-		
Development density	115dph	Based on proposed scheme.		
Capacity for dwellings 60 units		Based on current proposal		

Site plan for Land at Addenbrooke House, Willis Road



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

The Council assesses the site as having suitability to be developed all or in part for housing. The use has been proposed by the landowner of the site. The Council has granted planning permission for redevelopment of the site for housing for older people.

Option 2: Do nothing

It is considered necessary to test this option as an alternative to the proposal submitted by the landowner. This option would see the site left unused.

PART 3 – Sustainability Appraisal of potential options for Land at Addenbrooke House, Willis Road

	The effe	cts over time	::
++ major positive + positi	ve o neutra	l ? uncertai	n - negative major negative
Land at Addenbrooke House, Willis	Road		
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Residential	Option 2: Do nothing	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Climate Change			
SA1 – To address climate change issues thro	ugh reducing g	greenhouse ga	
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	O	O	Option 1 could introduce new emissions.
2. Will it support the transition to net zero carbon by 2050?	O	o	Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would see nothing done on the site which could also help to support net zero by not introducing any new carbon emissions.
3. Will it deliver energy efficient buildings?	+	O	Option 1 could see new dwellings built to a high standard of energy efficiency which would have positive effects.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	+	O	The site currently has no provision for electric vehicle charging. Option 1 would provide the potential to incorporate facilities into new dwellings.
Overall effects identified SA1	O	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to red	duce the effec	ts of traffic on	local communities.
1. Will it reduce traffic volumes and congestion?	ο?	O	For option 1 new dwellings on the site could lead to increased traffic volumes and
2. Will it reduce road traffic accidents?	ο?	0	congestion, road accidents, and pollution
3. Will there be an increase in traffic related air and noise pollution?	ο?	0	however the site is sustainably located, and the Borough's main Town Centre is within walking distance. As a result any effects are considered to be minimal and of limited effect to the overall road network. It is also uncertain whether all occupiers would have vehicles.

++ major positive + posit		cts over time	e: n - negative major negative
Land at Addenbrooke House, Willis		ii : uncertaii	n - negative major negative
			Comments: consideration of likelihood of
Sustainability Theme	Option 1: Residenti	Option 2 nothing	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	ion ide	hing	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Residential	Option 2: Do nothing	cumulative effects
			Option 2 is a continuation of the existing situation and assessed as neutral.
Overall effects identified SA2	ο?	0	
SA3 - To facilitate modal transfer away from public transport.		vate car to oth	ner forms of travel including walking, cycling and
1. Will it increase the proportion of	o?	0	New dwellings on the site could result in
journeys using modes other than the private car?			additional car use however this is not certain as occupiers may use other modes. The sites proximity to a range of facilities also provides greater modal choice and allows occupiers to
			choose to walk or cycle.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	O	Option 1 with new dwellings provides the opportunity to provide suitable cycle provision.
Overall effects identified SA3	0	0	
employment and leisure opportunities.	quality service	s and facilities	including health, transport, education, training,
Will it improve access to local services?	n/a	n/a	
2. Will it make access easier for those without a car?	n/a	n/a	
3. Will it make access easier for disabled and or elderly people?	n/a	n/a	
Overall effects identified SA4	n/a	n/a	
Community Activity and Neighbourho	ods		
SA5 - To provide opportunities for commun	ity interaction	and improve t	he quality of where people live.
1. Will it provide opportunities for engagement in community activities?	n/a	n/a	
2. Will it improve neighbourhoods as places to live?	+	O	By implementing option 1 and developing the site there will be an improvement of the built environment which could improve the neighbourhood as a place to live. The site is currently unused and redevelopment of the site could provide a visual improvement to the area.
Overall effects identified SA5	+	0	
Crime and Disorder			
SA6 - To reduce crime and disorder			
Will it reduce actual levels of crime and disorder?	+	0	Option 1 could reduce crime and disorder by redeveloping an area which has poor surveillance and contains disused buildings.
Overall effects identified SA6	+	0	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusion	n and close the	gap between	Gosport and other areas in the South East

++ major positive + posi		cts over time	e: n - negative major negative
Land at Addenbrooke House, Willis	s Road		
Sustainability Theme	Option 1: Residentia	Option :	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	ion	ion	effects, short/medium/long term effects and
Decision Making Criteria	1: ntial	Option 2: Do nothing	cumulative effects
region.			
Will it reduce poverty and social	+	0	Option 1 will see affordable housing built as
exclusion in those areas most affected?	•	U	part of the mix of new dwellings on the site.
Overall effects identified SA7	+	0	F =
Health and Well-being	-		
	of the nonulati	on reduce ine	qualities in health and improve health facilities.
Will it reduce health inequalities in	+	011, reduce inc	The site would be redeveloped to provide
those areas most affected?	·	J	housing for older people in assisted living units. This can assist in reducing inequalities for the
2. Will it enable and support healthy lifestyles?	+	0	older population. New high quality dwellings will improve the Borough's overall housing stock. This could help
3. Will it improve access to health	0	0	to support healthy lifestyles.
facilities?		· ·	.,, -
Overall effects identified SA8	+	0	
Housing			
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	d affordable home.
1. Will it reduce homelessness?	+?	0	Option 1 would provide housing which will have
2. Will it increase the range and affordability of housing for different groups in the community?	+	0	positive effects for increasing the range and affordability of housing and the number of decent homes. New housing also has potential
3. Will it increase the number of decent homes?	+	0	to contribute towards reducing homelessness.
Overall effects identified SA9	+	0	
Education and Skills			
and remain in work.	·		for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	
Overall effects identified SA10	n/a	n/a	
Employment			
SA11 - To provide opportunities for resider potential for people to use public transport			out-commute and thereby provide greater
1. Will it reduce out-commuting from the Borough?	n/a	n/a	
2. Will it improve accessibility to work by public transport, walking and cycling?	n/a	n/a	
Overall effects identified SA11	n/a	n/a	
SA12 - To ensure high and stable levels of ϵ Borough.	-	-	benefit from the economic growth of the

The effects over time:					
	++ major positive + positive o neutral ? uncertain - negative major negative				
Land at Addenbrooke House, Willi	s Road				
Sustainability Theme	Reg.	no Op	Comments: consideration of likelihood of		
Sustainability Appraisal Objective	Option 1: Residenti	Option ?	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and		
Decision Making Criteria	Option 1: Residential	Option 2: Do	cumulative effects		
1. Will it reduce overall unemployment?	n/a	n/a			
2. Will it reduce long-term	n/a	n/a			
unemployment?	_	_			
3. Will it provide job opportunities for	n/a	n/a			
those most in need of employment?	,	•	_		
4. Will it help to improve average	n/a	n/a			
earnings? Overall effects identified SA12	1-	/-			
	n/a	n/a			
Economy		212			
SA13 - To increase investment in Gosport's	T T T T T T T T T T T T T T T T T T T		stainable regeneration of the Borough.		
1. Will it make more effective use of previously developed land?	n/a	n/a			
2. Will it improve business development	n/a	n/a			
and enhance competitiveness?					
3. Will it improve the resilience of	n/a	n/a			
business and the economy?					
4. Will it promote growth in key sectors and clusters?	n/a	n/a			
5. Will it make land and property	n/a	n/a	-		
available for business development?	11,7 4	11,4			
Overall effects identified SA13	n/a	n/a			
SA14 - To encourage the development of a	-	<u>-</u>	n sector.		
1. Will it positively contribute to the local	n/a	n/a			
tourism industry and improve the image	, -	, -			
of Gosport as a destination?					
Overall effects identified SA14	n/a	n/a			
Towns and Neighbourhood Centres					
SA15 - To ensure the vitality and viability o	f the Borough's	principal, dist	rict, and neighbourhood centres.		
1. Will it improve the accessibility to, and	0	0	Option 1 could improve the vitality and viability		
quality of, main town centre uses (as			of local centres by introducing additional		
defined in NPPF Annex 2)?			customers.		
2. Will it improve the vitality and viability	+	O			
of centres?					
Overall effects identified SA15	0	O			
Leisure					
SA16 - To improve the quality and accessib	ility of leisure o	pportunities w	vithin the Borough.		
1. Will it improve the range of sporting	n/a	n/a			
facilities in the Borough?					
Overall effects identified SA16	n/a	n/a			
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 h	narbour.				
1. Will it protect or enhance the	+	O	If option 1 is pursued there are opportunities		
Borough's network of greenspace?			within the vicinity of the site to improve open		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Land at Addenbrooke House, Willi		ar Carreer can			
Sustainability Theme		= O	Comments: consideration of likelihood of		
	Option 1: Residentia	Option 7	effect, spatial scale, temporary/permanent		
Sustainability Appraisal Objective	on 1	on 2	effects, short/medium/long term effects and		
Decision Making Criteria	tial	Option 2: Do	cumulative effects		
		0			
2. Will it protect or enhance the quality	+	О	space facilities for the wider benefit of the		
of the Borough's coast and harbour			public. This could include improvements off site		
frontage and maintain or improve public			to Walpole Park.		
access?					
Overall effects identified SA17	+	0			
Biodiversity and Geodiversity					
SA18 - To conserve and enhance the Borou	ıgh's biodiversi	ty and geologic			
1. Will it result in a biodiversity net gain?	+	0	Option 1 will be required to secure a		
			biodiversity net gain.		
2. Will it enhance biodiversity through	n/a	n/a			
the restoration and creation of well-					
connected multifunctional green					
infrastructure?	2	2	The improved expected by postion 1 is the contain		
3. Will it maintain and enhance sites	?	?	The impact created by option 1 is uncertain.		
designated for their nature conservation interest?					
4. Will it conserve and enhance local	?	?			
habitats and species diversity, and avoid	r .	r .			
harm to protected species?					
Overall effects identified SA18	?	0?			
Heritage and Design	•	<u> </u>			
SA19 - To protect and enhance the historic environment.					
Will it protect and enhance the	n/a	n/a			
historic environment?	11/4	11,4			
2. Will it improve the condition of any	n/a	n/a	-		
heritage asset identified as at risk?	,	,			
Overall effects identified SA19	n/a	n/a			
SA20 - To ensure that there is a high qualit	-	-	od design principles for buildings and		
surrounding spaces.					
1. Will the design enhance the quality of	+?	_	Option 1 should see dwellings designed to a		
the townscape?			high standard which would enhance the quality		
			of the townscape. However there is some		
			uncertainty at this early stage. Option 2 is		
			considered to be a negative influence on the		
			townscape in this area.		
Overall effects identified SA20	+?	-			
Air Quality					
SA21 - To reduce air pollution and ensure a			ve.		
1. Will it improve air quality?	n/a	n/a			
Overall effects identified SA21	n/a	n/a			
Use of Energy Resources					
= 1	ne proportion o	f energy gener	ated from renewable sources in the Borough.		
1. Will it reduce emissions of greenhouse	0	0	The overall effects are considered to be		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Land at Addenbrooke House, Willis Road Comments: consideration of likelihood of **Sustainability Theme** effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective Decision Making Criteria** cumulative effects gases by reducing energy consumption? neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy 2. Will it lead to an increased proportion n 0 consumption depending on where the energy is of energy needs being met from sourced from. renewable resources? Overall effects identified SA22 0 0 **Use of Land Resources** SA23 - To improve efficiency in land use through the re-use of previously developed land and existing buildings. 1. Will it re-use previously developed Option 1 would help to re-use a site which will land? require significant remediation. Option 2 is 2. Will it remediate contaminated land? assessed as having negative effects as it is considered that the site may not receive the required remediation if it is retained for employment uses due to viability issues. This could become worse over time and therefore become a major negative effect in the future as the industrial infrastructure on the site appears to be decaying. Overall effects identified SA23 **Water Management** SA24 - To maintain and improve the water quality of the Borough. 1. Will it improve compliance with the ? It is uncertain at this stage. Water Framework Directive? Overall effects identified SA24 ? ? SA25 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment. 1. Will it minimise the risk of flooding It is uncertain at this stage as to whether ? 0 from all sources to people and property? Option 1 will result in an increased risk of surface water run off within the site. The site is not in a flood zone. 2. Will development be avoided in flood risk areas? 3. Can the site be made safe taking into The site is not predicted to be effected by sea 0 account predicted sea level rise? level rise. Overall effects identified SA25 0 SA26 - To provide for sustainable sources of water supply. 1. Will it reduce water consumption? Option 1 could increase water consumption on 0 the site and cumulatively within the Borough. Overall effects identified SA26 **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 Building new homes on the site would increase 0 materials and resources? the use of resources and result in more 2. Will it reduce household waste? household waste, both of which will result in 0 negative effects. There will be opportunities for 3. Will it increase recycling? 0 O recycling with Option 1 so this is assessed as

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative Land at Addenbrooke House, Willis Road			
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Residential	Option 2: Do nothing	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
			neutral.
Overall effects identified SA27	-	0	

Option 1	: Residential						
Land at A	Addenbrooke	e House, Wi	llis Road				
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (I term)
SA1			0				
SA2			o?				
SA3			0				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8			0				
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17		+					
SA18				?			
SA19			n/a				
SA20		+?					
SA21			n/a				
SA22			О				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - 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	Allocate site for housing in the Local Plan.
Local Plan	

PART 5 – 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.

Mitigati	ng 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.

Maximis	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.

PART 1 – Site profile for Anglesey Lodge, Alverstoke

Site location

Site name	Anglesey Lodge	Site reference	AV002
Site address and post	Anglesey Road, Gosport, PO12	Ward	Alverstoke
code	2DX		

Site details

Site description	Care home in listed building (Grade II) with adjacent bungalows and large
	wooded garden.
Topography	Mostly flat with a slight incline down towards the seafront.
Existing land use	Care home (C2 use)
Surrounding land	Infant school (one-storey), residential (two-storey), spa (two-storey).
use and storey	
heights	
Site size (hectares)	0.82 ha
Development status	Has planning permission for 8 assisted living (ref. <u>08/00265/FULL</u>), which
	has been implemented but not completed. Permission granted for 20 assisted
	living units 10.12.18 (ref. <u>18/00104/FULL</u>).

Suitability

Issue	Suitability	Comments			
Local plan designations	Local plan designations				
Is the site within the Urban Area	Yes				
Boundary?					
Is the site allocated for	Yes	Permission has been granted for			
development?		additional residential care units (see			
		above).			
Is the site in the Strategic Gap?	No				
Is the site Protected Open Space?	No				
Is the site a Protected Employment	No				
Site?					
Does the site have a community,	No				
culture or leisure use?					
Is the site within a Defined	No				

Issue	Suitability	Comments
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	Yes	Part of the site is predicted to be in
Zone 2 or 3 in 2115?		Flood Zone 2 by 2115. A Strategic Flood
		Risk Assessment is required.
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	Yes	Mature trees, vegetation and an old
species (bats, badgers, Great		building increase likelihood of protected
crested newts)?		species. Proposals will need to protect
		the species.
Does the site contain, or is within	Yes	Portsmouth Harbour SPA is
400m of, a SAC or possible SAC, SPA		approximately 250m to the north-east.
or potential SPA, Ramsar site or		Multiple Brent Goose sites are also
proposed Ramsar site, a Brent		adjacent to the south. Ecological study
Goose site or proposed Brent		may be required. Development will not
Goose site, or a biodiversity-offset		be permitted unless no adverse impact
site?	No	upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SSSI or candidate	No	
SSSI?		
Does the site contain, or is in	Yes	Stokes Bay West SINC and Gilkicker
proximity of, a SINC, candidate SINC	163	Point SINC are adjacent to the south.
or a Local Green Space?		Proposals should protect the habitat.
Access		Troposals should protect the habitat.
Can satisfactory vehicular access be	Yes	
achieved?	. 55	
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	Proposal is to construct a bin store with
and refuse truck be provided?		kerbside path. Highway infrastructure
·		works may be required.
Heritage		
Is the site within or is adjacent to a	Yes	Within the Alverstoke Conservation Area
Conservation Area?		(No. 2). A Heritage Statement will be
		required. Proposals will need to
		preserve or enhance the character of

Issue	Suitability	Comments
		the conservation area.
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Site contains Grade II listed building. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	No 51 Anglesey Road (Little Church) is opposite. Proposals should preserve or enhance the heritage assets.
Is the site likely to be of archaeological interest?	No	
Contamination		
Is there a possibility the site could be contaminated?	No	
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Proposals would need to consider impact upon adjacent school. Proposal will need to minimise amenity impacts.
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No	
Services		
Is the site serviced by utilities? Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes No	

Availability

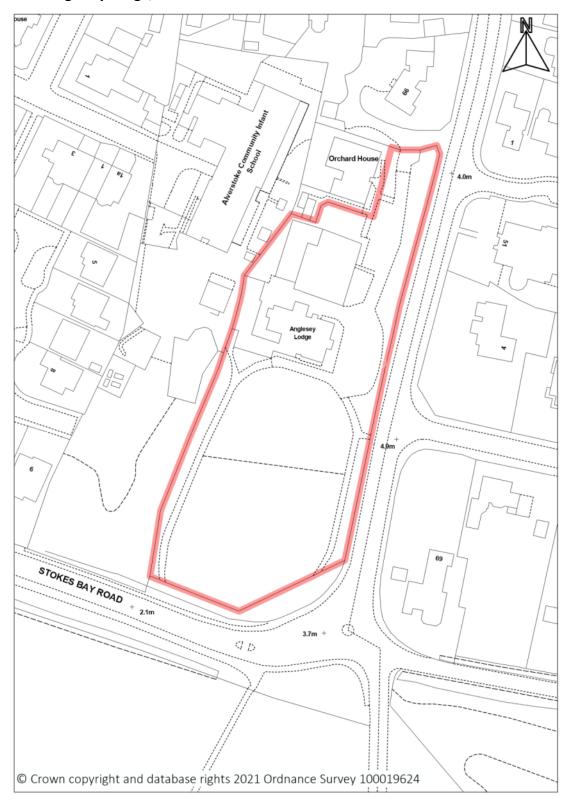
Issue	Availability	Comments
Does the site have multiple	No	
owners?		
Is the site owned by a developer or	Yes	Owner is pursuant to care development
is the owner willing to sell?		only.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	No	
(covenants, ransom strips)?		
Are there any on-site constraints	No	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	Yes	Existing care home use requires expansion
operations on site?		meeting needs for wider community.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Anglesey Lodge needs significant investment. Proposal for a higher number of units is more likely to make this development achievable.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Issue	Figure	Assumptions	
Developable site size	0.6 ha	Site excluding 0.2 ha wooded area.	
Local area density	N/A	-	
Development density	33dph	Specialist care home on established site.	
Capacity for	20 C2	Based on broad density calculation.	
dwellings	11 C3		

Site plan for Anglesey Lodge, Alverstoke



PART 2 – Consideration of potential options

The following option is considered for the Local Plan and assessed in Part 3:

Option 1: Residential

The Council assesses the site as having suitability to be developed all or in part for housing. The site currently has planning permission for this use.

PART 3 – Sustainability Appraisal of potential options for Anglesey Lodge, Alverstoke

	The effects over	
	rive o neutral ? ur	ncertain - negative major negative
Anglesey Lodge, Alverstoke		
Sustainability Theme	Re Op	Comments: consideration of likelihood of effect,
Sustainability Appraisal Objective	side	spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative
Decision Making Criteria	Option 1: Residentia	effects
-	<u> </u>	-,,,
Climate Change		
SA1 – To address climate change issues thro	nugh reducing greenh	ouse gas emissions
Will it help to reduce carbon dioxide	0	ouse gas ermissions.
and other greenhouse gas emissions?	· ·	
Will it support the transition to net	0	
zero carbon by 2050?	•	
3. Will it deliver energy efficient	+?	Redevelopment of the historic building has the
buildings?	•	potential to increase its energy efficiency and provide
4. Will it support the charging of plug-in	+?	appropriate vehicle charging facilities. This is also
and other ultra-low emission vehicles?		uncertain as it depends on the individual
		development proposal which will be assessed at the
		planning application stage.
Overall effects identified SA1	+5	
Transport and Accessibility		
SA2 - To reduce the need to travel and to re	educe the effects of tr	raffic on local communities.
1. Will it reduce traffic volumes and	0	
congestion?		
2. Will it reduce road traffic accidents?	0	
3. Will there be an increase in traffic	0	
related air and noise pollution?		
Overall effects identified SA2	0	
SA3 - To facilitate modal transfer away from	n use of the private ca	r to other forms of travel including walking, cycling and
public transport.		
1. Will it increase the proportion of	0	
journeys using modes other than the		
private car?		
2. Will it provide for high quality walking	0	
and cycling networks and supporting		
facilities such as cycle parking?		
Overall effects identified SA3	0	
	quality services and fa	acilities including health, transport, education, training,
employment and leisure opportunities.		
1. Will it improve access to local	0	
services?		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Anglesey Lodge, Alverstoke Comments: consideration of likelihood of effect, **Sustainability Theme** spatial scale, temporary/permanent effects, **Sustainability Appraisal Objective** short/medium/long term effects and cumulative **Decision Making Criteria** 2. Will it make access easier for those without a car? 3. Will it make access easier for disabled and or elderly people? Overall effects identified SA4 0 **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 0 engagement in community activities? 2. Will it improve neighbourhoods as 0 places to live? Overall effects identified SA5 0 **Crime and Disorder** SA6 - To reduce crime and disorder 1. Will it reduce actual levels of crime The site is currently unused and is deteriorating. + and disorder? Overall effects identified SA6 + **Poverty and Deprivation** SA7 - To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East 1. Will it reduce poverty and social 0 exclusion in those areas most affected? Overall effects identified SA7 **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? 2. Will it enable and support healthy O lifestyles? 3. Will it improve access to health 0 facilities? Overall effects identified SA8 0 Housing **SA9** - To ensure that everyone has the opportunity to live in a decent and affordable home. 1. Will it reduce homelessness? 2. Will it increase the range and affordability of housing for different groups in the community? 3. Will it increase the number of decent homes? Overall effects identified SA9 **Education and Skills** SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Anglesey Lodge, Alverstoke Comments: consideration of likelihood of effect, **Sustainability Theme** spatial scale, temporary/permanent effects, **Sustainability Appraisal Objective** short/medium/long term effects and cumulative **Decision Making Criteria** and remain in work. 1. Will it improve the qualifications and n/a skills of young people? 2. Will it improve the qualifications and n/a skills of the population overall? Overall effects identified SA10 n/a **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 n/a the Borough? 2. Will it improve accessibility to work n/a by public transport, walking and cycling? Overall effects identified SA11 n/a 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? n/a n/a 2. Will it reduce long-term unemployment? 3. Will it provide job opportunities for n/a those most in need of employment? 4. Will it help to improve average n/a earnings? Overall effects identified SA12 n/a 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 n/a previously developed land? 2. Will it improve business development n/a and enhance competitiveness? 3. Will it improve the resilience of n/a business and the economy? 4. Will it promote growth in key sectors n/a and clusters? 5. Will it make land and property n/a available for business development? Overall effects identified SA13 n/a SA14 - To encourage the development of a buoyant, sustainable tourism sector. 1. Will it positively contribute to the n/a local tourism industry and improve the image of Gosport as a destination? Overall effects identified SA14 n/a **Towns and Neighbourhood Centres**

++ major positive + pos	r time: certain - negative major negative			
Anglesey Lodge, Alverstoke				
Sustainability Theme		Comments: consideration of likelihood of effect,		
	Option 1: Residentia	spatial scale, temporary/permanent effects,		
Sustainability Appraisal Objective	den:	short/medium/long term effects and cumulative		
Decision Making Criteria	tial ::	effects		
SA15 - To ensure the vitality and viability of	of the Borough's princip	al, district, and neighbourhood centres.		
1. Will it improve the accessibility to,	n/a			
and quality of, main town centre uses	•			
(as defined in NPPF Annex 2)?				
2. Will it improve the vitality and	n/a			
viability of centres?				
Overall effects identified SA15	n/a			
Leisure				
SA16 - To improve the quality and accessib	oility of leisure opportur	nities within the Borough.		
1. Will it improve the range of sporting	n/a			
facilities in the Borough?				
Overall effects identified SA16	n/a			
SA17 - To ensure that the Borough protect	ts and enhances the qua	ality 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	0			
Borough's network of greenspace?				
2. Will it protect or enhance the quality	0			
of the Borough's coast and harbour				
frontage and maintain or improve public				
access?				
Overall effects identified SA17	0			
Biodiversity and Geodiversity				
SA18 - To conserve and enhance the Boro	ugh's biodiversity and g	eological assets.		
1. Will it result in a biodiversity net	+			
gain?	_			
2. Will it enhance biodiversity through the restoration and creation of well-	0			
connected multifunctional green				
infrastructure?				
3. Will it maintain and enhance sites	?	Unknown at this stage		
designated for their nature conservation	•	onknown at this stage		
interest?				
4. Will it conserve and enhance local	?			
habitats and species diversity, and avoid	-			
harm to protected species?				
Overall effects identified SA18	?			
Heritage and Design				
SA19 - To protect and enhance the historic	environment.			
1. Will it protect and enhance the	+?	The building is Listed and appropriate/sensitive		
historic environment?		redevelopment will ensure its protection and		
2. Will it improve the condition of any	+?	enhancement. There is some uncertainty as it will be		
heritage asset identified as at risk?		important to ensure the building is appropriate re-		

The effects over time:				
	itive oneutral?	uncertain - negative major negative		
Anglesey Lodge, Alverstoke				
Sustainability Theme	R _C	Comments: consideration of likelihood of effect,		
Sustainability Appraisal Objective	sid	spatial scale, temporary/permanent effects,		
Decision Making Criteria	Residentia	spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects		
	<u>a</u>	ejjecus		
Overall effects identified SA19	+?			
SA20 - To ensure that there is a high qualit	ty townscape incorpo	orating good design principles for buildings and		
surrounding spaces.	, , ,			
1. Will the design enhance the quality of	+			
the townscape?				
Overall effects identified SA20	+			
Air Quality				
SA21 - To reduce air pollution and ensure	air quality continues	to improve.		
1. Will it improve air quality?	0			
Overall effects identified SA21	0			
Use of Energy Resources				
SA22 - To increase energy efficiency and the	he proportion of ene	rgy generated from renewable sources in the Borough.		
1. Will it reduce emissions of	O			
greenhouse gases by reducing energy				
consumption?				
2. Will it lead to an increased proportion	0			
of energy needs being met from renewable resources?				
Overall effects identified SA22	0			
Use of Land Resources				
	arough the re-use of	previously developed land and existing buildings.		
Will it re-use previously developed	+	breviously developed land and existing buildings.		
land?	·			
2. Will it remediate contaminated land?	+			
Overall effects identified SA23	+			
Water Management				
SA24 - To maintain and improve the water	quality of the Borou	gh.		
1. Will it improve compliance with the	?	Unknown at this stage.		
Water Framework Directive?				
Overall effects identified SA24	?			
SA25 - To reduce the risk of flooding and t	he resulting detrime	nt to public well-being, the economy and the environment.		
1. Will it minimise the risk of flooding	n/a			
from all sources to people and				
property?				
2. Will development be avoided in flood	n/a			
risk areas?				
3. Can the site be made safe taking into account predicted sea level rise?	n/a			
Overall effects identified SA25	n/a			
SA26 - To provide for sustainable sources	-			
Will it reduce water consumption?	Or water suppry.			
Overall effects identified SA26	0			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Anglesey Lodge, Alverstoke Comments: consideration of likelihood of effect, **Sustainability Theme** spatial scale, temporary/permanent effects, **Sustainability Appraisal Objective** short/medium/long term effects and cumulative **Decision Making Criteria 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? 2. Will it reduce household waste? 0 3. Will it increase recycling? 0 Overall effects identified SA27 0

Option 1	: Residential						
	Lodge, Alve						
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			0				
SA3			0				
SA4			0				
SA5			0				
SA6		+					M/L
SA7			0				
SA8			0				
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			0				
SA18				?			
SA19		+?					M/L
SA20		+					M/L
SA21			0				
SA22			0				
SA23		+					M/L
SA24				?			
SA25			n/a				
SA26			0				
SA27			0				

PART 4 - 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	

PART 5 – 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.

Mitigat	ing 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.

Maximis	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, Bridgemary

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.

PART 1 – Site profile for Land at Stoners Close, Bridgemary

Site location

Site name	Land at Stoners Close	Site reference	BN002
Site address and post	Tukes Close, Gosport, PO13 0SF	Ward	Bridgemary North
code			

Site details

Site description	Large former garage site with a small area of informal green space. The	
	garages have been demolished leaving a largely clear site with remaining	
	concrete surface.	
Topography	Flat with no on-site trees or bushes.	
Existing land use	None	
Surrounding land	Residential (two storey and bungalows)	
use and storey		
heights		
Site size	0.19 ha	
Development status	GBC has the intent to develop the land for housing.	
	03/10425/FULL Erection Of 5no. Two Storey Dwellings Associated Car	
	Parking And Landscaping Withdrawn on Mon 09 Jun 2003	

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for	Yes	Residential allocation in Adopted Local
development?		Plan.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	No	
Is the site a Protected Employment	No	
Site?		
Does the site have a community,	No	
culture or leisure use?		

Issue	Suitability	Comments
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	No	
species (bats, badgers, Great		
crested newts)?		
Does the site contain, or is within	No	
400m of, a SAC or possible SAC, SPA		
or potential SPA, Ramsar site or		
proposed Ramsar site, a Brent		
Goose site or proposed Brent		
Goose site, or a biodiversity-offset		
site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC		
or a Local Green Space?		
Access	T	
Can satisfactory vehicular access be	Yes	
achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck be provided?		
Heritage	T	
Is the site within or is adjacent to a	No	
Conservation Area?		
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		
gardens)?		

Issue	Suitability	Comments
Does the site contain, or is adjacent to, any locally listed buildings?	No	
Is the site likely to be of archaeological interest?	No	
Contamination		
Is it likely the site could be contaminated?	Yes	Part of the site is within a contaminated land buffer area. As a former carpark / garages, contamination may also be an issue. A Contaminated Land Assessment and potential mitigation will be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Proposals will need to consider impact upon the adjacent residential properties. Proposal will need to minimise amenity impacts.
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No	
Services		
Is the site serviced by utilities?	No	Confirmation will be required from utilities that they can provide services.
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is within the Daedalus aerodrome and Fleetlands helipad Operational Safeguarding Zones. Restrictions on development may apply. Statutory bodies will need to be consulted.

Availability

Issue	Availability	Comments
Does the site have multiple	No	Site is GBC land.
owners?		
Is the site owned by a developer or	Yes	GBC Housing are planning to develop the
is the owner willing to sell?		site as part of the Council's house building
		programme.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	No	
(covenants, ransom strips)?		
Are there any on-site constraints	Yes	Commissioned plans by GBC identify
(pylons, rights of way, easements)?		underground electrical cables running
		east/west along the very southern border
		of the site. This should not impact
		development of the site and would not

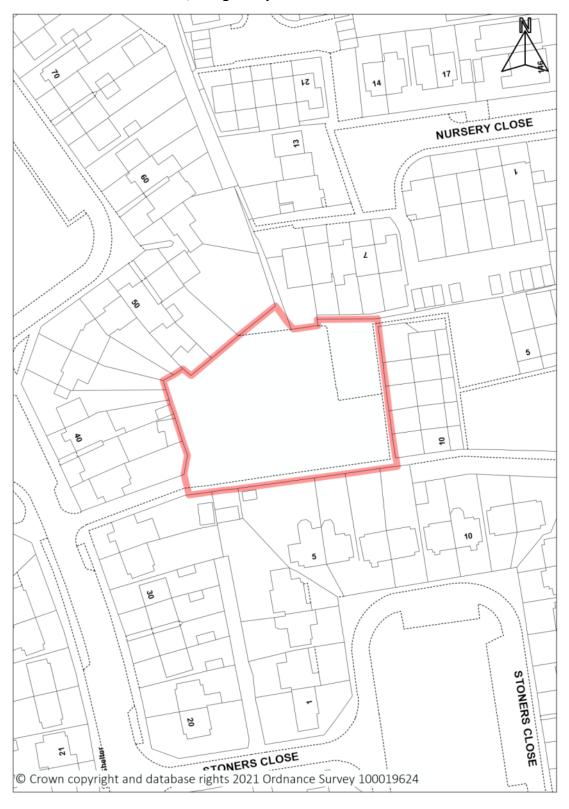
Issue	Availability	Comments
		limit capacity.
		Existing residential properties backing onto the site also appear to have rear access over the land. Planning policy does not know if there is a legal basis for this access. The site can be designed to maintain this access.
Are there any existing tenancies or operations on site?	No	Garages are no longer in use.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	
site would come forward for		
development within the plan		
period?		
Are there any known abnormal	Yes	Potential contamination. Funding or
development costs (contamination,		planning gain may be needed to make the
heritage conservation, demolition		site viable.
etc.)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Issue	Figure	Assumptions
Developable area	0.19 ha	Based on whole site.
Local area density	Medium/High	50/60dph
Development density	Approx. 42dph	Density of developable area.
Capacity for dwellings	8	Based on GBC Housing Scheme (4x3B & 4x2B houses)

Site plan for Land at Stoners Close, Bridgemary



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

Develop all or part of the site for residential development. This proposed use has been put forward by Gosport Borough Council as landowner of the site.

Option 2: Retain hardstanding area

This option is tested as an alternative to the Council's desired approach and would see the site retained in its current use.

PART 3 – Sustainability Appraisal of potential options for Land at Stoners Close, Bridgemary			
		ects over time	
++ major positive + posit	tive o neutra	al ? uncertai	n - negative major negative
Land at Stoners Close, Bridgemary			
Sustainability Theme	Op Re	Op ha	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residenti	otio	effect, spatial scale, temporary/permanent
Decision Making Criteria	Option 1: Residential	Option 2: Retain hardstanding area	effects, short/medium/long term effects and cumulative effects
Climate Change			
SA1 – To address climate change issues thro	ough reducing	greenhouse ga	as emissions.
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	O	O	Option 1 could introduce new emissions however the site is currently used as a car park so overall there may be little change.
2. Will it support the transition to net zero carbon by 2050?	0	0	Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would see nothing done on the site which would also help to support net zero.
3. Will it deliver energy efficient buildings?	+	O	Option 1 would see new dwellings built to a high standard of energy efficiency.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	O	-	The site currently has no provision for electric vehicle charging and is therefore negative. Option 1 would provide the potential to incorporate facilities into new dwellings however the development may not meet the threshold for this so is assessed as neutral at this stage.
Overall effects identified SA1	0	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to re		cts of traffic on	
Will it reduce traffic volumes and congestion?	ο?	O	For option 1 new dwellings on the site could lead to increased traffic volumes and
2. Will it reduce road traffic accidents?	03	0	congestion, road accidents, and pollution
3. Will there be an increase in traffic related air and noise pollution?	ο?	o	however the site is of a small scale and such effects are considered to be minimal and of limited effect to the overall road network. It is also uncertain whether all occupiers would have vehicles. Option 2 is a continuation of the existing situation.

		cts over time	
	tive o neutra	il ? uncertai	in - negative major negative
Land at Stoners Close, Bridgemary			
Sustainability Theme	Re Op	h _a	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residential	otio	effect, spatial scale, temporary/permanent
Decision Making Criteria	n 1: enti	n 2. tan	effects, short/medium/long term effects and cumulative effects
Decision making enteria	<u>a</u> ··	Option 2: Retain hardstanding area	cumulative effects
Overall effects identified SA2	ο?	О	
SA3 - To facilitate modal transfer away from	n use of the pri	vate car to otl	her forms of travel including walking, cycling and
public transport.			
1. Will it increase the proportion of	ο?	0	New dwellings on the site could result in
journeys using modes other than the			additional car use however this is not certain as
private car?			occupiers may use other modes. If option 2 is
			pursued the site would see no change from its
			current use as a car park.
2. Will it provide for high quality walking	+	0	Option 1 with new dwellings provides the
and cycling networks and supporting			opportunity to provide suitable cycle provision
facilities such as cycle parking?			and improvements to a cycle/pedestrian path
			through the site.
Overall effects identified SA3	O	O	
	quality service	s and facilities	including health, transport, education, training,
employment and leisure opportunities.			
1. Will it improve access to local	n/a	n/a	
services?			
2. Will it make access easier for those	n/a	n/a	
without a car?			
3. Will it make access easier for disabled	n/a	n/a	
and or elderly people?	_		
Overall effects identified SA4	n/a	n/a	
Community Activity and Neighbourho			
SA5 - To provide opportunities for commun		and improve t	the quality of where people live.
1. Will it provide opportunities for	n/a	n/a	
engagement in community activities?			
2. Will it improve neighbourhoods as	+	0	By implementing option 1 and developing the
places to live?			site there will be an improvement of the built
			environment which could improve the
0 11 66 1 11 116 1 245			neighbourhood as a place to live.
Overall effects identified SA5	+	0	
Crime and Disorder			
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime	+	-	Option 1 could reduce crime and disorder by
and disorder?			redeveloping an area which has poor
			surveillance. Retaining the site could have a
Overall effects it up to 1000			negative effect.
Overall effects identified SA6	+	-	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusion	n and close the	e gap between	Gosport and other areas in the South East
region.			
1. Will it reduce poverty and social	+	0	Option 1 would see the Council build 100%
exclusion in those areas most affected?			affordable dwellings which would be occupied
			by residents on the Council's waiting list. This

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative			
Land at Stoners Close, Bridgemary			
Sustainability Theme	2 0	T 0	Comments: consideration of likelihood of
•	Option 1: Residentia) pti	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	on :	on :	effects, short/medium/long term effects and
Decision Making Criteria	itial	Option 2: Retain hardstanding area	cumulative effects
			provides great potential to directly assist those in society who may be most likely to experience poverty and be socially excluded from owning or renting their own home.
Overall effects identified SA7	+	О	
Health and Well-being			
SA8 - To improve the health and wellbeing	of the populat	ion, reduce ine	qualities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	n/a	n/a	
2. Will it enable and support healthy lifestyles?	+	O	New high quality dwellings will improve the Borough's overall housing stock. This could help to support healthy lifestyles.
3. Will it improve access to health facilities?	n/a	n/a	
Overall effects identified SA8	+	0	
Housing			
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	d affordable home.
1. Will it reduce homelessness?	+?	0	Option 1 would provide affordable Council
2. Will it increase the range and affordability of housing for different groups in the community?	++	O	housing which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to
3. Will it increase the number of decent homes?	+	0	reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
Overall effects identified SA9	+	О	
Education and Skills			
SA10 - To raise educational achievement a and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	
Overall effects identified SA10	n/a	n/a	
Employment	•		
			out-commute and thereby provide greater
Will it reduce out-commuting from the Borough?	n/a	n/a	
Will it improve accessibility to work by public transport, walking and cycling?	n/a	n/a	
Overall effects identified SA11	n/a	n/a	
SA12 - To ensure high and stable levels of	employment sc	everyone can	benefit from the economic growth of the

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
		ıı ? uncertaii	n - negative major negative	
Land at Stoners Close, Bridgemary				
Sustainability Theme	₽ Q	h _a or	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	Option 1: Residentia	otio ırds	effect, spatial scale, temporary/permanent	
Decision Making Criteria	n 1 ent	n 2 tan	effects, short/medium/long term effects and	
Decision waking criteria	iai ··	Option 2: Retain hardstanding area	cumulative effects	
Borough.				
1. Will it reduce overall unemployment?	n/a	n/a		
2. Will it reduce long-term	n/a	n/a		
unemployment?	,	, -		
3. Will it provide job opportunities for	n/a	n/a		
those most in need of employment?	·	•		
4. Will it help to improve average	n/a	n/a		
earnings?				
Overall effects identified SA12	n/a	n/a		
Economy				
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	stainable regeneration of the Borough.	
1. Will it make more effective use of	n/a	n/a		
previously developed land?				
2. Will it improve business development	n/a	n/a		
and enhance competitiveness?				
3. Will it improve the resilience of	n/a	n/a		
business and the economy?				
4. Will it promote growth in key sectors	n/a	n/a		
and clusters?				
5. Will it make land and property available for business development?	n/a	n/a		
Overall effects identified SA13	n/a	n/a		
SA14 - To encourage the development of a	-) contar	
Will it positively contribute to the local			i sector.	
tourism industry and improve the image	n/a	n/a		
of Gosport as a destination?				
Overall effects identified SA14	n/a	n/a		
Towns and Neighbourhood Centres	11, 4	-1, α		
SA15 - To ensure the vitality and viability o	f the Borough's	nrincinal dist	rict, and neighbourhood centres	
1. Will it improve the accessibility to, and	O	0	Option 1 could improve the vitality and viability	
quality of, main town centre uses (as	Ü	J	of local centres. This would particularly be the	
defined in NPPF Annex 2)?			case with the Tukes Avenue Centre which is	
2. Will it improve the vitality and viability	+	0	located within 400 metres walking distance of	
of centres?		_	the site.	
Overall effects identified SA15	О	0		
Leisure				
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.				
1. Will it improve the range of sporting	n/a	n/a		
facilities in the Borough?				
Overall effects identified SA16	n/a	n/a		
_ :		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	n/a	n/a		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Land at Stoners Close, Bridgemary					
			Comments: consideration of likelihood of		
Sustainability Theme	Option 2: Rhardstandi		effect, spatial scale, temporary/permanent		
Sustainability Appraisal Objective			effects, short/medium/long term effects and		
Decision Making Criteria	ntial	Option 2: Retain hardstanding area	cumulative effects		
		<u> </u>			
Borough's network of greenspace?					
2. Will it protect or enhance the quality	n/a	n/a			
of the Borough's coast and harbour					
frontage and maintain or improve public					
access? Overall effects identified SA17	- /-	/-			
·	n/a	n/a			
Biodiversity and Geodiversity SA18 - To conserve and enhance the Borou	igh's biodiversi	ty and goologic	cal accets		
1. Will it result in a biodiversity net gain?	ign s blodiversi	ty and geologic	Option 1 will be required to secure a		
1. Will it result in a blouwersity het gain:	т	0	biodiversity net gain. The site currently has limited biodiversity and is mainly concrete.		
2. Will it enhance biodiversity through	n/a	n/a			
the restoration and creation of well-					
connected multifunctional green					
infrastructure?					
3. Will it maintain and enhance sites	?	?	The impact created by option 1 is uncertain.		
designated for their nature conservation					
interest?	2				
4. Will it conserve and enhance local	?	?			
habitats and species diversity, and avoid harm to protected species?					
Overall effects identified SA18	?	ο?			
Heritage and Design	•	U:			
SA19 - To protect and enhance the historic	environment				
Will it protect and enhance the	n/a	n/a			
historic environment?	11/ a	11/ 4			
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a			
Overall effects identified SA19	n/a	n/a			
SA20 - To ensure that there is a high qualit	-		ood design principles for buildings and		
surrounding spaces.					
1. Will the design enhance the quality of	+?	-	Option 1 should see dwellings designed to a		
the townscape?			high standard which would enhance the quality		
			of the townscape. However there is some		
			uncertainty at this early stage. Option 2 is		
			considered to a negative influence on the		
Overall effects identified SA20	. 3		townscape in this area.		
	+?	-			
Air Quality					
SA21 - To reduce air pollution and ensure a			ve.		
1. Will it improve air quality?	n/a	n/a			
Overall effects identified SA21	n/a	n/a			

++ major positive + posi		cts over time			
++ major positive + positive o neutral ? uncertain - negative major negative Land at Stoners Close, Bridgemary					
Commander consideration of likelihood of					
Sustainability Theme	Option 2: hardstand 1: Option 1:		effect, spatial scale, temporary/permanent		
Sustainability Appraisal Objective	ion dst:		effects, short/medium/long term effects and		
Decision Making Criteria	Option 1: Residential	Option 2: Retain hardstanding area	cumulative effects		
SA22 - To increase energy efficiency and th	ne proportion o	f energy gener	ated from renewable sources in the Borough.		
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	0	The overall effects are considered to be neutral. Option 1 could lead to reductions or		
2. Will it lead to an increased proportion	0	0	increase in greenhouse gases from energy		
of energy needs being met from			consumption depending on where the energy is		
renewable resources?			sourced from.		
Overall effects identified SA22	0	O			
Use of Land Resources					
SA23 - To improve efficiency in land use th	rough the re-us	e of previously			
Will it re-use previously developed land?	+	-	Option 1 would help to re-use a site which was previously used for garages. Maintaining the		
2. Will it remediate contaminated land?	+	-	it would see no change to the site. This could become worse over time and therefore become a major negative effect.		
Overall effects identified SA23	+	-	become a major negative enest.		
Water Management					
SA24 - To maintain and improve the water	quality of the B	Sorough.			
1. Will it improve compliance with the	?	?	It is uncertain at this stage.		
Water Framework Directive?	-	-	, and the second		
Overall effects identified SA24	?	?			
SA25 - To reduce the risk of flooding and tl	he resulting det	riment to publ	ic well-being, the economy and the environment.		
1. Will it minimise the risk of flooding from all sources to people and property?	?	0	It is uncertain at this stage as to whether Option 1 will result in an increased risk of surface water run off within the site.		
2. Will development be avoided in flood risk areas?	+	0	The site is not in a flood zone.		
3. Can the site be made safe taking into account predicted sea level rise?	+	O	The site is not predicted to be effected by sea level rise.		
Overall effects identified SA25	+	0			
SA26 - To provide for sustainable sources of	of water supply.				
1. Will it reduce water consumption?	-	0	Option 1 could increase water consumption on the site and cumulatively within the Borough.		
Overall effects identified SA26	-	0			
Natural Resources and Waste Manag	ement				
_		eve the sustair	nable consumption of natural resources and		
1. Will it lead to reduced consumption of	-	0	Building new homes on the site would increase		
materials and resources?			the use of resources and result in more		
2. Will it reduce household waste?	-	0	household waste, both of which will result in		
3. Will it increase recycling?	0	0	negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative Land at Stoners Close, Bridgemary			
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Residential	Option 2: Retain hardstanding area	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Overall effects identified SA27	-	0	

	: Residential						
	Stoners Close						
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (term)
SA1			О				
SA2			ο?				
SA3			0				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20		+?					
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - Preferred options for Land at Stoners 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.

PART 5 – 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.

Mitigat	ing 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.

Maximisi	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.

PART 1 – Site profile for Land at Lapthorn Close, Bridgemary

Site location

Site name	Land at Lapthorn Close	Site reference	BN003
Site address and post	Lapthorn Close, Gosport, PO13	Ward	Bridgemary North
code	OSR		

Site details

Site description	Carpark and informal green space with overgrown vegetation.	
Topography	Flat with asphalt hardstanding to northern part of site and vegetation to the	
, , ,	southern part of the site.	
Existing land use	Car parking	
Surrounding land	Residential (two storey)	
use and storey		
heights		
Site size	0.21 ha	
Development status	Allocated for development in the adopted GBLP 2011-2029.	

Suitability

Issue	Suitability	Comments			
Local plan designations	Local plan designations				
Is the site within the Urban Area	Yes				
Boundary?					
Is the site allocated for	Yes	Site is allocated for residential			
development?		development.			
Is the site in the Strategic Gap?	No				
Is the site Protected Open Space?	No				
Is the site a Protected Employment	No				
Site?					
Does the site have a community,	No				
culture or leisure use?					
Is the site within a Defined	No				
Shopping Area?					

Issue	Suitability	Comments
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as	110	
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	Unknown	Potentially due to vegetation. Further
species (bats, badgers, Great		investigation will be required.
crested newts)?		223.Bation viii 22 regained.
Does the site contain, or is within	Yes	A Brent Goose site is 125m to the west.
400m of, a SAC or possible SAC, SPA	. 55	An ecology survey may be required.
or potential SPA, Ramsar site or		Development will not be permitted
proposed Ramsar site, a Brent		unless no adverse impact upon the
Goose site or proposed Brent		habitat can be demonstrated.
Goose site, or a biodiversity-offset		
site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC		
or a Local Green Space?		
Access		
Can satisfactory vehicular access be	Yes	
achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck be provided?		
Heritage		
Is the site within or is adjacent to a	No	
Conservation Area?		
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		
gardens)?		
Does the site contain, or is adjacent	No	
to, any locally listed buildings?		

Issue	Suitability	Comments
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	No	
contaminated?		
Amenity		
Is development likely to have an adverse impact upon neighbouring	Yes	Proposals will need to minimise impacts upon the existing residential dwellings.
amenity?		Proposal will need to minimise amenity
,		impacts.
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site serviced by utilities?	Yes	
Is the site within a Safeguarded	Yes	Site is within the Daedalus aerodrome
Area (other than Southampton		and Fleetlands helipad Operational
Airport Safeguarding Zone, which		Safeguarding Zones. Restrictions on
covers the whole borough)?		development may apply. Statutory
		bodies will need to be consulted.

Availability

Issue	Availability	Comments
Does the site have multiple	No	Site is owned by GBC.
owners?		
Is the site owned by a developer or	Yes	The Council is looking to develop the site
is the owner willing to sell?		as part of its Council House Building
		Programme.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	Yes	Site is currently used for residents parking.
operations on site?		

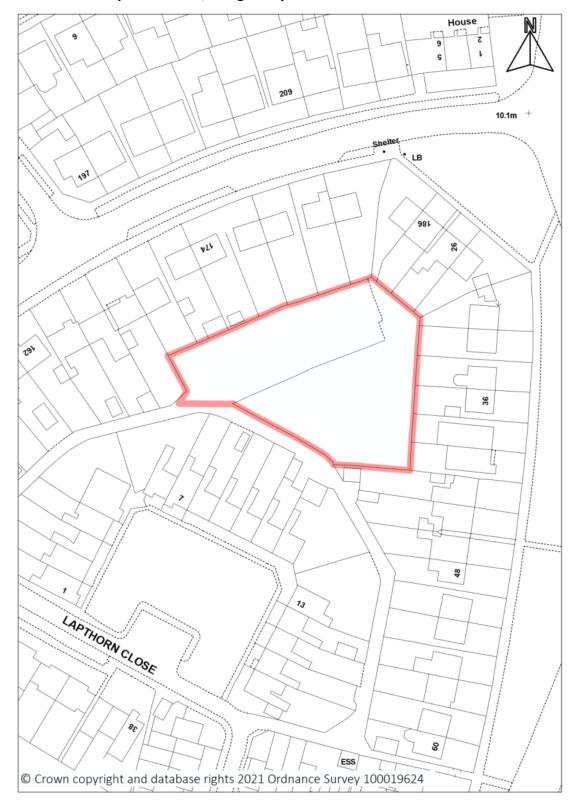
Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	
site would come forward for		
development within the plan		

Issue	Achievability	Comments
period?		
Are there any known abnormal	No	
development costs (contamination,		
heritage conservation, demolition		
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Issue	Figure	Assumptions
Developable area	0.21 ha	Based on whole site.
Local area density	Medium	50dph
Development density	30dph	Density of developable area.
Capacity for dwellings	10	Based on GBC Housing Scheme (10X2B flats)

Site plan for Land at Lapthorn Close, Bridgemary



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

Develop all or part of the site for residential development. This proposed use has been put forward by Gosport Borough Council as landowner of the site.

Option 2: Retain hardstanding area

This option is tested as an alternative to the Council's desired approach and would see the site retained in its current use.

PART 3 – Sustainability Appraisal of potential options for Land at Lapthorn Close, Bridgemary						
		cts over time				
• • •		ıı ? uncertai	n - negative major negative			
Land at Lapthorn Close, Bridgemary	'					
Sustainability Theme	₽ Q	h _a Or	Comments: consideration of likelihood of			
Sustainability Appraisal Objective	otio	otio rds:	effect, spatial scale, temporary/permanent			
Decision Making Criteria	Option 1: Residential	Option 2: Retain hardstanding area	effects, short/medium/long term effects and cumulative effects			
Climate Change						
SA1 – To address climate change issues thro	ugh reducing	greenhouse ga	as emissions.			
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	0	0	Option 1 could introduce new emissions however the site is currently used as a car park so overall there may be little change.			
2. Will it support the transition to net zero carbon by 2050?	O	0	Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would see nothing done on the site which would also help to support net zero.			
3. Will it deliver energy efficient buildings?	+	0	Option 1 would see new dwellings built to a high standard of energy efficiency.			
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	O	-	The site currently has no provision for electric vehicle charging and is therefore negative. Option 1 would provide the potential to incorporate facilities into new dwellings however the development may not meet the threshold for this so is assessed as neutral at this stage.			
Overall effects identified SA1	O	O				
Transport and Accessibility						
SA2 - To reduce the need to travel and to re	duce the effe	cts of traffic or				
1. Will it reduce traffic volumes and congestion?	ο?	0	For option 1 new dwellings on the site could lead to increased traffic volumes and			
2. Will it reduce road traffic accidents?	ο?	0	congestion, road accidents, and pollution			
3. Will there be an increase in traffic related air and noise pollution?	o?	0	however the site is of a small scale and such effects are considered to be minimal and of limited effect to the overall road network. It is also uncertain whether all occupiers would have vehicles. Option 2 is a continuation of the existing situation.			

		cts over time	
		il ? uncertai	n - negative major negative
Land at Lapthorn Close, Bridgeman	У		
Sustainability Theme	^문 으	h _a O	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residential	ptio	effect, spatial scale, temporary/permanent
Decision Making Criteria	n 1 ent	n 2 tan	effects, short/medium/long term effects and
Decision Making Criteria	i <u>ai</u> ··	Option 2: Retain hardstanding area	cumulative effects
Overall effects identified SA2	ο?	0	
SA3 - To facilitate modal transfer away fron	n use of the pri	vate car to otl	her forms of travel including walking, cycling and
public transport.	·		g 6, , g
1. Will it increase the proportion of	ο?	0	New dwellings on the site could result in
journeys using modes other than the			additional car use however this is not certain as
private car?			occupiers may use other modes. If option 2 is
			pursued the site would see no change from its
			current use as a car park.
2. Will it provide for high quality walking	+	ο	Option 1 with new dwellings provides the
and cycling networks and supporting			opportunity to provide suitable cycle provision
facilities such as cycle parking?			and improvements to a cycle/pedestrian path
			through the site.
Overall effects identified SA3	0	0	
	quality service	s and facilities	including health, transport, education, training,
employment and leisure opportunities.			
1. Will it improve access to local	n/a	n/a	
services?			_
2. Will it make access easier for those	n/a	n/a	
without a car?			_
3. Will it make access easier for disabled and or elderly people?	n/a	n/a	
Overall effects identified SA4	n/a	n/a	
Community Activity and Neighbourho	-	11/ 4	
SA5 - To provide opportunities for commun		and improve t	the quality of where people live
Will it provide opportunities for	n/a	n/a	
engagement in community activities?	II/ a	II/ a	
Will it improve neighbourhoods as	+	0	By implementing option 1 and developing the
places to live?	·	J	site there will be an improvement of the built
'			environment which could improve the
			neighbourhood as a place to live.
Overall effects identified SA5	+	0	·
Crime and Disorder			
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime	+	-	Option 1 could reduce crime and disorder by
and disorder?			redeveloping an area which has poor
			surveillance. Retaining the site could have a
			negative effect.
Overall effects identified SA6	+	-	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusio	n and close the	gap between	Gosport and other areas in the South East
region.			
1. Will it reduce poverty and social	+	0	Option 1 would see the Council build 100%
exclusion in those areas most affected?			affordable dwellings which would be occupied
			by residents on the Council's waiting list. This

++ major positive + posi		ects over time	e: n - negative major negative
Land at Lapthorn Close, Bridgemar			20
	-		Comments: consideration of likelihood of
Sustainability Theme	Option 1: Residentia	Opt	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	ion	ion	effects, short/medium/long term effects and
Decision Making Criteria	nti;	ı 2: and	cumulative effects
	<u>=</u>	Option 2: Retain hardstanding area	
			provides great potential to directly assist those in society who may be most likely to experience poverty and be socially excluded from owning or renting their own home.
Overall effects identified SA7	+	О	
Health and Well-being			
SA8 - To improve the health and wellbeing	of the populat	ion, reduce ine	equalities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	n/a	n/a	
2. Will it enable and support healthy lifestyles?	+	O	New high quality dwellings will improve the Borough's overall housing stock. This could help to support healthy lifestyles.
3. Will it improve access to health facilities?	n/a	n/a	
Overall effects identified SA8	+	О	
Housing			
SA9 - To ensure that everyone has the oppo	ortunity to live	in a decent an	d affordable home.
1. Will it reduce homelessness?	+?	О	Option 1 would provide affordable Council
2. Will it increase the range and	++	О	housing which will have major positive effects
affordability of housing for different			for increasing the range and affordability of
groups in the community?			housing. Option 1 could also contribute to
3. Will it increase the number of decent homes?	+	O	reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
Overall effects identified SA9	+	0	
Education and Skills			
SA10 - To raise educational achievement and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	
Overall effects identified SA10	n/a	n/a	
Employment			
SA11 - To provide opportunities for resider potential for people to use public transport			out-commute and thereby provide greater
1. Will it reduce out-commuting from the Borough?	n/a	n/a	
2. Will it improve accessibility to work by public transport, walking and cycling?	n/a	n/a	
Overall effects identified SA11	n/a	n/a	
SA12 - To ensure high and stable levels of e	•	-	benefit from the economic growth of the

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		ıı ? uncertaii	n - negative major negative
Land at Lapthorn Close, Bridgeman	У		
Sustainability Theme	R 9	h _a or	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residentia	otio ırds	effect, spatial scale, temporary/permanent
Decision Making Criteria	n 1 ent	n 2 tan	effects, short/medium/long term effects and
Decision waxing criteria	iai ··	Option 2: Retain hardstanding area	cumulative effects
Borough.			
1. Will it reduce overall unemployment?	n/a	n/a	
2. Will it reduce long-term	n/a	n/a	-
unemployment?	, a	, α	
3. Will it provide job opportunities for	n/a	n/a	
those most in need of employment?	,	-7	
4. Will it help to improve average	n/a	n/a	
earnings?	-	-	
Overall effects identified SA12	n/a	n/a	
Economy			
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	stainable regeneration of the Borough.
1. Will it make more effective use of	n/a	n/a	
previously developed land?	-	-	
2. Will it improve business development	n/a	n/a	
and enhance competitiveness?			
3. Will it improve the resilience of	n/a	n/a	
business and the economy?			
4. Will it promote growth in key sectors	n/a	n/a	
and clusters?	_		
5. Will it make land and property	n/a	n/a	
available for business development? Overall effects identified SA13	- 1-	- /-	
	n/a	n/a	
SA14 - To encourage the development of a 1. Will it positively contribute to the local			r sector.
tourism industry and improve the image	n/a	n/a	
of Gosport as a destination?			
Overall effects identified SA14	n/a	n/a	
Towns and Neighbourhood Centres	11/ a	11/ α	
SA15 - To ensure the vitality and viability o	f the Borough's	nrincipal dist	rict and neighbourhood centres
1. Will it improve the accessibility to, and	O	0	Option 1 could improve the vitality and viability
quality of, main town centre uses (as	0	J	of local centres. This would particularly be the
defined in NPPF Annex 2)?			case with the Tukes Avenue Centre which is
2. Will it improve the vitality and viability	+	0	located within 600 metres walking distance of
of centres?	,	•	the site.
Overall effects identified SA15	О	0	
Leisure			
SA16 - To improve the quality and accessib	ility of leisure o	pportunities w	vithin the Borough.
1. Will it improve the range of sporting	n/a	n/a	
facilities in the Borough?		.	
Overall effects identified SA16	n/a	n/a	
SA17 - To ensure that the Borough protect	s and enhances	the quality of	its public areas and green spaces including the
provision of good access to the coast and h	narbour.		
1. Will it protect or enhance the	n/a	n/a	

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++ major positive + posi		cts over time	e: n - negative major negative
Land at Lapthorn Close, Bridgemar	У		
			Comments: consideration of likelihood of
Sustainability Theme	Option 1: Residenti	Opt	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	ion	ion dsta	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Residential	Option 2: Retain hardstanding area	cumulative effects
Borough's network of greenspace?			
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	n/a	n/a	
Overall effects identified SA17	n/a	n/a	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borou	ıgh's biodiversi	ty and geologic	
1. Will it result in a biodiversity net gain?	+	O	Option 1 will be required to secure a biodiversity net gain. The site currently has limited biodiversity and is mainly concrete.
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	n/a	n/a	
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?	The impact created by option 1 is uncertain.
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	
Overall effects identified SA18	?	ο?	
Heritage and Design			
SA19 - To protect and enhance the historic	environment.		
Will it protect and enhance the historic environment?	n/a	n/a	
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a	
Overall effects identified SA19	n/a	n/a	
SA20 - To ensure that there is a high qualit surrounding spaces.	y townscape in	corporating go	ood design principles for buildings and
1. Will the design enhance the quality of the townscape?	+?	-	Option 1 should see dwellings designed to a high standard which would enhance the quality of the townscape. However there is some uncertainty at this early stage. Option 2 is considered to a negative influence on the townscape in this area.
Overall effects identified SA20	+?	-	
Air Quality			
SA21 - To reduce air pollution and ensure a	air quality conti	nues to improv	ve.
1. Will it improve air quality?	n/a	n/a	
Overall effects identified SA21	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
Land at Lapthorn Close, Bridgeman		ii : uncertan	- Hegative Major Hegative	
- Land at Lapthorn Close, Bridgemai	У			
Sustainability Theme	Re O	ha Op	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	side	rdst	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Decision Making Criteria	Option 1: Residentia	n 2: tano	cumulative effects	
	<u>a</u>	Option 2: Retain hardstanding area	cumulative effects	
Use of Energy Resources				
	ne proportion o	f energy gener	ated from renewable sources in the Borough.	
1. Will it reduce emissions of greenhouse	O	0	The overall effects are considered to be	
gases by reducing energy consumption?			neutral. Option 1 could lead to reductions or	
2. Will it lead to an increased proportion	0	0	increase in greenhouse gases from energy	
of energy needs being met from			consumption depending on where the energy is	
renewable resources?			sourced from.	
Overall effects identified SA22	0	0		
Use of Land Resources				
SA23 - To improve efficiency in land use th	rough the re-us	se of previously		
1. Will it re-use previously developed	+	-	Option 1 would help to re-use a site which is	
land?			partly used for parking. Maintaining the current	
2. Will it remediate contaminated land?	+	-	option would have a negative effect as it would	
			see no change to the site. This could become	
			worse over time and therefore become a major	
Overall effects identified SA23			negative effect.	
	+	-		
Water Management)		
SA24 - To maintain and improve the water 1. Will it improve compliance with the	quality of the E	_	It is uncertain at this stage.	
Water Framework Directive?	f	?	it is uncertain at this stage.	
Overall effects identified SA24	?	?		
SA25 - To reduce the risk of flooding and tl	ne resulting det	riment to publ	ic well-being, the economy and the environment.	
1. Will it minimise the risk of flooding	?	0	It is uncertain at this stage as to whether	
from all sources to people and property?			Option 1 will result in an increased risk of	
			surface water run off within the site.	
2. Will development be avoided in flood risk areas?	+	0	The site is not in a flood zone.	
3. Can the site be made safe taking into	+	0	The site is not predicted to be effected by sea	
account predicted sea level rise?			level rise.	
Overall effects identified SA25	+	0		
SA26 - To provide for sustainable sources of	of water supply.			
1. Will it reduce water consumption?	-	0	Option 1 could increase water consumption on the site and cumulatively within the Borough.	
Overall effects identified SA26	-	0		
Natural Resources and Waste Manag	ement			
_		eve the sustair	nable consumption of natural resources and	
Will it lead to reduced consumption of	_	0	Building new homes on the site would increase	
materials and resources?		J	the use of resources and result in more	
2. Will it reduce household waste?	-	0	household waste, both of which will result in	
3. Will it increase recycling?	О	0	negative effects. There will be opportunities for	
. 3			recycling with Option 1 so this is assessed as	

++ major positive + posi		cts over time	e: n - negative major negative
Land at Lapthorn Close, Bridgemar	У		
Sustainability Theme	Re Op	р р	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residential	tion rdst:	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	1: ntial	Option 2: Retain hardstanding area	cumulative effects
		etain g are	
		ŭ	
			neutral.
Overall effects identified SA27	-	0	

	: Residentia		2rv				
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (
							term)
SA1			0				
SA2			o?				
SA3			0				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20		+?					
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - 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	Allocate site for housing in the Local Plan.
Local Plan	

PART 5 – 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.

Mitigati	ng 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.

Maximis	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, Bridgemary

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.

PART 1 – Site profile for Land at Prideaux-Brune Avenue, Bridgemary

Site location

Site name	Land at Prideaux-Brune Avenue	Site reference	BN015
Site address and post	Prideaux-Brune Avenue, Gosport,	Ward	Bridgemary North
code	PO13 OUE		

Site details

Site description	Large area of hardstanding
Topography	Flat and open
Existing land use	Car parking
Surrounding land use and storey heights	Residential (two-storey)
Site size	0.14 ha
Development status	None

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for	No	Site may still be appropriate for
development?		development.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	No	
Is the site a Protected Employment	No	
Site?		
Does the site have a community,	No	
culture or leisure use?		
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		

Issue	Suitability	Comments
Flooding		·
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology		·
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	No	
species (bats, badgers, Great		
crested newts)?		
Does the site contain, or is within	Yes	Site is within 150m of the Fleetlands
400m of, a SAC or possible SAC, SPA		Brent Goose site (high importance). An
or potential SPA, Ramsar site or		ecology survey may be required.
proposed Ramsar site, a Brent		Development will not be permitted
Goose site or proposed Brent		unless no adverse impact upon the
Goose site, or a biodiversity-offset		habitat can be demonstrated.
site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC		
or a Local Green Space?		
Access		
Can satisfactory vehicular access be	Yes	Existing access road is single-track
achieved?		however.
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck be provided?		
Heritage		
Is the site within or is adjacent to a	No	
Conservation Area?		
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		
gardens)?		
Does the site contain, or is adjacent	No	
to, any locally listed buildings?		
Is the site likely to be of	No	
archaeological interest?		

Issue	Suitability	Comments
Contamination		
Is it likely the site could be contaminated?	Yes	Part of the site is identified as potentially contaminated. A Contaminated Land Assessment and potential mitigation will be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Proposals will need to minimise impacts upon the surrounding residential dwellings. Proposal will need to minimise amenity impacts.
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site serviced by utilities?	Yes	
Is the site within a Safeguarded	Yes	Site is within the Fleetlands helipad and
Area (other than Southampton		Daedalus aerodrome Safeguarding Zone.
Airport Safeguarding Zone, which		Restrictions on development may apply.
covers the whole borough)?		Under Policy LP15 statutory bodies will
		be consulted.

Availability

Issue	Availability	Comments
Does the site have multiple owners?	No	Site is owned by GBC (Housing).
Is the site owned by a developer or is the owner willing to sell?	Unknown	The site has the potential to be delivered within the plan period although at this stage it is not included in the Council's first tranche of sites for its Council house building programme.
Is it necessary to acquire land off- site to develop this site?	No	
Does the site have any legal issues (covenants, ransom strips)?	No	
Are there any on-site constraints (pylons, rights of way, easements)?	No	
Are there any existing tenancies or operations on site?	No	

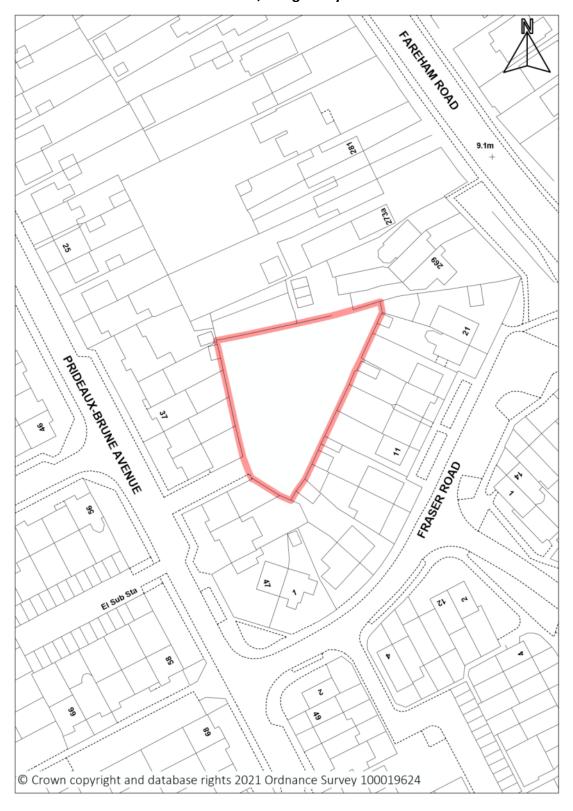
Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	
site would come forward for		

Issue	Achievability	Comments
development within the plan		
period?		
Are there any known abnormal	Yes	Potential decontamination. Funding or
development costs (contamination,		planning gain may be needed to make the
heritage conservation, demolition		site viable.
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Issue	Figure	Assumptions
Developable area	0.14 ha	Based on whole site.
Local area density	Medium	
Development density	35dph	Density of developable area.
Capacity for dwellings	5	Based on initial visual assessment.

Site plan for Land at Prideaux-Brune Avenue, Bridgemary



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

Develop all or part of the site for residential development. This proposed use has been put forward by Gosport Borough Council as landowner of the site.

Option 2: Retain hardstanding area

This option is tested as an alternative to the Council's desired approach and would see the site retained in its current use.

PART 3 – Sustainability Appraisal of potential options for Land at Prideaux-Brune Avenue, Bridgemary

	The effe	cts over time	2:
++ major positive + positi	ve o neutra	l ? uncertai	n - negative major negative
Land at Prideaux-Brune Avenue, Bri	dgemary		
Sustainability Theme	Op Re	Op ha	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residenti	otior rdst	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Residential	Option 2: Retain hardstanding area	cumulative effects
Climate Change			
SA1 – To address climate change issues thro	ugh reducing	greenhouse ga	as emissions.
Will it help to reduce carbon dioxide and other greenhouse gas emissions?	0	0	Option 1 could introduce new emissions however the site is currently used as a car park so overall there may be little change.
2. Will it support the transition to net zero carbon by 2050?	0	0	Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would see nothing done on the site which would also help to support net zero.
3. Will it deliver energy efficient buildings?	+	0	Option 1 would see new dwellings built to a high standard of energy efficiency.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	O	-	The site currently has no provision for electric vehicle charging and is therefore negative. Option 1 would provide the potential to incorporate facilities into new dwellings however the development may not meet the threshold for this so is assessed as neutral at this stage.
Overall effects identified SA1	0	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to red	duce the effec	cts of traffic or	
Will it reduce traffic volumes and congestion?	ο?	0	For option 1 new dwellings on the site could lead to increased traffic volumes and
2. Will it reduce road traffic accidents?	ο?	0	congestion, road accidents, and pollution
3. Will there be an increase in traffic related air and noise pollution?	о?	O	however the site is of a small scale and such effects are considered to be minimal and of limited effect to the overall road network. It is also uncertain whether all occupiers would have vehicles. Option 2 is a continuation of the

++ major positive + posi		cts over time	: n - negative major negative		
Land at Prideaux-Brune Avenue, Bridgemary					
Sustainability Theme Sustainability Appraisal Objective	Option 2: F hardstandi Option 1: Residentia		Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and		
Decision Making Criteria	1: ntial	Option 2: Retain hardstanding area	cumulative effects		
			existing situation.		
Overall effects identified SA2	ο?	0			
SA3 - To facilitate modal transfer away from public transport.	m use of the pri	vate car to oth	ner forms of travel including walking, cycling and		
1. Will it increase the proportion of	o?	0	New dwellings on the site could result in		
journeys using modes other than the private car?			additional car use however this is not certain as occupiers may use other modes. If option 2 is		
private car:			pursued the site would see no change from its		
			current use as a car park.		
2. Will it provide for high quality walking	+	0	Option 1 with new dwellings provides the		
and cycling networks and supporting			opportunity to provide suitable cycle provision		
facilities such as cycle parking?			and improvements to a cycle/pedestrian path through the site.		
Overall effects identified SA3	0	0	tillough the site.		
	_		including health, transport, education, training,		
employment and leisure opportunities.	900, 5555	5 4.14 145			
1. Will it improve access to local	n/a	n/a			
services?					
2. Will it make access easier for those	n/a	n/a			
without a car? 3. Will it make access easier for disabled	n/a	n/a			
and or elderly people?	II/ a	II/ a			
Overall effects identified SA4	n/a	n/a			
Community Activity and Neighbourho	oods				
SA5 - To provide opportunities for commu		and improve t	he quality of where people live.		
1. Will it provide opportunities for	n/a	n/a			
engagement in community activities?					
2. Will it improve neighbourhoods as places to live?	+	0	By implementing option 1 and developing the site there will be an improvement of the built		
pides to live.			environment which could improve the		
			neighbourhood as a place to live.		
Overall effects identified SA5	+	0			
Crime and Disorder					
SA6 - To reduce crime and disorder					
1. Will it reduce actual levels of crime and disorder?	+	-	Option 1 could reduce crime and disorder by redeveloping an area which has poor		
			surveillance. Retaining the site could have a negative effect.		
Overall effects identified SA6	+	-			
Poverty and Deprivation					
•	on and close the	e gap between	Gosport and other areas in the South East		
Will it reduce poverty and social	+	0	Option 1 would see the Council build 100%		

++ major positive + posi		ects over time al ? uncertai	e: n - negative major negative
Land at Prideaux-Brune Avenue, B	ridgemary		
Sustainability Theme	₽ <u>0</u>	o _l	Comments: consideration of likelihood of
Sustainability Appraisal Objective	otio Irds Irds		effect, spatial scale, temporary/permanent
Decision Making Criteria	Option 1: Residential	Option 2: Retain hardstanding area	effects, short/medium/long term effects and cumulative effects
exclusion in those areas most affected?			affordable dwellings which would be occupied by residents on the Council's waiting list. This provides great potential to directly assist those in society who may be most likely to experience poverty and be socially excluded from owning or renting their own home.
Overall effects identified SA7	+	0	
Health and Well-being			
SA8 - To improve the health and wellbeing	of the populat	ion, reduce ine	equalities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	n/a	n/a	
2. Will it enable and support healthy lifestyles?	+	O	New high quality dwellings will improve the Borough's overall housing stock. This could help to support healthy lifestyles.
3. Will it improve access to health facilities?	n/a	n/a	
Overall effects identified SA8	+	O	
Housing			
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	
1. Will it reduce homelessness?	+?	0	Option 1 would provide affordable Council
2. Will it increase the range and affordability of housing for different groups in the community?	++	0	housing which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to
3. Will it increase the number of decent homes?	+	0	reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
Overall effects identified SA9	+	О	
Education and Skills			
SA10 - To raise educational achievement a and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	
Overall effects identified SA10	n/a	n/a	
Employment	•	_	
•			out-commute and thereby provide greater
Will it reduce out-commuting from the Borough?	n/a	n/a	
2. Will it improve accessibility to work by public transport, walking and cycling?	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
		ı runcertan	n - negative major negative	
Land at Prideaux-Brune Avenue, Bridgemary				
Sustainability Theme	Comments: consideration of likelihood of			
Sustainability Appraisal Objective	on :		effect, spatial scale, temporary/permanent	
Decision Making Criteria			effects, short/medium/long term effects and	
Decision Making Criteria			cumulative effects	
		irea		
Overall effects identified SA11	n/a	n/a		
SA12 - To ensure high and stable levels of e	mployment so	everyone can	benefit from the economic growth of the	
Borough.				
1. Will it reduce overall unemployment?	n/a	n/a		
2. Will it reduce long-term	n/a	n/a		
unemployment?				
3. Will it provide job opportunities for	n/a	n/a		
those most in need of employment?				
4. Will it help to improve average	n/a	n/a		
earnings?		-		
Overall effects identified SA12	n/a	n/a		
Economy				
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	stainable regeneration of the Borough.	
1. Will it make more effective use of	n/a	n/a		
previously developed land?	,	•		
2. Will it improve business development	n/a	n/a		
and enhance competitiveness?	•	•		
3. Will it improve the resilience of	n/a	n/a		
business and the economy?				
4. Will it promote growth in key sectors	n/a	n/a		
and clusters?				
5. Will it make land and property	n/a	n/a		
available for business development?				
Overall effects identified SA13	n/a	n/a		
SA14 - To encourage the development of a	buoyant, susta	ainable tourism	sector.	
1. Will it positively contribute to the local	n/a	n/a		
tourism industry and improve the image				
of Gosport as a destination?				
Overall effects identified SA14	n/a	n/a		
Towns and Neighbourhood Centres				
SA15 - To ensure the vitality and viability of	the Borough's	principal, dist	rict, and neighbourhood centres.	
1. Will it improve the accessibility to, and	0	0	Option 1 could improve the vitality and viability	
quality of, main town centre uses (as			of local centres. This would particularly be the	
defined in NPPF Annex 2)?			case with the Gregson Avenue Centre which is	
2. Will it improve the vitality and viability	+	0	located within 400 metres walking distance of	
of centres?			the site.	
Overall effects identified SA15	o	O		
Leisure				
SA16 - To improve the quality and accessib	ility of leisure o	opportunities w	vithin the Borough.	
1. Will it improve the range of sporting	n/a	n/a	_	
facilities in the Borough?	•	,		
Overall effects identified SA16	n/a	n/a		
SA17 - To ensure that the Borough protects	-	<u>-</u>	its public areas and green spaces including the	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Land at Prideaux-Brune Avenue, Bridgemary Comments: consideration of likelihood of **Sustainability Theme** Option 2: Retain hardstanding area effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective Decision Making Criteria** cumulative effects provision of good access to the coast and harbour. 1. Will it protect or enhance the n/a n/a Borough's network of greenspace? 2. Will it protect or enhance the quality n/a n/a of the Borough's coast and harbour frontage and maintain or improve public access? Overall effects identified SA17 n/a n/a **Biodiversity and Geodiversity** SA18 - To conserve and enhance the Borough's biodiversity and geological assets. 1. Will it result in a biodiversity net gain? Option 1 will be required to secure a biodiversity net gain. The site currently has limited biodiversity and is mainly concrete. 2. Will it enhance biodiversity through n/a n/a the restoration and creation of wellconnected multifunctional green infrastructure? ? 3. Will it maintain and enhance sites The impact created by option 1 is uncertain. designated for their nature conservation interest? 4. Will it conserve and enhance local ? ? habitats and species diversity, and avoid harm to protected species? Overall effects identified SA18 ? ο? **Heritage and Design** SA19 - To protect and enhance the historic environment. 1. Will it protect and enhance the n/a n/a historic environment? 2. Will it improve the condition of any n/a n/a heritage asset identified as at risk? Overall effects identified SA19 n/a n/a 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 Option 1 should see dwellings designed to a +? the townscape? high standard which would enhance the quality of the townscape. However there is some uncertainty at this early stage. Option 2 is considered to a negative influence on the townscape in this area. Overall effects identified SA20 +? **Air Quality SA21** - To reduce air pollution and ensure air quality continues to improve. 1. Will it improve air quality? n/a n/a

The effects over time:					
++ major positive + positive o neutral? uncertain - negative major negative					
Land at Prideaux-Brune Avenue, B	Land at Prideaux-Brune Avenue, Bridgemary				
Sustainability Theme	ಸ್ಥಾಂ Comments: consideration of likelihood of				
Sustainability Appraisal Objective	on :		effect, spatial scale, temporary/permanent		
			effects, short/medium/long term effects and		
Decision Making Criteria			cumulative effects		
		taii g ar			
		ea 1			
Overall effects identified SA21	n/a	n/a			
Use of Energy Resources	11/ 4	11/ 4			
	ne proportion o	f energy gener	rated from renewable sources in the Borough.		
1. Will it reduce emissions of greenhouse	0	O	The overall effects are considered to be		
gases by reducing energy consumption?		Ū	neutral. Option 1 could lead to reductions or		
2. Will it lead to an increased proportion	0	0	increase in greenhouse gases from energy		
of energy needs being met from			consumption depending on where the energy is		
renewable resources?			sourced from.		
Overall effects identified SA22	0	0			
Use of Land Resources					
SA23 - To improve efficiency in land use th	rough the re-us	se of previously	y developed land and existing buildings.		
1. Will it re-use previously developed	+	-	Option 1 would help to re-use a site which was		
land?			previously used for garages. Maintaining the		
2. Will it remediate contaminated land?	+	-	current option would have a negative effect as		
			it would see no change to the site. This could		
			become worse over time and therefore		
			become a major negative effect.		
Overall effects identified SA23	+ -				
Water Management					
SA24 - To maintain and improve the water	quality of the E		T		
1. Will it improve compliance with the	, , ,		It is uncertain at this stage.		
Water Framework Directive? Overall effects identified SA24					
	?	?	li II li . i		
	ne resulting dei		lic well-being, the economy and the environment. It is uncertain at this stage as to whether		
1. Will it minimise the risk of flooding from all sources to people and property?	r	0	Option 1 will result in an increased risk of		
Trom an sources to people and property:			surface water run off within the site.		
2. Will development be avoided in flood	+	0	The site is not in a flood zone.		
risk areas?	-				
3. Can the site be made safe taking into	+	0	The site is not predicted to be effected by sea		
account predicted sea level rise?			level rise.		
Overall effects identified SA25	+	0			
SA26 - To provide for sustainable sources of	of water supply				
1. Will it reduce water consumption?	-	0	Option 1 could increase water consumption on		
			the site and cumulatively within the Borough.		
Overall effects identified SA26	-	O			
Natural Resources and Waste Manag	ement				
SA27 - To reduce waste generation and dis	posal, and achi	eve the sustair	nable consumption of natural resources and		
management of waste.					
1. Will it lead to reduced consumption of	-	O	Building new homes on the site would increase		
materials and resources?			the use of resources and result in more household waste, both of which will result in		
2. Will it reduce household waste?	-	0			
3. Will it increase recycling?	O	O	negative effects. There will be opportunities for		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative			
Land at Prideaux-Brune Avenue, B	ridgemary		
Sustainability Theme	Op.	Op:	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	Option 1: Residential	Option 2: hardstand	effects, short/medium/long term effects and
Decision Making Criteria	1: ntial	Option 2: Retain hardstanding area	cumulative effects
			recycling with Option 1 so this is assessed as neutral.
Overall effects identified SA27	-	O	

Land at I	Prideaux-Bru	ne Avenue.	Bridgemary				
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long term)
SA1			О				,
SA2			ο?				
SA3			О				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			О				
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20		+?					
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - 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	Allocate site for housing in the Local Plan.
Local Plan	

PART 5 – 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.

Mitigati	ing 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.

Maximis	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.

PART 1 – Site profile for Land at Rowner Road Service Station

Site location

Site name	Land at Rowner Road Service	Site reference	BS001
	Station		
Site address and post	Rowner Road Service Station,	Ward	Bridgemary South
code	Rowner Road, Gosport, PO13		
	9UF		

Site details

Site description	Car garage with large area of hardstanding
Topography	Flat and surrounded by Rowner Copse
Existing land use	Car sales and repair
Surrounding land	Woodland to the north, beyond which are allotments. Commercial units to
use and storey	the south (two storey), residential detached (two storey) to the south west,
heights	west and east.
Site size	0.19 ha
Development status	18/00215/OUT - OUTLINE APPLICATION – NOT YET DETERMINED -
	DEMOLITION OF EXISTING CAR SALES BUILDINGS AND ERECTION OF BLOCK
	OF 20 FLATS WITH ASSOCIATED LANDSCAPING AND CAR PARKING,
	ALTERATIONS TO VEHICLE ACCESS AND EGRESS POINTS AND FELLING OF
	TREES WITHIN TPO G.41

Suitability

Issue	Suitability	Comments	
Local plan designations			
Is the site within the Urban Area	Yes		
Boundary?			
Is the site allocated for	No	Site may still be appropriate for	
development?		development.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No	Site is adjacent to Rowner Copse, which	
		is Protected Open Space.	

Issue	Suitability	Comments
Is the site a Protected Employment	No	
Site?		
Does the site have a community,	No	
culture or leisure use?		
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology	!	<u> </u>
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	Site is adjacent to an area that is subject
,		to a blanket TPO. Adjacent Trees will
		therefore need to be protected.
Does the site contain any protected	No	·
species (bats, badgers, Great		
crested newts)?		
Does the site contain, or is within	No	
400m of, a SAC or possible SAC, SPA		
or potential SPA, Ramsar site or		
proposed Ramsar site, a Brent		
Goose site or proposed Brent		
Goose site, or a biodiversity-offset		
site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	Yes	Site is adjacent to the Rowner Copse
proximity of, a SINC, candidate SINC		SINC. Proposals should protect the
or a Local Green Space?		habitat.
Access		
Can satisfactory vehicular access be	Yes	
achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck be provided?		
Heritage		
Is the site within or is adjacent to a	Yes	Site is within the Rowner Village

Issue	Suitability	Comments
Conservation Area?		Conservation Area (No. 8). A Heritage
		Statement will be required. Proposals
		will need to preserve or enhance the
		character of the conservation area.
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		
gardens)?		
Does the site contain, or is adjacent	No	
to, any locally listed buildings?		
Is the site likely to be of	No	Site is within 200m of the historic
archaeological interest?		settlement of Rowner.
Contamination		
Is it likely the site could be	No	
contaminated?		
Amenity		
Is development likely to have an	No	
adverse impact upon neighbouring		
amenity?		
Are neighbouring uses likely to have	No	
an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site serviced by utilities?	Yes	
Is the site within a Safeguarded	Yes	Site is within the Safeguarded Area for
Area (other than Southampton		Fleetlands helipad and Daedalus
Airport Safeguarding Zone, which		aerodrome. Restrictions on
covers the whole borough)?		development may apply. Under Policy
		LP15 statutory bodies will be consulted.

Availability

Issue	Availability	Comments
Does the site have multiple	No	
owners?		
Is the site owned by a developer or	Yes	Landowner is interested in redevelopment
is the owner willing to sell?		options and currently seeking permission.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	No	
(covenants, ransom strips)?		
Are there any on-site constraints	No	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	Yes	Existing on-site car sales business.

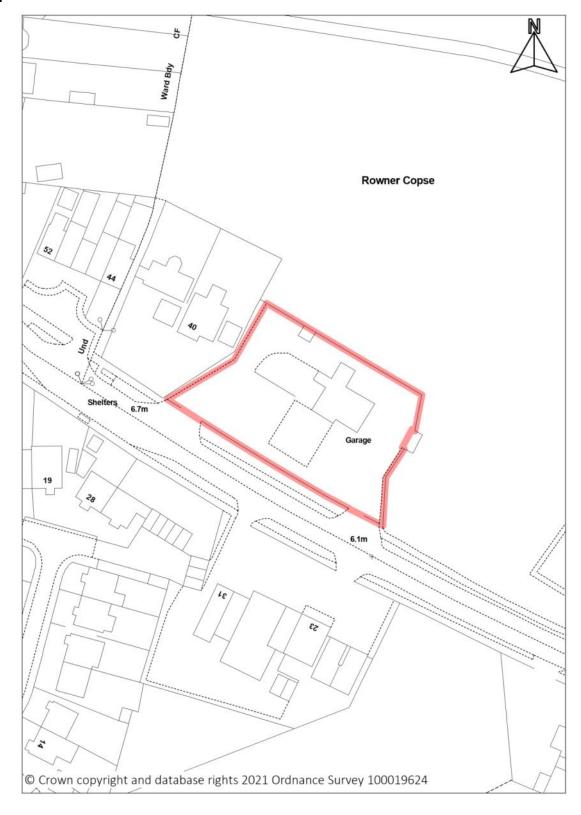
Issue	Availability	Comments
operations on site?		Confirmation will be needed if they can be
		ended or relocated.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan	Yes	
period?		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	No	
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Issue	Figure	Assumptions	
Developable area	0.19 ha	Based on whole site.	
Local area density	Low		
Development density	105dph	Density of developable area.	
Capacity for dwellings	20 apartments	As proposed in 18/00215/OUT. 12 x two bed units and 8	
		x one bed units proposed.	

Site plan for Land at Rowner Road Service Station



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

The Council assesses the site as having suitability to be developed all or in part for housing. The use has been proposed by the landowner of the site who is seeking permission for the site.

Option 2: Do nothing

It is considered necessary to test this option as an alternative to the proposal submitted by the landowner. This option would see the site retained as a car garage.

PART 3 – Sustainability Appraisal of potential options for Land at Rowner Road Service Station			
		cts over time	
, , ,		ı ? uncertair	n - negative major negative
Land at Rowner Road Service Statio	on		
Sustainability Theme	Re Or	9 Q	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residentia	Option :	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	ntial	Option 2: Do nothing	cumulative effects
Climate Change			
SA1 – To address climate change issues thro	ough reducing (greenhouse ga	s emissions.
Will it help to reduce carbon dioxide and other greenhouse gas emissions?	O	O	The overall effect is assessed as neutral. Both options could result in additional emissions but also offer opportunities to assist in reducing emissions.
2. Will it support the transition to net zero carbon by 2050?	o	o	Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would see nothing done on the site which could also help to support net zero by not introducing any new carbon emissions.
3. Will it deliver energy efficient buildings?	+	o	Option 1 could see new dwellings built to a high standard of energy efficiency.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	0	-	The site currently has no provision for electric vehicle charging. Option 1 would provide the potential to incorporate facilities into new dwellings however the development may not meet the threshold for this so is assessed as neutral at this stage.
Overall effects identified SA1	0	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to re	educe the effec		
1. Will it reduce traffic volumes and	ο?	0	For option 1 new dwellings on the site could
congestion?			lead to increased traffic volumes and
2. Will it reduce road traffic accidents?	ο?	0	congestion, road accidents, and pollution.
3. Will there be an increase in traffic related air and noise pollution?	ο?	O	However the site is located near to shopping facilities and well-integrated with existing settlements. As a result, any effects are considered to be minimal and of limited effect to the overall road network. It is also uncertain

Land at Rowner Road Service Statio Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria		Option 2: Do nothing	comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Theme Sustainability Appraisal Objective		Option 2: Do nothing	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Sustainability Appraisal Objective	Option 1: Residential	Option 2: Do nothing	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
	tion 1: sidential	tion 2: Do :hing	effects, short/medium/long term effects and
Decision Making Criteria	n1:	1 2: Do	
	<u>n</u>	Do	
			whether all occupiers would have vehicles. Option 2 is a continuation of the existing situation and assessed as neutral.
Overall effects identified SA2	ο?	0	
			ner forms of travel including walking, cycling and
public transport.	400 01 till pl		
1. Will it increase the proportion of	ο?	О	New dwellings on the site could result in
journeys using modes other than the			additional car use however this is not certain as
private car?			occupiers may use other modes. The sites
			proximity to neighbourhood facilities also
			reduces the need to travel by private car.
2. Will it provide for high quality walking	+	0	Option 1 with new dwellings provides the
and cycling networks and supporting			opportunity to provide suitable cycle provision
facilities such as cycle parking?			and improvements.
Overall effects identified SA3	0	0	
	quality service	s and facilities	including health, transport, education, training,
employment and leisure opportunities.	_	-	
1. Will it improve access to local	n/a	n/a	
services?	,	,	
2. Will it make access easier for those without a car?	n/a	n/a	
3. Will it make access easier for disabled	/-	/	
and or elderly people?	n/a	n/a	
Overall effects identified SA4	n/a	n/a	
Community Activity and Neighbourhoo		II/ a	
SA5 - To provide opportunities for communi		and improve t	the quality of where people live
Will it provide opportunities for	n/a	n/a	and quanty of which people live.
engagement in community activities?	11/ α	11,4	
Will it improve neighbourhoods as	+	0	By implementing option 1 and developing the
places to live?	•	J	site there could be an improvement of the built
p. 100 100 110 110 110 110 110 110 110 11			environment which could improve the
			neighbourhood as a place to live. The re-
			development of the site could provide a more
			attractive frontage in this prominent location.
Overall effects identified SA5	+	O	
Crime and Disorder			
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime	n/a	n/a	
and disorder?			
Overall effects identified SA6	n/a	n/a	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusion	and close the	e gap between	Gosport and other areas in the South East

region.

The effects over time: ++ major positive + positive oneutral ? uncertain - negative major negative						
Land at Rowner Road Service Station						
Sustainability Theme	T O	7.0	Comments: consideration of likelihood of			
•	Option 1: Residenti	Option 2 nothing	effect, spatial scale, temporary/permanent			
Sustainability Appraisal Objective	ion	ion	effects, short/medium/long term effects and			
Decision Making Criteria	Option 1: Residential	Option 2: D nothing	cumulative effects			
		Ó				
1. Will it reduce poverty and social	•		Ontion 1 could see affordable bousing built as			
1. Will it reduce poverty and social exclusion in those areas most affected?	+	0	Option 1 could see affordable housing built as part of the mix of new dwellings on the site.			
Overall effects identified SA7			part of the flux of flew dwellings off the site.			
	+	0				
Health and Well-being	6.1		les a la let de la let de les			
			qualities in health and improve health facilities.			
1. Will it reduce health inequalities in those areas most affected?	n/a	n/a				
2. Will it enable and support healthy	+	0	New high quality dwellings will improve the			
lifestyles?	-	_	Borough's overall housing stock. This could help to support healthy lifestyles.			
3. Will it improve access to health facilities?	n/a	n/a				
Overall effects identified SA8	+	0				
Housing						
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	d affordable home.			
1. Will it reduce homelessness?	+?	0	Option 1 would provide housing which will have			
2. Will it increase the range and	+	0	positive effects for increasing the range and			
affordability of housing for different	•		affordability of housing and the number of			
groups in the community?			decent homes. New housing also has potential			
3. Will it increase the number of decent	+	0	to contribute towards reducing homelessness.			
homes?						
Overall effects identified SA9	+	0				
Education and Skills						
SA10 - To raise educational achievement a	nd develop the	opportunities	for everyone to acquire the skills needed to find			
and remain in work.						
1. Will it improve the qualifications and	n/a	n/a				
skills of young people? 2. Will it improve the qualifications and	n/-	n/-	-			
skills of the population overall?	n/a	n/a				
Overall effects identified SA10	n/a	n/a				
Employment	11/ a	11/ 4				
	ats to work loss	ally rather then	out-commute and thereby provide greater			
potential for people to use public transpor			out-commute and thereby provide greater			
Will it reduce out-commuting from	n/a					
the Borough?	II/d	n/a				
2. Will it improve accessibility to work by	n/a	n/a	-			
public transport, walking and cycling?	11/4	11/4				
Overall effects identified SA11	n/a	n/a				
SA12 - To ensure high and stable levels of	-	· -	henefit from the economic growth of the			
Borough.	p.oyc 30	everyone can	22 Hom the contoning growth of the			
1. Will it reduce overall unemployment?	0	0	The site previously provided employment as a			
Will it reduce long-term	0	0	car garage however the landowner has			
unemployment?			demonstrated the site is no longer viable for			
()	l .					

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative						
Land at Rowner Road Service Station						
Sustainability Theme ZO ZO Comments: consideration of likelihood of						
	Option 1: Residentia	Option 2 nothing	effect, spatial scale, temporary/permanent			
Sustainability Appraisal Objective	on 1	on 2	effects, short/medium/long term effects and			
Decision Making Criteria	tial	Option 2: Do nothing	cumulative effects			
		•				
3. Will it provide job opportunities for	0	O	this use. As a result while re-developing the site			
those most in need of employment?			for residential would result in lost employment			
4. Will it help to improve average	0	0	opportunities, the density of employment on			
earnings?			the site was limited and the benefits of housing			
			in this location are considered to outweigh the jobs provided.			
Overall effects identified SA12	0	0	Jobs provided.			
Economy						
SA13 - To increase investment in Gosport's	economy to fa	acilitate the sus	stainable regeneration of the Borough			
1. Will it make more effective use of	+	0	Redeveloping the site for housing is considered			
previously developed land?	·		to be an effective use of PDL and may be the			
2. Will it improve business development	0	0	only viable use for the site given the clearance			
and enhance competitiveness?			costs.			
3. Will it improve the resilience of						
business and the economy?						
4. Will it promote growth in key sectors	0	0				
and clusters?	_	_				
5. Will it make land and property available for business development?	0	0				
Overall effects identified SA13	0	0				
SA14 - To encourage the development of a		_	sector			
Will it positively contribute to the local	n/a	n/a				
tourism industry and improve the image	11/ a	11/4				
of Gosport as a destination?						
Overall effects identified SA14	n/a	n/a				
Towns and Neighbourhood Centres						
SA15 - To ensure the vitality and viability o	f the Borough's	s principal, disti	rict, and neighbourhood centres.			
1. Will it improve the accessibility to, and	O	0	Option 1 could improve the vitality and viability			
quality of, main town centre uses (as			of local centres by introducing additional			
defined in NPPF Annex 2)?			customers.			
2. Will it improve the vitality and viability	+	0				
of centres?						
Overall effects identified SA15	0	0				
Leisure						
SA16 - To improve the quality and accessib			vithin the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a				
Overall effects identified SA16	n/a	n/a				
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	+	0	If option 1 is pursued there are opportunities			
Borough's network of greenspace?			within the vicinity of the site to improve open			
2. Will it protect or enhance the quality	0	0	space facilities for the wider benefit of the			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Land at Rowner Road Service Station** Comments: consideration of likelihood of **Sustainability Theme** effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective Decision Making Criteria** cumulative effects of the Borough's coast and harbour public. frontage and maintain or improve public access? Overall effects identified SA17 0 **Biodiversity and Geodiversity** SA18 - To conserve and enhance the Borough's biodiversity and geological assets. 1. Will it result in a biodiversity net gain? Option 1 will be required to secure a biodiversity net gain. The site currently has limited biodiversity and there are opportunities for net gains on the site. 2. Will it enhance biodiversity through n/a n/a the restoration and creation of wellconnected multifunctional green infrastructure? 3. Will it maintain and enhance sites ? ? The impact created by option 1 is uncertain. designated for their nature conservation interest? 4. Will it conserve and enhance local ? ? habitats and species diversity, and avoid harm to protected species? Overall effects identified SA18 ? ο? **Heritage and Design** SA19 - To protect and enhance the historic environment. 1. Will it protect and enhance the n/a n/a historic environment? 2. Will it improve the condition of any n/a n/a heritage asset identified as at risk? Overall effects identified SA19 n/a n/a 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 +? Option 1 should see dwellings designed to a the townscape? high standard which would enhance the quality of the townscape. However there is some uncertainty at this early stage. Option 2 is considered to be a negative influence on the townscape in this area due to the industrial nature of the existing service station infrastructure. The site is in a prominent location on a key highway within the Borough and its redevelopment could have a beneficial effect on the townscape. Overall effects identified SA20 +? **Air Quality** SA21 - To reduce air pollution and ensure air quality continues to improve.

The effects over time:						
++ major positive + positive o neutral? uncertain - negative major negative						
Land at Rowner Road Service Station						
Sustainability Theme	<i>₹</i> 0	ž 0	Comments: consideration of likelihood of			
Sustainability Appraisal Objective	Option 2: I nothing Option 1: Residentia		effect, spatial scale, temporary/permanent			
	on 2		effects, short/medium/long term effects and			
Decision Making Criteria	<u>tā</u> ::	Option 2: Do nothing	cumulative effects			
1. Will it improve air quality?	n/a	n/a				
Overall effects identified SA21	n/a	n/a				
Use of Energy Resources	•	-				
	ne proportion o	f energy gener	rated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse	O	0	The overall effects are considered to be			
gases by reducing energy consumption?			neutral. Option 1 could lead to reductions or			
2. Will it lead to an increased proportion	0	0	increase in greenhouse gases from energy			
of energy needs being met from			consumption depending on where the energy is			
renewable resources?			sourced from.			
Overall effects identified SA22	0	O				
Use of Land Resources						
SA23 - To improve efficiency in land use th	rough the re-u	se of previously	y developed land and existing buildings.			
1. Will it re-use previously developed	+	-	Option 1 would help to re-use a site which			
land?			requires remediation. Option 2 is assessed as			
2. Will it remediate contaminated land?	+	-	having negative effects as it is considered that			
			the site may not receive the required			
			remediation and remain unused or utilised in a			
			limited way (i.e. for selling motor vehicles).			
Overall effects identified SA23	+	-				
Water Management						
SA24 - To maintain and improve the water	_	1	I			
1. Will it improve compliance with the	?	?	It is uncertain at this stage.			
Water Framework Directive?	2	2				
Overall effects identified SA24	<u>, , , , , , , , , , , , , , , , , , , </u>	·				
			lic well-being, the economy and the environment.			
1. Will it minimise the risk of flooding	?	0	It is uncertain at this stage as to whether			
from all sources to people and property?			Option 1 will result in an increased risk of surface water run off within the site.			
2. Will development be avoided in flood	+		The site is not in a flood zone.			
risk areas?	T	0	The site is not in a nood zone.			
3. Can the site be made safe taking into	+	0	The site is not predicted to be effected by sea			
account predicted sea level rise?	T	J	level rise.			
Overall effects identified SA25	+	0				
SA26 - To provide for sustainable sources of water supply.						
Will it reduce water consumption?	-	0	Option 1 could increase water consumption on			
			the site and cumulatively within the Borough.			
Overall effects identified SA26	-	0	, 0			
Natural Resources and Waste Manag	ement					
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	-	О	Building new homes on the site would increase			
materials and resources?		_	the use of resources and result in more			
2. Will it reduce household waste?	-	0	household waste, both of which will result in			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Land at Rowner Road Service Station** Comments: consideration of likelihood of **Sustainability Theme** effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** effects, short/medium/long term effects and **Decision Making Criteria** cumulative effects 3. Will it increase recycling? negative effects. There will be opportunities for 0 0 recycling with Option 1 so this is assessed as neutral. Overall effects identified SA27 0

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			0				
SA2			o?				
SA3			0				
SA4			n/a				
SA5		+					
SA6			n/a				
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			0				
SA13			0				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17		+					
SA18				?			
SA19			n/a				
SA20		+?					
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - 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.

PART 5 – 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.

Mitigati	ing 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.

Maximis	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.

PART 1 – Site profile for Land at Forton Road, Forton

Site location

Site name	Land at Forton Road	Site reference	FT001
Site address and post	8 Forton Road, Gosport, PO12	Ward	Forton
code	3DE		

Site details

Site description	Former builders yard adjacent to the Royal Mail Delivery Office. The site is			
	now vacant after Solent Building Supplies moved their premises to			
	Cranbourne Road. The site sites in an area where higher densities could be			
	achieved. Vehicular access is gained directly from Brockhurst Road.			
Topography	Flat with a concrete hardstanding entrance road. The majority of the site is			
	surfaced with gravel/dirt.			
Existing land use	Builders yard			
Surrounding land	To the east is the Royal mail delivery office with associated parking. To the			
use and storey	north and west are two storey residential dwellings. Immediately south of the			
heights	site is a four storey block of flats, beyond which (on the opposite side of			
	Brockhurst Road) are a mix of two and four storey dwellings.			
Site size	0.40 ha			
Development status	P.103/020/18 – Pre App for redevelopment of site for erection of 23			
	dwellings.			

Suitability

Issue	Suitability	Comments				
Local plan designations						
Is the site within the Urban Area	Yes					
Boundary?						
Is the site allocated for	No	Site may still be appropriate for				
development?		development.				
Is the site in the Strategic Gap?	No					
Is the site Protected Open Space?	No					
Is the site a Protected Employment	No					
Site?						

Issue	Suitability	Comments
Does the site have a community,	No	
culture or leisure use?		
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	Yes	Site in Flood Zone 2. A Strategic Flood
		Risk Assessment is required.
Is the site predicted to be in Flood	Yes	Site predicted to be in Flood Zone 2 and
Zone 2 or 3 in 2115?		3 by 2115. A Strategic Flood Risk
		Assessment is required.
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	Unknown	
species (bats, badgers, Great		
crested newts)?		
Does the site contain, or is within	No	
400m of, a SAC or possible SAC, SPA		
or potential SPA, Ramsar site or		
proposed Ramsar site, a Brent		
Goose site or proposed Brent		
Goose site, or a biodiversity-offset		
site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC		
or a Local Green Space?		
Access		
Can satisfactory vehicular access be	Yes	Although there may be potential issues
achieved?		with safety and alighting onto busy
		highway.
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage		
Is the site within or is adjacent to a	No	

Issue	Suitability	Comments
Conservation Area?		
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	No	
Does the site contain, or is adjacent to, any locally listed buildings?	No	
Is the site likely to be of archaeological interest?	No	
Contamination		
Is it likely the site could be contaminated?	Yes	Site is in 20 m buffer area. A Contaminated Land Assessment will be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	No	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No	
Services		
Is the site likely to be serviced by utilities?	Yes	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is in safeguarded area for aerodrome at Daedalus. Statutory bodies will be consulted. Restrictions may apply.

Availability

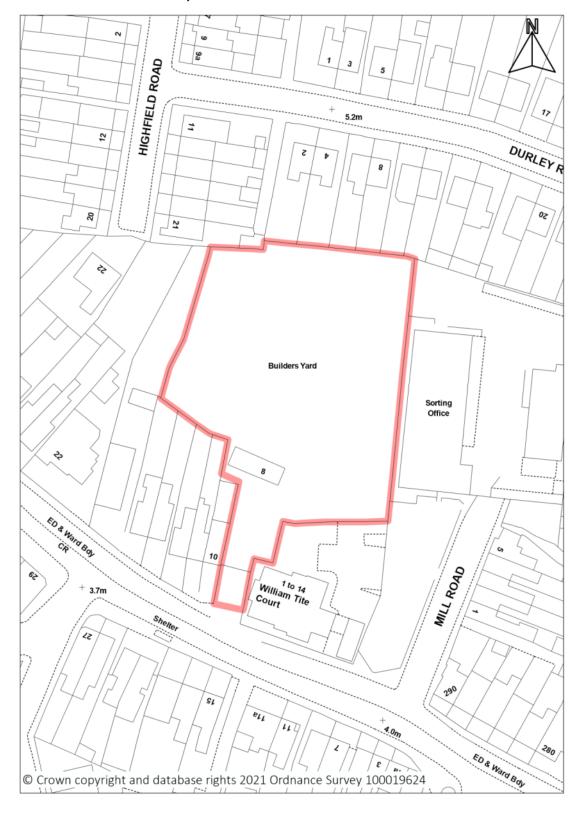
Issue	Availability	Comments
Does the site have multiple	Unknown	
owners?		
Is the site owned by a developer or	Yes	Land owner previously expressed interest
is the owner willing to sell?		in developing site through pre-application
		enquiry.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	
site would come forward for		
development within the plan		
period?		
Are there any known abnormal	Yes	Potential decontamination costs.
development costs (contamination,		
heritage conservation, demolition		
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Issue	Figure	Assumptions
Developable area	0.40 ha	Based on whole site including access road to south.
Local area density	High	60dph
Development density	50dph	Density of developable area.
Capacity for dwellings	23	Based on pre application.

Site plan for Land at Forton Road, Forton



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

The Council assesses the site as having suitability to be developed all or in part for housing.

Option 2: Do nothing

It is considered necessary to test this option as an alternative to developing the site for housing.

	The effe	cts over time	:
++ major positive + posit	ive o neutra	l ? uncertair	n - negative major negative
Land at Forton Road			
Sustainability Theme Sustainability Appraisal Objective	Option 1: Residentia	Option 2 nothing	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Decision Making Criteria	n 1: ential	Option 2: Do nothing	effects, short/medium/long term effects and cumulative effects
Climate Change			
SA1 – To address climate change issues thro	ough reducing	greenhouse ga	s emissions.
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	O	0	The overall effect is assessed as neutral. Both options could result in additional emissions but also offer opportunities to assist in reducing emissions.
2. Will it support the transition to net zero carbon by 2050?	o	O	Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would see nothing done on the site which could also help to support net zero by not introducing any new carbon emissions.
3. Will it deliver energy efficient buildings?	+	O	Option 1 could see new dwellings built to a high standard of energy efficiency.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	o	-	The site currently has no provision for electric vehicle charging. Option 1 would provide the potential to incorporate facilities into new dwellings however the development may not meet the threshold for this so is assessed as neutral at this stage.
Overall effects identified SA1	0	0	Ü
Transport and Accessibility			
SA2 - To reduce the need to travel and to re	duce the effe	cts of traffic on	local communities.
1. Will it reduce traffic volumes and congestion?	0?	O	For option 1 new dwellings on the site could lead to increased traffic volumes and
2. Will it reduce road traffic accidents?	o?	0	congestion, road accidents, and pollution.
3. Will there be an increase in traffic related air and noise pollution?	o?	O	However the site is located in a built-up area within reasonable proximity to facilities. As a result, any effects are considered to be minima and of limited effect to the overall road network. It is also uncertain whether all
			occupiers would have vehicles. Option 2 is a continuation of the existing situation and

++ major nositive + nosi		cts over time	e: n - negative major negative
Land at Forton Road	tive o neutre	i i uncertan	n - negative major negative
			6
Sustainability Theme	Reg.	Option 2 nothing	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	Option 1: Residenti	tior	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Residentia	Option 2: Do nothing	cumulative effects
		ŏ	assessed as neutral.
Overall effects identified SA2	0?	0	assessed as fredital.
			ner forms of travel including walking, cycling and
public transport.	ili use of the pri	ivate car to otr	iei forms of traver including walking, cycling and
Will it increase the proportion of	0?	0	New dwellings on the site could result in
journeys using modes other than the	O:	U	additional car use however this is not certain as
private car?			occupiers may use other modes. The sites
pa.co ou			proximity to neighbourhood facilities also
			reduces the need to travel by private car.
2. Will it provide for high quality walking	+	0	Option 1 with new dwellings provides the
and cycling networks and supporting			opportunity to provide suitable cycle provision
facilities such as cycle parking?			and improvements.
Overall effects identified SA3	0	0	
	_	_	including health, transport, education, training,
employment and leisure opportunities.	i quality service	s and racinties	melading health, transport, education, training,
Will it improve access to local	n/a	n/a	
services?	11/4	11/ a	
2. Will it make access easier for those	n/a	n/a	
without a car?	1174	117 a	
3. Will it make access easier for disabled	n/a	n/a	
and or elderly people?	11, 4	11,7 G	
Overall effects identified SA4	n/a	n/a	
Community Activity and Neighbourho	-	, ۵	
SA5 - To provide opportunities for commu		and improve t	he quality of where people live
Will it provide opportunities for	n/a	n/a	The quality of where people live.
engagement in community activities?	11/4	11/ a	
Will it improve neighbourhoods as	+	0	By implementing option 1 and developing the
places to live?	T	U	site there could be an improvement of the built
places to live.			environment which could improve the
			neighbourhood as a place to live. The re-use of
			the site could improve the visual amenity of
			neighbouring residents who sit adjacent to the
			site.
Overall effects identified SA5	+	0	ofte.
Crime and Disorder	•		
SA6 - To reduce crime and disorder			
Will it reduce actual levels of crime	و	•	
and disorder?	+	0	
Overall effects identified SA6		•	
	+	0	
Poverty and Deprivation			
	on and close the	e gap between	Gosport and other areas in the South East
region.			
1. Will it reduce poverty and social	+	0	Option 1 could see affordable housing built as

maaisa maaisii sa maai		ects over time	
	uve o neutra	uncertai	n - negative major negative
Land at Forton Road			
Sustainability Theme	oth oth ptic		Comments: consideration of likelihood of
Sustainability Appraisal Objective			effect, spatial scale, temporary/permanent
Decision Making Criteria	n 1 ent	ng 2	effects, short/medium/long term effects and
Decision Making Criteria	<u>a</u>	: Do	cumulative effects
exclusion in those areas most affected?			part of the mix of new dwellings on the site.
Overall effects identified SA7	+	0	
Health and Well-being			
			equalities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	n/a	n/a	
2. Will it enable and support healthy	+	0	New high quality dwellings will improve the
lifestyles?	·	•	Borough's overall housing stock. This could help to support healthy lifestyles.
3. Will it improve access to health facilities?	n/a	n/a	
Overall effects identified SA8	+	0	
Housing			
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	nd affordable home.
1. Will it reduce homelessness?	+?	0	Option 1 would provide housing which will have
2. Will it increase the range and	+	0	positive effects for increasing the range and
affordability of housing for different			affordability of housing and the number of
groups in the community?			decent homes. New housing also has potential
3. Will it increase the number of decent	+	o	to contribute towards reducing homelessness.
homes?			
Overall effects identified SA9	+	0	
Education and Skills			
	nd develop the	opportunities	for everyone to acquire the skills needed to find
and remain in work.			T
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
2. Will it improve the qualifications and	n/a	n/a	-
skills of the population overall?	-	-	
Overall effects identified SA10	n/a	n/a	
Employment			
SA11 - To provide opportunities for resider	nts to work loca	ally rather than	out-commute and thereby provide greater
potential for people to use public transpor	t, cycle or walk	to work.	
1. Will it reduce out-commuting from	n/a	n/a	
the Borough?			
2. Will it improve accessibility to work by	n/a	n/a	
public transport, walking and cycling?			
Overall effects identified SA11	n/a	n/a	
SA12 - To ensure high and stable levels of ϵ Borough.	employment so	everyone can	benefit from the economic growth of the
1. Will it reduce overall unemployment?	О	0	The site previously provided employment as a
2. Will it reduce long-term	0	O	building supplies yard however the site has
unemployment?			relocated to a more suitable location within the
3. Will it provide job opportunities for	0	0	Borough. As a result while re-developing the

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Land at Forton Road** Comments: consideration of likelihood of **Sustainability Theme** effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective Decision Making Criteria** cumulative effects site for residential would result in lost those most in need of employment? employment opportunities, the density of 4. Will it help to improve average n 0 employment on the site was limited and the earnings? benefits of housing in this location are considered to outweigh the jobs provided. Overall effects identified SA12 0 **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 Redeveloping the site for housing is considered + 0 previously developed land? to be an effective use of PDL. 2. Will it improve business development 0 0 and enhance competitiveness? 3. Will it improve the resilience of 0 0 business and the economy? 4. Will it promote growth in key sectors 0 0 and clusters? 5. Will it make land and property 0 available for business development? Overall effects identified SA13 O **SA14** - To encourage the development of a buoyant, sustainable tourism sector. 1. Will it positively contribute to the local n/a n/a tourism industry and improve the image of Gosport as a destination? Overall effects identified SA14 n/a n/a **Towns and Neighbourhood Centres** SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. Option 1 could improve the vitality and viability 1. Will it improve the accessibility to, and quality of, main town centre uses (as of local centres by introducing additional defined in NPPF Annex 2)? customers. 2. Will it improve the vitality and viability 0 of centres? Overall effects identified SA15 O O SA16 - To improve the quality and accessibility of leisure opportunities within the Borough. 1. Will it improve the range of sporting n/a n/a facilities in the Borough? Overall effects identified SA16 n/a n/a 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 If option 1 is pursued there are opportunities 0 Borough's network of greenspace? on the site to provide open space. 2. Will it protect or enhance the quality Contributions can also be sought to improve 0 0 areas of open space within the vicinity. of the Borough's coast and harbour

++ major positive + posi		ects over time	e: n - negative major negative
Land at Forton Road			
Sustainability Theme	T 0		Comments: consideration of likelihood of
-	Option 1: Residentia	Option 2 nothing	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	ion	ion	effects, short/medium/long term effects and
Decision Making Criteria	1: ntial	Option 2: Do nothing	cumulative effects
		J	
frontage and maintain or improve public access?			
Overall effects identified SA17	+	0	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borou	ugh's biodiversi	ty and geologic	cal assets.
1. Will it result in a biodiversity net gain?	+	0	Option 1 will be required to secure a
, 5	-		biodiversity net gain. The site currently has
			limited biodiversity and there are opportunities
			for net gains on the site.
2. Will it enhance biodiversity through	n/a	n/a	
the restoration and creation of well-			
connected multifunctional green			
infrastructure?			
3. Will it maintain and enhance sites	?	?	The impact created by option 1 is uncertain.
designated for their nature conservation interest?			
4. Will it conserve and enhance local	?	?	-
habitats and species diversity, and avoid	r .	r	
harm to protected species?			
Overall effects identified SA18	?	ο?	
Heritage and Design	-		
SA19 - To protect and enhance the historic	: environment.		
Will it protect and enhance the	n/a	n/a	
historic environment?	, -	, -	
2. Will it improve the condition of any	n/a	n/a	
heritage asset identified as at risk?	-	•	
Overall effects identified SA19	n/a	n/a	
SA20 - To ensure that there is a high qualit	y townscape in	corporating go	od design principles for buildings and
surrounding spaces.			
1. Will the design enhance the quality of	+?	O	Option 1 should see dwellings designed to a
the townscape?			high standard which would enhance the quality
			of the townscape. However there is some
	_		uncertainty at this early stage.
Overall effects identified SA20	+?	-	
Air Quality			
SA21 - To reduce air pollution and ensure a			Ve.
1. Will it improve air quality?	n/a	n/a	
Overall effects identified SA21	n/a	n/a	
Use of Energy Resources			
	ne proportion o	f energy gener	ated from renewable sources in the Borough.
1. Will it reduce emissions of greenhouse	O	O	The overall effects are considered to be
gases by reducing energy consumption?			neutral. Option 1 could lead to reductions or
2. Will it lead to an increased proportion	0	0	increase in greenhouse gases from energy

14.		ects over time	
	tive o neutra	ı ? uncertaii	n - negative major negative
Land at Forton Road			
Sustainability Theme	R O	no Op	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residentia	Option ?	effect, spatial scale, temporary/permanent
Decision Making Criteria	n 1. enti	n 2 ng	effects, short/medium/long term effects and
Decision Making Criteria	<u> </u>	Option 2: Do nothing	cumulative effects
of energy needs being met from			consumption depending on where the energy is
renewable resources?			sourced from.
Overall effects identified SA22	0	0	
Use of Land Resources	1 .1		
SA23 - To improve efficiency in land use th		se of previously	
1. Will it re-use previously developed land?	+	-	Option 1 would help to re-use a site which requires remediation and has been unused
2. Will it remediate contaminated land?	+		since the previous operator relocated to a
2. Will it remediate contaminated land!	T	-	more suitable site within the Borough. Option 2
			is assessed as having negative effects as it is
			considered that the site may not receive the
			required remediation and remain unused.
Overall effects identified SA23	+	-	
Water Management			
SA24 - To maintain and improve the water	quality of the E	Borough.	
1. Will it improve compliance with the	?	?	It is uncertain at this stage.
Water Framework Directive?			-
Overall effects identified SA24	?	?	
SA25 - To reduce the risk of flooding and tl	ne resulting det	riment to publ	ic well-being, the economy and the environment.
1. Will it minimise the risk of flooding	?	0	It is uncertain at this stage as to whether
from all sources to people and property?			Option 1 will result in an increased risk of
			surface water run off within the site.
2. Will development be avoided in flood	+	0	The site is not in a flood zone. Areas to the east
risk areas?			of the site are predicted to be in a flood zone
			so this will require further assessment at the
3. Can the site be made safe taking into			development stage. The site is not predicted to be effected by sea
account predicted sea level rise?	+	0	level rise.
Overall effects identified \$A25	+	0	TOVETTISE.
SA26 - To provide for sustainable sources of			
Will it reduce water consumption?	-	O	Option 1 could increase water consumption on
			the site and cumulatively within the Borough.
Overall effects identified SA26	-	0	
Natural Resources and Waste Manag	ement		
		eve the sustair	nable consumption of natural resources and
management of waste.			
1. Will it lead to reduced consumption of	-	O	Building new homes on the site would increase
materials and resources?			the use of resources and result in more
2. Will it reduce household waste?	-	0	household waste, both of which will result in
3. Will it increase recycling?	O	O	negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.
Overall effects identified SA27	-	0	
			I .

	: Residential						
	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			0				
SA2			o?				
SA3			0				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			0				
SA13			0				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17		+					
SA18				?			
SA19			n/a				
SA20		+?					
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - 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.

PART 5 – 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.

Mitigati	ing 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.

Maximis	sing 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.

PART 1 – Site profile for Land at Land at Wheeler Close, Forton

Site location

Site name	Land at Wheeler Close	Site reference	FT003
Site address and post	Wheeler Close, Gosport, PO12	Ward	Forton
code	4XN		

Site details

Site description	Former garage site now used for residents parking. The site includes two separate areas where garages have been demolished, a small amenity area, and part of the Wheeler Close access road. Access can be gained from Wheeler Close. Potential for comprehensive redevelopment and more suitable site layout if existing dwellings immediately to the south were included in the SHLAA site.
Topography	Flat with concrete hardstanding, small area of grass in amenity area.
Existing land use	Residents parking
Surrounding land	Residential (two storeys) to all sides of site. To the south of the site is a small
use and storey	amenity area. To the far south is the Forton Recreation Area.
heights	
Site size	0.22 ha
Development status	None

Suitability

Issue	Suitability	Comments			
Local plan designations	Local plan designations				
Is the site within the Urban Area	Yes				
Boundary?					
Is the site allocated for	Yes	Current residential allocation.			
development?					
Is the site in the Strategic Gap?	No				
Is the site Protected Open Space?	No				
Is the site a Protected Employment	No				
Site?					
Does the site have a community,	No				
culture or leisure use?					

Issue	Suitability	Comments
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding	I	
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	No	
species (bats, badgers, Great		
crested newts)?		
Does the site contain, or is within	Yes	Site within 400 m of Portsmouth
400m of, a SAC or possible SAC, SPA		Harbour Brent Goose site (Primary
or potential SPA, Ramsar site or		Network), SPA and Ramsar site. An
proposed Ramsar site, a Brent		ecology survey may be required.
Goose site or proposed Brent		Development will not be permitted
Goose site, or a biodiversity-offset		unless no adverse impact upon the
site?		habitat can be demonstrated.
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC		
or a Local Green Space?		
Access	I	1
Can satisfactory vehicular access be	Yes	
achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage	l	
Is the site within or is adjacent to a	No	
Conservation Area?		
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		

Issue	Suitability	Comments
gardens)?		
Does the site contain, or is adjacent	No	
to, any locally listed buildings?		
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Western boundary of site slightly in 20
contaminated?		m buffer area. A Contaminated Land
		Assessment will be required.
Amenity		
Is development likely to have an	No	
adverse impact upon neighbouring		
amenity?		
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	Yes	Site is within safeguarded area for
Area (other than Southampton		aerodrome at Daedalus. Statutory
Airport Safeguarding Zone, which		bodies will be consulted. Restrictions
covers the whole borough)?		may apply.

Availability

Issue	Availability	Comments
Does the site have multiple	No	Site is owned by GBC (Housing).
owners?		
Is the site owned by a developer or	Yes	
is the owner willing to sell?		
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Yes	Access to rear of existing properties
(pylons, rights of way, easements)?		required.
Are there any existing tenancies or	Yes	However a suitable design could
operations on site?		accommodate existing parking
		requirements.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	The Council is looking to develop the site.
site would come forward for		
development within the plan		
period?		
Are there any known abnormal	No	
development costs (contamination,		
heritage conservation, demolition		
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Issue	Figure	Assumptions	
Developable area	0.22 ha	Based on whole site.	
Local area density	High		
Development density	50dph	Density of developable area.	
Capacity for dwellings	6	Based on initial site assessment.	

Site plan for Land at Wheeler Close, Forton



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

Develop all or part of the site for residential development. This proposed use has been put forward by Gosport Borough Council as landowner of the site.

Option 2: Retain hardstanding area

This option is tested as an alternative to the Council's desired approach and would see the site retained in its current use.

PART 3 – Sustainability Appraisal of	f potential o	options for l	Land at Wheeler Close, Forton
		cts over time	
++ major positive + posit	ive o neutra	al ? uncertai	n - negative major negative
Land at Wheeler Close, Forton			
Sustainability Theme	Re Op	Op ha	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residenti	otio	effect, spatial scale, temporary/permanent
Decision Making Criteria	Option 1: Residential	Option 2: Retain hardstanding area	effects, short/medium/long term effects and cumulative effects
Climate Change			
SA1 – To address climate change issues thro	ough reducing	greenhouse ga	as emissions.
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	o	0	Option 1 could introduce new emissions however the site is currently used as a car park so overall there may be little change.
2. Will it support the transition to net zero carbon by 2050?	0	0	Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would see nothing done on the site which would also help to support net zero.
3. Will it deliver energy efficient buildings?	+	0	Option 1 would see new dwellings built to a high standard of energy efficiency.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	0	-	The site currently has no provision for electric vehicle charging and is therefore negative. Option 1 would provide the potential to incorporate facilities into new dwellings however the development may not meet the threshold for this so is assessed as neutral at this stage.
Overall effects identified SA1	0	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to re		cts of traffic on	
1. Will it reduce traffic volumes and congestion?	ο?	0	For option 1 new dwellings on the site could lead to increased traffic volumes and
2. Will it reduce road traffic accidents?	ο?	0	congestion, road accidents, and pollution
3. Will there be an increase in traffic related air and noise pollution?	o?	O	however the site is of a small scale and such effects are considered to be minimal and of limited effect to the overall road network. It is also uncertain whether all occupiers would have vehicles. Option 2 is a continuation of the existing situation.

		cts over time	
• •	ive o neutra	ıl ? uncertai	n - negative major negative
Land at Wheeler Close, Forton			
Sustainability Theme	R O	₹ 0	Comments: consideration of likelihood of
· · · · · · · · · · · · · · · · · · ·	Option 1: Residential	ptio	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	on :	on : sta	effects, short/medium/long term effects and
Decision Making Criteria	1: tial	Option 2: Retain hardstanding area	cumulative effects
Overall effects identified SA2	ο?	0	
SA3 - To facilitate modal transfer away from		vate car to oth	ner forms of travel including walking, cycling and
public transport.	'		3 3, , 3
1. Will it increase the proportion of	ο?	0	New dwellings on the site could result in
journeys using modes other than the			additional car use however this is not certain as
private car?			occupiers may use other modes. If option 2 is
			pursued the site would see no change from its
			current use as a car park.
2. Will it provide for high quality walking	+	0	Option 1 with new dwellings provides the
and cycling networks and supporting			opportunity to provide suitable cycle provision
facilities such as cycle parking?			and improvements to a cycle/pedestrian path
			through the site.
Overall effects identified SA3	0	0	
SA4 - To improve accessibility to a range of	quality service	s and facilities	including health, transport, education, training,
employment and leisure opportunities.			
1. Will it improve access to local	n/a	n/a	
services?			
2. Will it make access easier for those	n/a	n/a	
without a car?			
3. Will it make access easier for disabled	n/a	n/a	
and or elderly people?			
Overall effects identified SA4	n/a	n/a	
Community Activity and Neighbourho	ods		
SA5 - To provide opportunities for commun	ity interaction	and improve t	the quality of where people live.
1. Will it provide opportunities for	n/a	n/a	
engagement in community activities?			
2. Will it improve neighbourhoods as	+	0	By implementing option 1 and developing the
places to live?			site there will be an improvement of the built
			environment which could improve the
			neighbourhood as a place to live.
Overall effects identified SA5	+	0	
Crime and Disorder			
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime	+	-	Option 1 could reduce crime and disorder by
and disorder?			redeveloping an area which has poor
			surveillance. Retaining the site could have a
			negative effect.
Overall effects identified SA6	+	-	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusion	n and close the	e gap between	Gosport and other areas in the South East
region.			
1. Will it reduce poverty and social	+	0	Option 1 would see the Council build 100%
exclusion in those areas most affected?			affordable dwellings which would be occupied
			by residents on the Council's waiting list. This

++ major positive + posi		ects over time al ? uncertai	e: n - negative major negative
Land at Wheeler Close, Forton			
Sustainability Theme	7.0	T 0	Comments: consideration of likelihood of
	Option 1: Residenti	Opti	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	ion	dsta	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Residential	Option 2: Retain hardstanding area	cumulative effects
			provides great potential to directly assist those in society who may be most likely to experience poverty and be socially excluded from owning or renting their own home.
Overall effects identified SA7	+	0	
Health and Well-being			
SA8 - To improve the health and wellbeing	of the populat	ion, reduce ine	equalities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	n/a	n/a	
2. Will it enable and support healthy lifestyles?	+	o	New high quality dwellings will improve the Borough's overall housing stock. This could help to support healthy lifestyles.
3. Will it improve access to health facilities?	n/a	n/a	
Overall effects identified SA8	+	О	
Housing			
SA9 - To ensure that everyone has the oppo	ortunity to live	in a decent an	d affordable home.
1. Will it reduce homelessness?	+?	O	Option 1 would provide affordable Council
2. Will it increase the range and affordability of housing for different groups in the community?	++	O	housing which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to
3. Will it increase the number of decent homes?	+	O	reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
Overall effects identified SA9	+	0	
Education and Skills			
SA10 - To raise educational achievement ar and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	
Overall effects identified SA10	n/a	n/a	
Employment			
			out-commute and thereby provide greater
1. Will it reduce out-commuting from the Borough?	n/a	n/a	
2. Will it improve accessibility to work by public transport, walking and cycling?	n/a	n/a	
Overall effects identified SA11	n/a	n/a	
SA12 - To ensure high and stable levels of e	•	-	benefit from the economic growth of the

maaisu maaikii sa		cts over time	
	tive o neutra	ıı ? uncertaii	n - negative major negative
Land at Wheeler Close, Forton			
Sustainability Theme	~ <u> </u>	h _a or	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 2: F hardstandi hardstandi 1: Option 1: Residentia		effect, spatial scale, temporary/permanent
Decision Making Criteria			effects, short/medium/long term effects and
Decision waking criteria	iai ··	Option 2: Retain hardstanding area	cumulative effects
Borough.			
1. Will it reduce overall unemployment?	n/a	n/a	
2. Will it reduce long-term	n/a	n/a	-
unemployment?	, a	, α	
3. Will it provide job opportunities for	n/a	n/a	
those most in need of employment?	,	-7	
4. Will it help to improve average	n/a	n/a	
earnings?	-	-	
Overall effects identified SA12	n/a	n/a	
Economy			
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	stainable regeneration of the Borough.
1. Will it make more effective use of	n/a	n/a	
previously developed land?	-	-	
2. Will it improve business development	n/a	n/a	
and enhance competitiveness?			
3. Will it improve the resilience of	n/a	n/a	
business and the economy?			
4. Will it promote growth in key sectors	n/a	n/a	
and clusters?	_		
5. Will it make land and property	n/a n/a		
available for business development? Overall effects identified SA13	- 1-	- /-	
	n/a	n/a	
SA14 - To encourage the development of a			n sector.
1. Will it positively contribute to the local tourism industry and improve the image	n/a	n/a	
of Gosport as a destination?			
Overall effects identified SA14	n/a	n/a	
Towns and Neighbourhood Centres	II/ a	11/ 0	
SA15 - To ensure the vitality and viability o	f the Percuah's	nrincipal dist	rist and naighbourhood contrac
1. Will it improve the accessibility to, and	o O		Option 1 could improve the vitality and viability
quality of, main town centre uses (as	U	0	of local centres. This would particularly be the
defined in NPPF Annex 2)?			case with the Tukes Avenue Centre which is
2. Will it improve the vitality and viability	+	0	located within 600 metres walking distance of
of centres?	·	J	the site.
Overall effects identified SA15	О	0	
Leisure			
SA16 - To improve the quality and accessib	ility of leisure o	pportunities w	vithin the Borough.
1. Will it improve the range of sporting n/a n/a			
facilities in the Borough?	, -	, -	
Overall effects identified SA16	n/a	n/a	
SA17 - To ensure that the Borough protect	-	<u>-</u>	its public areas and green spaces including the
provision of good access to the coast and harbour.			
1. Will it protect or enhance the	n/a	n/a	

++ major positive + posi		cts over time	e: n - negative major negative	
Land at Wheeler Close, Forton				
	7.0		Comments: consideration of likelihood of	
Sustainability Theme	Option 2: Residential		effect, spatial scale, temporary/permanent	
Sustainability Appraisal Objective			effects, short/medium/long term effects and	
Decision Making Criteria	1: ntial	Option 2: Retain hardstanding area	cumulative effects	
Borough's network of greenspace?	_			
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public	n/a	n/a		
access?				
Overall effects identified SA17	n/a	n/a		
Biodiversity and Geodiversity				
SA18 - To conserve and enhance the Borou		, ,		
1. Will it result in a biodiversity net gain?	+	0	Option 1 will be required to secure a biodiversity net gain. The site currently has limited biodiversity and is mainly concrete.	
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	n/a	n/a		
3. Will it maintain and enhance sites designated for their nature conservation interest?	,	?	The impact created by option 1 is uncertain.	
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?		
Overall effects identified SA18	?	ο?		
Heritage and Design				
SA19 - To protect and enhance the historic	environment.			
1. Will it protect and enhance the historic environment?	n/a	n/a		
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a		
Overall effects identified SA19	n/a	n/a		
SA20 - To ensure that there is a high qualit	y townscape in	corporating go	od design principles for buildings and	
surrounding spaces.				
1. Will the design enhance the quality of the townscape?	+?	-	Option 1 should see dwellings designed to a high standard which would enhance the quality of the townscape. However there is some uncertainty at this early stage. Option 2 is considered to a negative influence on the townscape in this area.	
Overall effects identified SA20	+?	-		
Air Quality				
SA21 - To reduce air pollution and ensure a			ve.	
1. Will it improve air quality?	n/a	n/a		
Overall effects identified SA21	n/a	n/a		
Use of Energy Resources				

++ major positive + posi		cts over time	: n - negative major negative
Land at Wheeler Close, Forton			
Sustainability Theme	2 0	T 0	Comments: consideration of likelihood of
-	Option 1: Residential	ptio	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	on 1 den:	on 2 stai	effects, short/medium/long term effects and
Decision Making Criteria	tial	Option 2: Retain hardstanding area	cumulative effects
SA22 - To increase energy efficiency and th	ne proportion of	energy genera	ated from renewable sources in the Borough.
1. Will it reduce emissions of greenhouse	0	0	The overall effects are considered to be
gases by reducing energy consumption?			neutral. Option 1 could lead to reductions or
2. Will it lead to an increased proportion	О	ο	increase in greenhouse gases from energy
of energy needs being met from			consumption depending on where the energy is
renewable resources?			sourced from.
Overall effects identified SA22	0	0	
Use of Land Resources			
SA23 - To improve efficiency in land use th	rough the re-us	e of previously	
Will it re-use previously developed land?	+	-	Option 1 would help to re-use a site which is partly used for parking. Maintaining the current
2. Will it remediate contaminated land?	+	-	option would have a negative effect as it would see no change to the site. This could become
			worse over time and therefore become a major negative effect.
Overall effects identified SA23	+	-	
Water Management			
SA24 - To maintain and improve the water	quality of the B	orough.	
1. Will it improve compliance with the	?	?	It is uncertain at this stage.
Water Framework Directive?			
Overall effects identified SA24	?	?	
	he resulting deti	riment to publ	ic well-being, the economy and the environment.
1. Will it minimise the risk of flooding	?	0	It is uncertain at this stage as to whether
from all sources to people and property?			Option 1 will result in an increased risk of
			surface water run off within the site.
2. Will development be avoided in flood risk areas?	+	0	The site is not in a flood zone.
3. Can the site be made safe taking into account predicted sea level rise?	+	0	The site is not predicted to be effected by sea level rise.
Overall effects identified SA25	+	0	
SA26 - To provide for sustainable sources of	of water supply.		
1. Will it reduce water consumption?	-	0	Option 1 could increase water consumption on the site and cumulatively within the Borough.
Overall effects identified SA26	-	ο	
Natural Resources and Waste Manage	ement		
SA27 - To reduce waste generation and dis management of waste.	sposal, and achie	eve the sustain	able consumption of natural resources and
1. Will it lead to reduced consumption of materials and resources?	-	O	Building new homes on the site would increase the use of resources and result in more
2. Will it reduce household waste?	-	0	household waste, both of which will result in
3. Will it increase recycling?	О	0	negative effects. There will be opportunities for
			recycling with Option 1 so this is assessed as neutral.

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative Land at Wheeler Close, Forton			
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Residential	Option 2: Retain hardstanding area	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Overall effects identified SA27	-	O	

Option 1	: Residentia						
Land at \	Wheeler Clos	se, Forton					
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L term)
SA1			0				
SA2			0?				
SA3			0				
SA4			n/a				
SA5		+					
SA6		+					
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20		+?					
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - 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	Allocate site for housing in the Local Plan.
Local Plan	

PART 5 – 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.

Mitigati	ing 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.

Maximis	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.

PART 1 – Site profile for Land at Whitworth Close, Leesland

Site location

Site name	Land at Whitworth Close	Site reference	LL007
Site address and post	Whitworth Close, Gosport, PO12	Ward	Leesland
code	3NL		

Site details

Site description	Former builders yard with large warehouse structure, offices, and parking.
Topography	Flat with hardstanding and mix of structures on site.
Existing land use	Former builder's yard - now unused.
Surrounding land	To the north and east are two storey terraced dwellings. To the south are two
use and storey	storey dwellings and the Leesland Church of England Infant School, beyond
heights	which is the Leesland C of E Controlled Junior School. To the west of the site
	are bungalows; further west is Leesland Play Park.
Site size	0.24 ha
Development status	19/00079/DEMO GPDO PART 11 NOTIFICATION – DEMOLITION OF
	STORAGE BUILDINGS
	20/00262/FULL CONVERSION OF EXISTING BUILDINGS TO FORM 10 NO.
	HOUSES AND 8NO. FLATS WITH ASSOCIATED PARKING, REFUSE STORAGE
	AND LANDSCAPING. Refused 18/01/2021
	21/00101/FULL at 113 Whitworth Road, Gosport, Hampshire PO12 3NL for
	the proposed CONVERSION OF EXISTING BUILDINGS TO FORM 10NO. HOUSES
	AND 8NO. FLATS WITH ASSOCIATED PARKING, REFUSE STORAGE AND
	LANDSCAPING. RESUBMISSION OF PLANNING APPLICATION 20/00262/FULL.

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for	No	Site may still be appropriate for
development?		development.

Issue	Suitability	Comments
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	No	
Is the site a Protected Employment	No	
Site?		
Does the site have a community,	No	
culture or leisure use?		
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	Unknown	Number of unused warehouse buildings.
species (bats, badgers, Great		Further Investigation will be required.
crested newts)?		
Does the site contain, or is within	No	
400m of, a SAC or possible SAC, SPA		
or potential SPA, Ramsar site or		
proposed Ramsar site, a Brent		
Goose site or proposed Brent		
Goose site, or a biodiversity-offset		
site?	No	
Does the site contain, or is in	No	
proximity of, a SSSI or candidate SSSI?		
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC	140	
or a Local Green Space?		
Access		
Can satisfactory vehicular access be	Yes	
achieved?	163	
Can safe pedestrian and cycle	Yes	
access be achieved?	1.00	
Can adequate emergency service	Yes	
and refuse truck access be	. 33	
provided?		
	l	

Issue	Suitability	Comments
Heritage		
Is the site within or is adjacent to a	No	
Conservation Area?		
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		
gardens)?		
Does the sites contain, or is	Yes	Leesland Infant School 1894 – locally
adjacent to, any locally listed		listed and located approximately 50m to
buildings?		the South. Proposals should preserve or
		enhance the heritage assets.
Is the site likely to be of	No	
archaeological interest?		
Contamination	Ī	
Is it likely the site could be	Yes	Site is within 20m buffer area. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will be required.
Amenity	ı	
Is development likely to have an	Yes	Potential disturbance and overlooking
adverse impact upon neighbouring		impact on neighbouring dwellings.
amenity?		Proposal will need to minimise amenity
		impacts.
Are neighbouring uses likely to have	No	
an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services	T	
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	Yes	Site is in safeguarded area for
Area (other than Southampton		aerodrome at Daedalus. Restrictions on
Airport Safeguarding Zone, which		development may apply. Under Policy
covers the whole borough)?		LP15 statutory bodies will be consulted.

Availability

Issue	Availability	Comments
Does the site have multiple	Unknown	
owners?		
Is the site owned by a developer or	Yes	Buildings being demolished on site to
is the owner willing to sell?		facilitate future development of the site.
		Site subject to refused planning
		application.
Is it necessary to acquire land off-	No	
site to develop this site?		

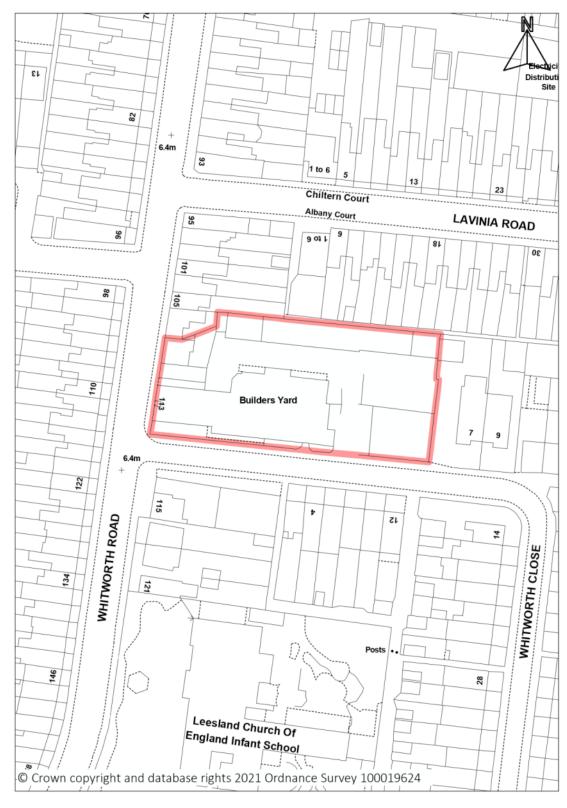
Issue	Availability	Comments
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or operations on site?	Unknown	Builder's yard now unoccupied. Although site potentially still includes a number of flats above old offices. Further investigation will be required and confirmation if they can be ended or relocated.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	Buildings on the site are currently being
site would come forward for		demolished to facilitate future
development within the plan		development.
period?		
Are there any known abnormal	Yes	Potential demolition and decontamination
development costs (contamination,		costs. Funding or planning gain may be
heritage conservation, demolition		needed to make the site viable.
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Issue	Figure	Assumptions	
Developable area	0.24 ha	Based on whole site.	
Local area density	High	50dph	
Development density	75dph	Density of developable area.	
Capacity for dwellings	18	Based on planning application 20/00262/FULL	
	10 to 15	Lower assumption due to concerns raised in refused	
		application.	

Site plan for Land at Whitworth Close, Leesland



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

The Council assesses the site as having suitability to be developed all or in part for housing. The use has been proposed by the landowner of the site who has submitted a planning application.

Option 2: Do nothing

It is considered necessary to test this option as an alternative to the proposal submitted by the landowner which would see the site redeveloped for housing.

PART 3 – Sustainability Appraisal o		<u> </u>	
		cts over time	
, , ,		al ? uncertaii	n - negative major negative
Land at Whitworth Close, Leesland			
Sustainability Theme	R O	9 OF	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residentia	Option 2: nothing	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	n 1:	1 2: Do	cumulative effects
		Õ	
Climate Change			
SA1 – To address climate change issues thr	ough reducing	greenhouse ga	as emissions.
1. Will it help to reduce carbon dioxide	ο	0	Option 1 could introduce new emissions. The
and other greenhouse gas emissions?			overall effect is assessed as neutral as there
			may also be opportunities to reduce emissions.
2. Will it support the transition to net	0	0	Both options are assessed as neutral. Option 1
zero carbon by 2050?			would provide opportunities to support net
			zero carbon by 2050, however option 2 would
			see nothing done on the site which could also help to support net zero by not introducing any
			new carbon emissions.
3. Will it deliver energy efficient	+	0	Option 1 would see new dwellings built to a
buildings?			high standard of energy efficiency.
4. Will it support the charging of plug-in	О	-	The site currently has no provision for electric
and other ultra-low emission vehicles?			vehicle charging. Option 1 would provide the
			potential to incorporate facilities into new
			dwellings however the development may not
			meet the threshold for this so is assessed as
0 11 00 1 11 110 1044		_	neutral at this stage.
Overall effects identified SA1	0	0	
Transport and Accessibility SA2 - To reduce the need to travel and to re	- d +b +f-	-+f +ff:	Janal announcement
1. Will it reduce traffic volumes and	educe the effe		For option 1 new dwellings on the site could
congestion?	Uf	0	lead to increased traffic volumes and
2. Will it reduce road traffic accidents?	ο?	0	congestion, road accidents, and pollution
3. Will there be an increase in traffic	o?	0	however the effects are considered to be
related air and noise pollution?	.	Ŭ	minimal and of limited effect to the overall
'			road network. It is also uncertain whether all
			occupiers would have vehicles. Option 2 is a
			continuation of the existing situation and
			assessed as neutral.

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		r uncertai	n - negative major negative
Land at Whitworth Close, Leesland	i		
Sustainability Theme	Re Op	9 G	Comments: consideration of likelihood of
Sustainability Appraisal Objective	otio	Option 2 nothing	effect, spatial scale, temporary/permanent
Decision Making Criteria	Option 1: Residential	Option 2: Do nothing	effects, short/medium/long term effects and cumulative effects
2	<u>a</u>	Do	cumulative effects
Overall effects identified SA2	ο?	0	
SA3 - To facilitate modal transfer away from	m use of the priv	ate car to oth	ner forms of travel including walking, cycling and
public transport.	'		3, 7, 3
1. Will it increase the proportion of	ο?	0	New dwellings on the site could result in
journeys using modes other than the			additional car use however this is not certain as
private car?			occupiers may use other modes.
2. Will it provide for high quality walking	+	0	Option 1 with new dwellings provides the
and cycling networks and supporting			opportunity to provide suitable cycle provision.
facilities such as cycle parking?			
Overall effects identified SA3	o	ο	
SA4 - To improve accessibility to a range of	quality services	and facilities	including health, transport, education, training,
employment and leisure opportunities.			
1. Will it improve access to local	n/a	n/a	
services?			
2. Will it make access easier for those	n/a	n/a	
without a car?			
3. Will it make access easier for disabled	n/a	n/a	
and or elderly people?			
Overall effects identified SA4	n/a	n/a	
Community Activity and Neighbourho			
SA5 - To provide opportunities for commun	nity interaction	and improve t	the quality of where people live.
1. Will it provide opportunities for	n/a	n/a	
engagement in community activities?			
2. Will it improve neighbourhoods as	+	Ο	By implementing option 1 and developing the
places to live?			site there will be an improvement of the built
			environment which could improve the
			neighbourhood as a place to live. The site sits
			within a residential area and would be more
0 11 66 1 11 116 1 645			suited to residential use.
Overall effects identified SA5	+	0	
Crime and Disorder			
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime	n/a	n/a	
and disorder?	,	•	
Overall effects identified SA6	n/a	n/a	
Poverty and Deprivation			
	on and close the	gap between	Gosport and other areas in the South East
region.			
1. Will it reduce poverty and social	+	0	Option 1 could see affordable housing built as
exclusion in those areas most affected?			part of the mix of new dwellings on the site.
Overall effects identified SA7	+	0	
Health and Well-being			

Land at Whitworth Close, Leesland Sustainability Appraisal Objective Decision Making Criteria 1. Will it reduce health inequalities in those a reas most affected? 2. Will it neable and support healthy lifestyles? 3. Will it improve access to health facilities? Overall effects identified SA8 4. 0 New high quality dwellings will improve the Borough's overall housing stock. This could help to support healthy lifestyles. 3. Will it improve access to health facilities? Overall effects identified SA8 4. 0 New high quality dwellings will improve the Borough's overall housing stock. This could help to support healthy lifestyles. 1. Will it reduce health inequalities in n/a n/a and affordable home. 1. Will it reduce health inequalities in n/a n/a information in the properture of the borough's overall housing stock. This could help to support healthy lifestyles. 3. Will it improve access to health and the opportunity to live in a decent and affordable home. 2. Will it increase the range and affordablity of housing for different groups in the community? 3. Will it increase the range and affordablity of housing in the properture of decent homes. New housing also has potential decent homes. New housing also has potential decent homes. New housing also has potential of decent homes. New housing also has potential of the housing homelessness. 1. Will it improve the qualifications and skills of young people? 2. Will it improve the qualifications and skills of the population overall? Overall effects identified SA10 N/a N/a N/a N/a N/a N/a N/a N/		The effects over time:				
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		, α	, α			
		n/a	n/a			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
2 1		ii runcertan	ii - Hegative Hajor Hegative		
Land at Whitworth Close, Leesland					
Sustainability Theme	Re Op	9 6	Comments: consideration of likelihood of		
Sustainability Appraisal Objective	Option 1: Residential	Option 2: Do	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and		
Decision Making Criteria	nti	า 2: าg	cumulative effects		
<u>-</u>	<u>a</u>	Do			
earnings?					
Overall effects identified SA12	n/a	n/a			
Economy					
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	stainable regeneration of the Borough.		
1. Will it make more effective use of	+	0	Redeveloping the site for housing is considered		
previously developed land?			to be an effective use of PDL. Retaining the site		
2. Will it improve business development	0	0	could see it developed for other purposes in		
and enhance competitiveness?			the future however the site was vacated by its		
3. Will it improve the resilience of	0	0	previous occupier and the landowner is seeking		
business and the economy?			to redevelop the site for residential.		
4. Will it promote growth in key sectors	0	0			
and clusters?	_				
5. Will it make land and property available for business development?	0	0			
Overall effects identified SA13	0	0			
SA14 - To encourage the development of a			sector		
Will it positively contribute to the local	n/a	n/a	i sector.		
tourism industry and improve the image	II/a	11/ a			
of Gosport as a destination?					
Overall effects identified SA14	n/a	n/a			
Towns and Neighbourhood Centres					
SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres.					
1. Will it improve the accessibility to, and	0	0	Option 1 could improve the vitality and viability		
quality of, main town centre uses (as			of local centres by introducing additional		
defined in NPPF Annex 2)?			customers.		
2. Will it improve the vitality and viability	+	0			
of centres?					
Overall effects identified SA15	0	0			
Leisure					
SA16 - To improve the quality and accessib		• •	vithin the Borough.		
1. Will it improve the range of sporting	n/a	n/a			
facilities in the Borough?	_				
Overall effects identified SA16	n/a	n/a			
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 h			If antian 4 is now 111		
1. Will it protect or enhance the	+	0	If option 1 is pursued there are opportunities		
Borough's network of greenspace? 2. Will it protect or enhance the quality	+		within the vicinity of the site to improve open space facilities for the wider benefit of the		
of the Borough's coast and harbour	T	0	public.		
frontage and maintain or improve public			p. 2.7.0.		
access?					
Overall effects identified SA17	+	0			
Biodiversity and Geodiversity					

++ major positive + posi		cts over time	e: n - negative major negative
Land at Whitworth Close, Leesland			
Sustainability Theme		7.0	Comments: consideration of likelihood of
-	Option 1: Residentia	Option 2: D nothing	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	ion	ion	effects, short/medium/long term effects and
Decision Making Criteria	1: ntia	2 2:	cumulative effects
	_	Do	
SA18 - To conserve and enhance the Borou	ıgh's biodiversi	ty and geologic	
1. Will it result in a biodiversity net gain?	+	0	Option 1 will be required to secure a
			biodiversity net gain. The site currently has
			limited biodiversity and there are significant
		-	opportunities for net gains on the site.
2. Will it enhance biodiversity through	n/a	n/a	
the restoration and creation of well-			
connected multifunctional green			
infrastructure?			
3. Will it maintain and enhance sites	?	?	The impact created by option 1 is uncertain.
designated for their nature conservation			
interest?			
4. Will it conserve and enhance local	?	?	
habitats and species diversity, and avoid			
harm to protected species?			
Overall effects identified SA18	,	ο?	
Heritage and Design			
SA19 - To protect and enhance the historic	environment.		
1. Will it protect and enhance the	n/a	n/a	
historic environment?			
2. Will it improve the condition of any	n/a	n/a	
heritage asset identified as at risk?			
Overall effects identified SA19	n/a	n/a	
SA20 - To ensure that there is a high qualit	y townscape in	corporating go	od design principles for buildings and
surrounding spaces.			
1. Will the design enhance the quality of	+?	-	Option 1 should see dwellings designed to a
the townscape?			high standard which would enhance the quality
			of the townscape. However there is some
			uncertainty at this early stage.
Overall effects identified SA20	+?	-	
Air Quality			
SA21 - To reduce air pollution and ensure a	air quality conti	nues to improv	ve.
1. Will it improve air quality?	n/a	n/a	
Overall effects identified SA21	n/a	n/a	
Use of Energy Resources			
	ne proportion o	f energy gener	ated from renewable sources in the Borough.
1. Will it reduce emissions of greenhouse	0	0	The overall effects are considered to be
gases by reducing energy consumption?			neutral. Option 1 could lead to reductions or
2. Will it lead to an increased proportion	0	0	increase in greenhouse gases from energy
of energy needs being met from		, J	consumption depending on where the energy is
renewable resources?			sourced from.
Overall effects identified SA22	0	0	
Use of Land Resources			
OSC OF LATIN MESONICES			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative Land at Whitworth Close, Leesland				
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Residential	Option 2: Do nothing	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
SA23 - To improve efficiency in land use th	rough the re-us	e of previously	y developed land and existing buildings.	
Will it re-use previously developed land? Will it remediate contaminated land?	+	-	Option 1 would help to re-use a site which has been unused. Option 2 is assessed as having negative effects as it is considered that the site	
	+	<u>-</u>	may not receive the required remediation.	
Overall effects identified SA23	+	-		
Water Management				
SA24 - To maintain and improve the water	quality of the B			
Will it improve compliance with the Water Framework Directive?	?	?	It is uncertain at this stage.	
Overall effects identified SA24	?	?		
SA25 - To reduce the risk of flooding and the	ne resulting det	riment to publ	lic well-being, the economy and the environment.	
1. Will it minimise the risk of flooding from all sources to people and property?	?	0	It is uncertain at this stage as to whether Option 1 will result in an increased risk of surface water run off within the site.	
2. Will development be avoided in flood risk areas?	+	0	The site is not in a flood zone.	
3. Can the site be made safe taking into account predicted sea level rise?	+	0	The site is not predicted to be effected by sea level rise.	
Overall effects identified SA25	+	0		
SA26 - To provide for sustainable sources of	of water supply.			
1. Will it reduce water consumption?	-	0	Option 1 could increase water consumption on the site and cumulatively within the Borough.	
Overall effects identified SA26	-	О		
Natural Resources and Waste Manage	ement			
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?	-	0	Building new homes on the site would increase the use of resources and result in more	
2. Will it reduce household waste?	-	0	household waste, both of which will result in	
3. Will it increase recycling?	0	O	negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.	
Overall effects identified SA27	-	О		

	.: Residential Whitworth C		nd				
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			0				
SA2			ο?				
SA3			0				
SA4			n/a				
SA5		+					
SA6			n/a				
SA7		+					
SA8		+					
SA9		+					
SA10			n/a				
SA11			0				
SA12			n/a				
SA13			0				
SA14			n/a				
SA15			O				
SA16			n/a				
SA17		+					
SA18				?			
SA19			n/a				
SA20		+?					
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - 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	Allocate site for housing in the Local Plan.
Local Plan	

PART 5 – 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.

Mitigat	ing 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.

Maximi	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, Bridgemary 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.

PART 1 – Site profile for Land between Woodside and Wych Lane

Site location

Site name	Land between Woodside and	Site reference	BN023a
	Wych Lane		
Site address and post	Woodside, Gosport, PO13 0YU	Ward	Bridgemary North
code			

Site details

Site description	Parking and amenity area to the southeast of Woodside.
Topography	Flat and partially surfaced asphalt and part grass.
Existing land use	Parking and amenity area
Surrounding land	Residential (two storey), BRT to east and Wych Lane to south.
use and storey	
heights	
Site size	0.04 ha
Development status	None

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for	No	Site may still be appropriate for
development?		development.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	No	
Is the site a Protected Employment	No	
Site?		
Does the site have a community,	No	
culture or leisure use?		
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		

Issue	Suitability	Comments
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	Unknown	Further investigation will be required.
species (bats, badgers, Great		
crested newts)?		
Does the site contain, or is within	Yes	Site within 400m of Brent Goose Site. An
400m of, a SAC or possible SAC, SPA		ecology survey may be required.
or potential SPA, Ramsar site or		Development will not be permitted
proposed Ramsar site, a Brent		unless no adverse impact upon the
Goose site or proposed Brent		habitat can be demonstrated.
Goose site, or a biodiversity-offset		
site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?	No	
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC or a Local Green Space?		
Access		
Can satisfactory vehicular access be	Yes	
achieved?	165	
Can safe pedestrian and cycle	Yes	
access be achieved?	163	
Can adequate emergency service	Yes	
and refuse truck access be	103	
provided?		
Heritage		
Is the site within or is adjacent to a	No	
Conservation Area?		
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		
gardens)?		
Does the site contain, or is adjacent	No	
to, any locally listed buildings?		
Is the site likely to be of	No	

Issue	Suitability	Comments
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Site is in 20m buffer area. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will be required.
Amenity		
Is development likely to have an	Yes	Potential impact on existing
adverse impact upon neighbouring		neighbouring properties. Proposal will
amenity?		need to minimise amenity impacts.
Are neighbouring uses likely to	Yes	Potential noise and disturbance from
have an adverse impact upon the		BRT. Appropriate mitigation will be
amenity of future occupiers		required.
(industrial uses, major roads)?		
Services		
Is the site likely to be serviced by utilities?	Yes	
Is the site within a Safeguarded	Yes	Site is in safeguarded area for Fleetlands
Area (other than Southampton		helipad and aerodrome at Daedalus.
Airport Safeguarding Zone, which		Restrictions on development may apply.
covers the whole borough)?		Under Policy LP15 statutory bodies will
		be consulted.

Availability

Issue	Availability	Comments
Does the site have multiple	Yes	Appears to be owned by GBC.
owners?		
Is the site owned by a developer or	Unknown	It is considered likely to be developable
is the owner willing to sell?		within the plan period but is not included
		in the Council's first tranche of its Council
		House Building Programme.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	Yes	Car park in use. Confirmation will be
operations on site?		needed if they can be ended or relocated.

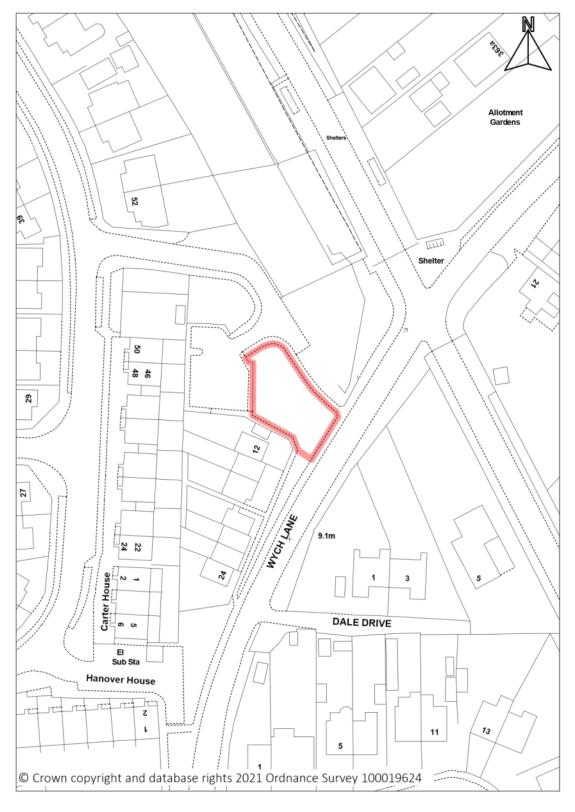
Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	
site would come forward for		
development within the plan		

Issue	Achievability	Comments
period?		
Are there any known abnormal	No	
development costs (contamination,		
heritage conservation, demolition		
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Issue	Figure	Assumptions
Developable area	0.04 ha	Based on whole site.
Local area density	Medium	
Development density	125dph	Density of developable area.
Capacity for dwellings	5	Based on initial visual assessment.

Site plan for Land between Woodside and Wych Lane



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

The Council assesses the site as having suitability to be developed all or in part for housing. The use has been proposed by Gosport Borough Council as landowner of the site.

Option 2: Retain Open Space

It is considered necessary to test this option as an alternative to the Council's desired approach for the site to be developed for housing.

PART 3 – Sustainability Appraisal of potential options for Land between Woodside and Wych

		ts over time	
		? uncertai	n - negative major negative
Land between Woodside and Wyc	h Lane		
Sustainability Theme	~	0 0	Comments: consideration of likelihood of
Sustainability Appraisal Objective	otio esid	otio oen	effect, spatial scale, temporary/permanent
Decision Making Criteria	Option 1: Residential	Option 2: Retain Open Space	effects, short/medium/long term effects and cumulative effects
Climate Change			
SA1 – To address climate change issues thr	ough reducing gr	eenhouse ga	as emissions.
Will it help to reduce carbon dioxide and other greenhouse gas emissions?	0	0	Option 1 would introduce new emissions however measures can be taken to minimise carbon dioxide and other greenhouse gas emissions as much as possible.
2. Will it support the transition to net zero carbon by 2050?	0	o	Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would see the site retained as open space which would also help to support net zero.
3. Will it deliver energy efficient buildings?	0	0	Option 1 would see new dwellings built to a high standard of energy efficiency.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	0	O	Option 1 would provide the potential to incorporate facilities into new dwellings. Option 2 would not require such a provision. Overall both options are assessed as neutral.
Overall effects identified SA1	0	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to r	educe the effects	s of traffic or	local communities.
1. Will it reduce traffic volumes and congestion?	ο?	0	For option 1 new dwellings on the site could lead to increased traffic volumes and
2. Will it reduce road traffic accidents?	ο?	0	congestion, road accidents, and pollution
3. Will there be an increase in traffic related air and noise pollution?	ο?	O	however the site is of a small scale and the highway impacts are unlikely to be significant. Option 2 is a continuation of the existing situation.
Overall effects identified SA2	ο?	0	

public transport.

++ major positive + posi		cts over time	:: n - negative major negative
Land between Woodside and Wyc			, ,
			Comments: consideration of likelihood of
Sustainability Theme	Option 1: Residenti	Opt:	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	ion	ion S ng	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Residential	Option 2: Retain Open Space	cumulative effects
Will it increase the proportion of journeys using modes other than the private car?	o?	0	New dwellings on the site will likely result in additional car use however this is not certain as development of the site also presents opportunities to encourage the use of other travel modes. If option 2 is pursued the site would see no change from its current use.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	O	Option 1 with new dwellings provides the opportunity to provide suitable cycle provision and improvements to cycle/pedestrian provision within the site.
Overall effects identified SA3	0	0	
SA4 - To improve accessibility to a range of	quality service	s and facilities	including health, transport, education, training,
employment and leisure opportunities.			
Will it improve access to local services?	n/a	n/a	
2. Will it make access easier for those without a car?	n/a	n/a	
3. Will it make access easier for disabled and or elderly people?	n/a	n/a	
Overall effects identified SA4	n/a	n/a	
Community Activity and Neighbourho	ods		
SA5 - To provide opportunities for commun	nity interaction	and improve t	he quality of where people live.
1. Will it provide opportunities for engagement in community activities?	n/a	n/a	
2. Will it improve neighbourhoods as places to live?	+?	o	Option 1 has the potential to positively improve the neighbourhood as a place to live if the development is well integrated to the existing area. There is some subjectivity in this judgement, so option 1 is also assessed as uncertain.
Overall effects identified SA5	+?	0	
Crime and Disorder			
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime and disorder?	n/a	n/a	
Overall effects identified SA6	n/a	n/a	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusion region.	n and close the	e gap between	Gosport and other areas in the South East
Will it reduce poverty and social exclusion in those areas most affected?	+	O	Option 1 would see affordable dwellings included in the mix of housing provided on the site which would be occupied by residents on the Council's waiting list. This provides great potential to directly assist those in society who

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative						
Land between Woodside and Wych Lane						
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Residential	Option 2: Retain Open Space	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects			
			may be most likely to experience poverty and be socially excluded from owning or renting their own home.			
Overall effects identified SA7	+	0				
Health and Well-being	of the manulat	ion rodussins	auglitics in boolth and improve bealth facilities			
Will it reduce health inequalities in	n/a	n/a	equalities in health and improve health facilities.			
those areas most affected?	11/4	11/4				
2. Will it enable and support healthy lifestyles?	O	O	New high quality dwellings will improve the Borough's overall housing stock. This could help to support healthy lifestyles. However, it is recognised that the loss of open space could have some negative effects. It is therefore important that contributions are made to the improvement of open space in the vicinity of the site, so the loss of open space does not impede residents' access to quality open space provision. Overall, both options are assessed as neutral.			
3. Will it improve access to health facilities?	n/a	n/a				
Overall effects identified SA8	0	0				
Housing						
SA9 - To ensure that everyone has the opp						
1. Will it reduce homelessness?	+?	0	Option 1 would provide affordable housing which will have major positive effects for			
2. Will it increase the range and affordability of housing for different groups in the community?	++	O	increasing the range and affordability of housing. Option 1 could also contribute to			
3. Will it increase the number of decent homes?	+	O	reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.			
Overall effects identified SA9	+	O				
Education and Skills						
SA10 - To raise educational achievement a and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find			
1. Will it improve the qualifications and skills of young people?	n/a	n/a				
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a				
Overall effects identified SA10	n/a	n/a				
Employment						

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.

Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria 1. Will it reduce out-commuting from the Borough? 1. Will it reduce out-commuting from the Borough and Stable levels of employments so everyone can benefit from the economic growth of the Borough. 1. Will it reduce overall unemployment? 1. Will it reduce long term need of employment? 2. Will it provide job opportunities for those most in need of employment? 3. Will it provide job opportunities for n/a n/a n/a earnings? Overall effects identified SA12 n/a n/a 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 n/a n/a n/a n/a sufficient the sustainable regeneration of the Borough. 1. Will it make more effective use of n/a	The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria 1. Will it reduce out-commuting from the Borough? 2. Will it it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 1. Will it reduce overall unemployment? 2. Will it reduce long-term n/a n/a n/a SA12. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough. 3. Will it provide job opportunities for those most in need of employment? 4. Will it help to improve average armings? Overall effects identified SA12 To ensure fefetive use of previously developed land? 2. Will it make more effective use of previously developed land? 3. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 3. Will it improve the resilience of suddensess and the economy? 3. Will it improve the resilience of subusiness and the economy? 4. Will it promote growth in key sectors and enhance competitiveness? 5. Will it make land and property available for business development? Noverall effects identified SA12 Noverall effects identified SA13 Noverall effects identified SA14 Noverall effects identified SA15					
Sustainability Appraisal Objective Decision Making Criteria 1. Will it reduce out-commuting from the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 1. Will it reduce overall unemployment? 1. Will it reduce overall unemployment? 1. Will it reduce long-term n/a	Comments and the thoraction of the threat of				
1. Will it reduce out-commuting from the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11		Opti Resi	Opti Ope		
1. Will it reduce out-commuting from the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11		ion	ion n S		
the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 n/a n/a 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? 1. Will it reduce long-term n/a	Decision Making Criteria	ntial	2: Retain pace		
2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 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? 1. Will it reduce long term unemployment? 1. Will it reduce long term unemployment? 1. Will it reduce long term unemployment? 2. Will it it reduce long term unemployment? 3. Will it provide job opportunities for n/a n/a unemployment? 4. Will it help to improve average n/a n/a n/a earnings? Overall effects identified SA12 Conomy SA13 - To increase investment in Gosport's economy to facilitate the sustainable regeneration of the Borough. 1. Will it make more effective use of n/a n/a n/a previously developed land? 2. Will it improve business development and enhance competitiveness? 3. Will it improve business dat the economy? 4. Will it promote growth in key sectors n/a n/a n/a suddisters? Overall effects identified SA13 7. Will it make land and property available for business development? Overall effects identified SA13 7. Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination? Overall effects identified SA14 7. Overall effects identified SA15 0. O Option 1 could improve the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the vitality and viability of the Borough's principal, district, and neighbourhood centres by introducing additional shoppers h		n/a	n/a		
Overall effects identified SA11		n/a	n/a		
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? 2. Will it reduce long-term unemployment? 3. Will it provide job opportunities for n/a n/a n/a those most in need of employment? 4. Will it help to improve average earnings? Overall effects identified SA12 n/a n/a 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 n/a n/a previously developed land? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of n/a n/a n/a and enhance competitiveness? 5. Will it promote growth in key sectors n/a n/a n/a available for business development? Overall effects identified SA13 n/a n/a 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? Overall effects identified SA14 n/a n/a Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of the Borough's principal, district, and neighbourhood centres is considered neutral. O o Option 1 could improve the vitality and viability of the Borough's centres by introducing additional shoppers however given the uncertainty in this assumption the overall effect is considered neutral.					
Borough. 1. Will it reduce overall unemployment? 2. Will it reduce long-term unemployment? 3. Will it provide job opportunities for those most in need of employment? 3. Will it help to improve average earnings? Overall effects identified SA12 In/a In/	Overall effects identified SA11	n/a	n/a		
1. Will it reduce long-term	=	employment so	everyone can	benefit from the economic growth of the	
2. Will it reduce long-term unemployment? 4. Will it provide job opportunities for those most in need of employment? 4. Will it help to improve average earnings? Overall effects identified SA12 I. Will it make more effective use of previously developed land? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of unian land property available for business development? A. Will it make land and property available for business development? Overall effects identified SA13 ASA1 - 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? Overall effects identified SA14 Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. SA11 - 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? Overall effects identified SA14 Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. SA15 - To min town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of the Borough's centres by introducing additional shoppers however given the uncertainty in this assumption the overall effect ic considered neutral. Overall effects identified SA15 O O Userall effects identified SA15			_		
unemployment? 3. Will it provide job opportunities for n/a n/a carnings? 4. Will it help to improve average n/a n/a n/a carnings? Overall effects identified SA12 n/a n/a 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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? 5. Will it make land and property available for business development? Overall effects identified SA13 n/a n/a 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? Overall effects identified SA14 n/a n/a Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. SA16 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. SA17 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. SA18 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. SA19 - To ensure the vitality and viability of the Borough's centres by introducing additional shoppers however given the uncertainty in this assumption the overall effect is considered neutral. Overall effects identified SA15 o o Leisure		-			
those most in need of employment? 4. Will it help to improve average earnings? Overall effects identified SA12 In/a Reconomy 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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? 5. Will it make land and property available for business development? Overall effects identified SA13 In/a A14 - 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? Overall effects identified SA14 Towns and Neighbourhood Centrees SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of centres? Overall effects identified SA15 O O Userall effects identified SA15	unemployment?	n/a	n/a		
earnings? Overall effects identified SA12		n/a	n/a		
Doveral effects identified SA12	· · · · · · - · · · · · · · · · · · · ·	n/a	n/a		
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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of n/a n/a business and the economy? 4. Will it promote growth in key sectors and clusters? 5. Will it make land and property available for business development? Overall effects identified SA13 n/a n/a 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? Overall effects identified SA14 n/a n/a Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of uncertainty in this assumption the overall effect is considered neutral. O uncertainty in this assumption the overall effect is considered neutral.		n/a	n/a		
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? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? 5. Will it make land and property available for business development? Overall effects identified SA13 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? Overall effects identified SA14 Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of centres? Overall effects identified SA15 O O Union 1 could improve the vitality and viability of the Borough's centres by introducing additional shoppers however given the uncertainty in this assumption the overall effect is considered neutral.			- 7 -		
1. Will it make more effective use of previously developed land? 2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? 5. Will it make land and property available for business development? Overall effects identified SA13 n/a n/a 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? Overall effects identified SA14 n/a n/a Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of ouncertainty in this assumption the overall effect of centres? Overall effects identified SA15 o O Leisure	•	economy to fa	cilitate the sus	stainable regeneration of the Borough.	
2. Will it improve business development and enhance competitiveness? 3. Will it improve the resilience of business and the economy? 4. Will it promote growth in key sectors and clusters? 5. Will it make land and property available for business development? Overall effects identified SA13 n/a n/a 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? Overall effects identified SA14 n/a n/a Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of centres? Overall effects identified SA15 O O Leisure	1. Will it make more effective use of				
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4. Will it promote growth in key sectors and clusters? 5. Will it make land and property available for business development? Overall effects identified SA13 n/a n/a 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? Overall effects identified SA14 n/a n/a Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of centres? Overall effects identified SA15 o o Leisure	3. Will it improve the resilience of	n/a	n/a		
5. Will it make land and property available for business development? Overall effects identified SA13 N/a 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? Overall effects identified SA14 Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of centres? Overall effects identified SA15 O O Leisure	4. Will it promote growth in key sectors	n/a	n/a		
Overall effects identified SA13 n/a N/a 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? Overall effects identified SA14 Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of centres? Overall effects identified SA15 O O O O O O O O O O O O O	5. Will it make land and property	n/a	n/a		
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? Overall effects identified SA14 Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of centres? Overall effects identified SA15 O O Leisure	·	n/a	n/a		
tourism industry and improve the image of Gosport as a destination? Overall effects identified SA14 Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of centres? Overall effects identified SA15 O O O O O Option 1 could improve the vitality and viability of the Borough's centres by introducing additional shoppers however given the uncertainty in this assumption the overall effect is considered neutral.	SA14 - To encourage the development of a		<u> </u>	sector.	
Overall effects identified SA14 Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of centres? Overall effects identified SA15 O O O Option 1 could improve the vitality and viability of the Borough's centres by introducing additional shoppers however given the uncertainty in this assumption the overall effect is considered neutral.	tourism industry and improve the image	n/a	n/a		
Towns and Neighbourhood Centres SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of centres? Overall effects identified SA15 O O Option 1 could improve the vitality and viability of the Borough's centres by introducing additional shoppers however given the uncertainty in this assumption the overall effect is considered neutral.		n/a	n/a		
SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of centres? Overall effects identified SA15 O O O Option 1 could improve the vitality and viability of the Borough's centres by introducing additional shoppers however given the uncertainty in this assumption the overall effect is considered neutral.		, a	,		
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defined in NPPF Annex 2)? 2. Will it improve the vitality and viability of centres? Overall effects identified SA15 Output Output Defined in NPPF Annex 2)? additional shoppers however given the uncertainty in this assumption the overall effect is considered neutral. Output Defined in NPPF Annex 2)? Output Defined in NPP	1. Will it improve the accessibility to, and			Option 1 could improve the vitality and viability	
2. Will it improve the vitality and viability of centres? Overall effects identified SA15 O Leisure o uncertainty in this assumption the overall effect is considered neutral.					
of centres? is considered neutral. Overall effects identified SA15 o o Leisure			^		
Overall effects identified SA15 o o Leisure		U	U		
Leisure		0	0		
		-			
		ility of leisure o	opportunities w	vithin the Borough.	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Land between Woodside and Wych Lane Comments: consideration of likelihood of **Sustainability Theme** effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** effects, short/medium/long term effects and **Decision Making Criteria** cumulative effects 1. Will it improve the range of sporting n/a n/a facilities in the Borough? Overall effects identified SA16 n/a n/a 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 Option 1 would result in the loss of this open Borough's network of greenspace? space however it will secure improvements to alternative open space within the vicinity of the 2. Will it protect or enhance the quality O O of the Borough's coast and harbour site. This would provide an overall benefit to the local community by providing both housing frontage and maintain or improve public and improvements to open space. access? Nevertheless, the Council recognises that the development of this site will result in a net loss of open space. Option 1 is therefore assessed as neutral. Option 2 would see the protection of the site for open space which would result in positive effects. Overall effects identified SA17 + **Biodiversity and Geodiversity** SA18 - To conserve and enhance the Borough's biodiversity and geological assets. 1. Will it result in a biodiversity net gain? + 0 Option 1 will be required to secure a biodiversity net gain. 2. Will it enhance biodiversity through n/a n/a the restoration and creation of wellconnected multifunctional green infrastructure? 3. Will it maintain and enhance sites ? ? The impact created by option 1 is uncertain. designated for their nature conservation interest? 4. Will it conserve and enhance local ? ? habitats and species diversity, and avoid harm to protected species? Overall effects identified SA18 ? ο? **Heritage and Design** SA19 - To protect and enhance the historic environment. 1. Will it protect and enhance the n/a n/a historic environment? 2. Will it improve the condition of any n/a n/a heritage asset identified as at risk? Overall effects identified SA19 n/a n/a SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Land between Woodside and Wyc					
Sustainability Theme ZO Comments: consideration of likelihood of					
Sustainability Appraisal Objective	Option 1: Residentia	Option 2: Ra Open Space	effect, spatial scale, temporary/permanent		
Decision Making Criteria	n 1. enti	yn 2: Spa	effects, short/medium/long term effects and		
Decision Making Criteria	<u> </u>	Option 2: Retain Open Space	cumulative effects		
1. Will the design enhance the quality of the townscape?	+?	O	Option 1 should see dwellings designed to a high standard. However there is some uncertainty at this early stage.		
Overall effects identified SA20	+?	O			
Air Quality					
SA21 - To reduce air pollution and ensure a	air quality conti	nues to improv	/e.		
1. Will it improve air quality?	n/a	n/a			
Overall effects identified SA21	n/a	n/a			
Use of Energy Resources					
	ne proportion o	f energy gener	ated from renewable sources in the Borough.		
1. Will it reduce emissions of greenhouse	О	O	The overall effects are considered to be		
gases by reducing energy consumption?			neutral. Option 1 could lead to reductions or		
2. Will it lead to an increased proportion of energy needs being met from	0	0	increase in greenhouse gases from energy consumption depending on where the energy is		
renewable resources?			sourced from.		
Overall effects identified SA22	0	0	Journal III		
Use of Land Resources					
SA23 - To improve efficiency in land use th	rough the re-us	se of previously	v developed land and existing huildings		
Will it re-use previously developed	0	O	The site is potentially contaminated, Option 1		
land?			would be required to remediate the land.		
2. Will it remediate contaminated land?	+	0			
Overall effects identified SA23	+	0			
Water Management					
SA24 - To maintain and improve the water	quality of the E	_	lue e e e e e		
1. Will it improve compliance with the Water Framework Directive?	,	?	It is uncertain at this stage.		
Overall effects identified SA24	?	?			
SA25 - To reduce the risk of flooding and the	ne resulting det	riment to publ	ic well-being, the economy and the environment.		
1. Will it minimise the risk of flooding from all sources to people and property?	?	0	It is uncertain at this stage as to whether Option 1 will result in an increased risk of surface water run off within the site.		
2. Will development be avoided in flood risk areas?	+	0	The site is not in a flood zone.		
3. Can the site be made safe taking into	+	0	The site is not predicted to be effected by sea		
account predicted sea level rise?		_	level rise.		
Overall effects identified SA25	+	0			
SA26 - To provide for sustainable sources of	of water supply				
1. Will it reduce water consumption?	-	O	Option 1 could increase water consumption on the site and cumulatively within the Borough.		
Overall effects identified SA26	-	0			
Natural Resources and Waste Manage	ement				
		eve the sustair	nable consumption of natural resources and		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Land between Woodside and Wych Lane Comments: consideration of likelihood of **Sustainability Theme** effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** effects, short/medium/long term effects and **Decision Making Criteria** cumulative effects 1. Will it lead to reduced consumption of Building new homes on the site would increase materials and resources? the use of resources and result in more household waste, both of which will result in 2. Will it reduce household waste? 0 negative effects. There will be opportunities for 3. Will it increase recycling? 0 0 recycling with Option 1 so this is assessed as neutral.

0

Overall effects identified SA27

	: Residential ween Wood		ch Lane				
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long
SA1			0				term)
SA2			ο?				
SA3			О				
SA4			n/a				
SA5		+?	-				
SA6			n/a				
SA7		+					
SA8			0				
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17			0				
SA18				?			
SA19			n/a				
SA20		+?					
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - 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

PART 5 – 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.

Mitigati	ng 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.

Maximisi	Maximising beneficial effects			
SA9	9 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.

PART 1 - Site profile for Land at Bridgemary Road, Bridgemary

Site location

Site name	Land at Bridgemary Road	Site reference	BN036
Site address and post	Bridgemary Road, Gosport, PO13	Ward	Bridgemary North
code	OUH		

Site details

Site description	Area of unallocated existing open space
Topography	Flat with grass
Existing land use	Open space
Surrounding land	Residential (two storeys)
use and storey	
heights	
Site size	0.09 ha
Development status	None

Suitability

Issue	Suitability	Comments				
Local plan designations						
Is the site within the Urban Area	Yes					
Boundary?						
Is the site allocated for	No					
development?						
Is the site in the Strategic Gap?	No					
Is the site Protected Open Space?	No	The site is not designated as protected open space but may have merit to be				
		allocated.				
Is the site a Protected Employment	No					
Site?						
Does the site have a community,	No					
culture or leisure use?						
Is the site within a Defined	No					
Shopping Area?						
Is the site currently tourist	No					

Issue	Suitability	Comments
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	No	
species (bats, badgers, Great		
crested newts)?		
Does the site contain, or is within	No	
400m of, a SAC or possible SAC, SPA		
or potential SPA, Ramsar site or		
proposed Ramsar site, a Brent		
Goose site or proposed Brent		
Goose site, or a biodiversity-offset		
site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC		
or a Local Green Space?		
Access	V.	
Can satisfactory vehicular access be	Yes	
achieved?	V	
Can safe pedestrian and cycle	Yes	
access be achieved?	Vac	
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage Is the site within or is adjacent to a	No	
Conservation Area?	INU	
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets	140	
(listed buildings, scheduled ancient		
monuments or registered parks and		
gardens)?		
Does the site contain, or is adjacent	No	
to, any locally listed buildings?	140	
to, any locally listed bullulligs:		

Issue	Suitability	Comments		
Is the site likely to be of	No			
archaeological interest?				
Contamination				
Is it likely the site could be	Yes	Site is in 20m buffer area. A		
contaminated?		Contaminated Land Assessment will be		
		required.		
Amenity				
Is development likely to have an	Yes	Potential overlooking impact from		
adverse impact upon neighbouring		neighbouring dwellings which would		
amenity?		need to be taken into account in any		
		design.		
Are neighbouring uses likely to have	Yes	Potential impact from BRT.		
an adverse impact upon the				
amenity of future occupiers				
(industrial uses, major roads)?				
Services				
Is the site likely to be serviced by	Yes			
utilities?				
Is the site within a Safeguarded	Yes	Site is within safeguarded area for		
Area (other than Southampton		aerodrome at Daedalus. Restrictions on		
Airport Safeguarding Zone, which		development may apply. Under Policy		
covers the whole borough)?		LP15 statutory bodies will be consulted.		

Availability

Issue	Availability	Comments	
Does the site have multiple	No	Site is owned by GBC.	
owners?			
Is the site owned by a developer or	Yes	It is considered developable by the	
is the owner willing to sell?		landowner with the Plan Period.	
Is it necessary to acquire land off-	No		
site to develop this site?			
Does the site have any legal issues	No		
(covenants, ransom strips)?			
Are there any on-site constraints	Unknown	Further investigation will be required.	
(pylons, rights of way, easements)?			
Are there any existing tenancies or	No	Site is open space but does not have a	
operations on site?		specific tenant on the site.	

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	
site would come forward for		
development within the plan		
period?		

Issue	Achievability	Comments
Are there any known abnormal	No	
development costs (contamination,		
heritage conservation, demolition		
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Issue	Figure	Assumptions		
Developable area	0.09 ha	Based on whole site.		
Local area density	50dph	Medium- High density		
Development density	55dph	Based on developable area.		
Capacity for dwellings	5	Based on initial visual assessment.		

Site plan for Land at Bridgemary Road, Bridgemary



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

The Council assesses the site as having suitability to be developed all or in part for housing. The use has been proposed by Gosport Borough Council as landowner of the site.

Option 2: Retain Open Space

It is considered necessary to test this option as an alternative to the Council's desired approach for the site to be developed for housing.

PART 3 - Sustainability Appraisal of potential options for Land at Bridgemary Road, Bridgemary

	The effec	cts over time	:
++ major positive + positiv	ve o neutra	? uncertai	n - negative major negative
Land at Bridgemary Road			
Sustainability Theme	Opti Resi	Opti Ope	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective Decision Making Criteria	Option 1: Residential	Option 2: Retain Open Space	effects, short/medium/long term effects and cumulative effects
Climate Change			
SA1 – To address climate change issues throu	ugh reducing ខ្	greenhouse ga	s emissions.
Will it help to reduce carbon dioxide and other greenhouse gas emissions?	O	O	Option 1 would introduce new emissions however measures can be taken to minimise carbon dioxide and other greenhouse gas emissions as much as possible.
2. Will it support the transition to net zero carbon by 2050?	0	0	Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would see the site retained as open space which would also help to support net zero.
3. Will it deliver energy efficient buildings?	0	0	Option 1 would see new dwellings built to a high standard of energy efficiency.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	o	o	Option 1 would provide the potential to incorporate facilities into new dwellings. Option 2 would not require such a provision. Overall both options are assessed as neutral.
Overall effects identified SA1	0	0	·
Transport and Accessibility			
SA2 - To reduce the need to travel and to red	duce the effec	ts of traffic on	local communities.
Will it reduce traffic volumes and congestion?	0?	0	For option 1 new dwellings on the site could lead to increased traffic volumes and
2. Will it reduce road traffic accidents?	ο?	0	congestion, road accidents, and pollution
3. Will there be an increase in traffic related air and noise pollution?	0?	O	however the site is of a small scale and the highway impacts are unlikely to be significant. Option 2 is a continuation of the existing situation.
Overall effects identified SA2	ο?	0	
SA3 - To facilitate modal transfer away from public transport.	use of the priv	ate car to oth	er forms of travel including walking, cycling and
1. Will it increase the proportion of	ο?		New dwellings on the site will likely result in

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Land at Bridgemary Road					
Sustainability Theme	₽ O	0 0	Comments: consideration of likelihood of		
Sustainability Appraisal Objective	Option 1: Residentia	ptic	effect, spatial scale, temporary/permanent		
	ent 1	on 2 1 Sp	effects, short/medium/long term effects and		
Decision Making Criteria	tial	Option 2: Retain Open Space	cumulative effects		
journeys using modes other than the private car?			additional car use however this is not certain as development of the site also presents opportunities to encourage the use of other travel modes. If option 2 is pursued the site would see no change from its current use.		
2. Will it provide for high quality walking	+	0	Option 1 with new dwellings provides the		
and cycling networks and supporting			opportunity to provide suitable cycle provision		
facilities such as cycle parking?			and improvements to cycle/pedestrian		
Overall offerts identified CA2	_	_	provision within the site.		
Overall effects identified SA3	0	0	in all rations have the transport of continue training		
employment and leisure opportunities.	quality service	es and facilities	including health, transport, education, training,		
1. Will it improve access to local	n/a	n/a			
services?	_		-		
2. Will it make access easier for those without a car?	n/a	n/a			
3. Will it make access easier for disabled	n/a	n/a			
and or elderly people?	_	_			
Overall effects identified SA4	n/a	n/a			
Community Activity and Neighbourho					
SA5 - To provide opportunities for commu	T T T T T T T T T T T T T T T T T T T		the quality of where people live.		
Will it provide opportunities for engagement in community activities?	n/a	n/a			
2. Will it improve neighbourhoods as places to live?	+?	O	Option 1 has the potential to positively improve the neighbourhood as a place to live if the development is well integrated to the existing area. There is some subjectivity in this judgement, so option 1 is also assessed as uncertain.		
Overall effects identified SA5	+?	0			
Crime and Disorder					
SA6 - To reduce crime and disorder					
1. Will it reduce actual levels of crime	n/a	n/a			
and disorder?					
Overall effects identified SA6	n/a	n/a			
Poverty and Deprivation SA7 - To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East					
region.	on and close the	e gap between	Gosport and other areas in the South East		
Will it reduce poverty and social exclusion in those areas most affected?	+	O	Option 1 would see affordable dwellings included in the mix of housing provided on the site which would be occupied by residents on the Council's waiting list. This provides great potential to directly assist those in society who may be most likely to experience poverty and		

		cts over time	
	tive o neutra	al ? uncertai	n - negative major negative
Land at Bridgemary Road			
Sustainability Theme	₽ <u>0</u>	00	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residentia	Option 2: Re Open Space	effect, spatial scale, temporary/permanent
Decision Making Criteria	n 1 ent	Sp;	effects, short/medium/long term effects and
Decision Making Citteria	<u>a</u> ··	Option 2: Retain Open Space	cumulative effects
			be socially excluded from owning or renting their own home.
Overall effects identified SA7	+	O	
Health and Well-being			
SA8 - To improve the health and wellbeing	of the populati	on, reduce ine	qualities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	n/a	n/a	
2. Will it enable and support healthy lifestyles?	O	O	New high quality dwellings will improve the Borough's overall housing stock. This could help to support healthy lifestyles. However, it is recognised that the loss of open space could have some negative effects. It is therefore important that contributions are made to the improvement of open space in the vicinity of the site, so the loss of open space does not impede residents' access to quality open space provision. Overall, both options are assessed as neutral.
3. Will it improve access to health facilities?	n/a	n/a	
Overall effects identified SA8	0	0	
Housing			
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	d affordable home.
1. Will it reduce homelessness?	+?	0	Option 1 would provide affordable housing
2. Will it increase the range and affordability of housing for different groups in the community?	++	0	which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to
3. Will it increase the number of decent homes?	+	0	reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
Overall effects identified SA9	+	0	
Education and Skills			
SA10 - To raise educational achievement a and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	
Overall effects identified SA10	n/a	n/a	
Employment			
			out-commute and thereby provide greater
potential for people to use public transpor		to work.	
1. Will it reduce out-commuting from	n/a	n/a	

The effects over time:					
	tive o neutra	al ? uncertai	n - negative major negative		
Land at Bridgemary Road					
Sustainability Theme	Option 2: Retain Open Space Option 1: Residential		Comments: consideration of likelihood of		
Sustainability Appraisal Objective			effect, spatial scale, temporary/permanent		
Decision Making Criteria			effects, short/medium/long term effects and		
Decision Making Criteria	<u>a</u>	: Reta ace	cumulative effects		
		<u> </u>			
the Borough?					
2. Will it improve accessibility to work by	n/a	n/a			
public transport, walking and cycling?	11, α	11,7 4			
Overall effects identified SA11	n/a	n/a			
SA12 - To ensure high and stable levels of ϵ	-	-	benefit from the economic growth of the		
Borough.	' /	,	5		
1. Will it reduce overall unemployment?	n/a	n/a			
2. Will it reduce long-term	n/a	n/a			
unemployment?	, -	•			
3. Will it provide job opportunities for	n/a	n/a			
those most in need of employment?					
4. Will it help to improve average	n/a	n/a			
earnings?					
Overall effects identified SA12	n/a	n/a			
Economy					
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	stainable regeneration of the Borough.		
1. Will it make more effective use of	n/a	n/a			
previously developed land?		_			
2. Will it improve business development	n/a	n/a			
and enhance competitiveness?					
3. Will it improve the resilience of business and the economy?	n/a	n/a			
4. Will it promote growth in key sectors	n/a	n/a			
and clusters?	II/ a	II/ a			
5. Will it make land and property	n/a	n/a			
available for business development?	11, α	11,4			
Overall effects identified SA13	n/a	n/a			
SA14 - To encourage the development of a		<u> </u>	n sector.		
1. Will it positively contribute to the local	n/a	n/a			
tourism industry and improve the image					
of Gosport as a destination?					
Overall effects identified SA14	n/a	n/a			
Towns and Neighbourhood Centres					
SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres.					
1. Will it improve the accessibility to, and	0	0	Option 1 could improve the vitality and viability		
quality of, main town centre uses (as			of the Borough's centres by introducing		
defined in NPPF Annex 2)?			additional shoppers however given the		
2. Will it improve the vitality and viability	0	0	uncertainty in this assumption the overall effect		
of centres?			is considered neutral.		
Overall effects identified SA15	0	0			
Leisure	ulu Cl				
SA16 - To improve the quality and accessib	-		vithin the Borough.		
1. Will it improve the range of sporting	n/a	n/a			

The effects over time:			
++ major positive + positive o neutral ? uncertain - negative major negative			
Land at Bridgemary Road			
Sustainability Theme	<i>짜 </i>	00	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residentia	Option 2: Re Open Space	effect, spatial scale, temporary/permanent
Decision Making Criteria	n 1: enti	n 2: Spa	effects, short/medium/long term effects and cumulative effects
	<u>a</u>	Option 2: Retain Open Space	cumulative effects
facilities in the Borough?			
Overall effects identified SA16	n/a	n/a	
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	0	+	Option 1 would result in the loss of this open
Borough's network of greenspace?			space however it will secure improvements to
2. Will it protect or enhance the quality	0	0	alternative open space within the vicinity of the
of the Borough's coast and harbour			site. This would provide an overall benefit to
frontage and maintain or improve public			the local community by providing both housing
access?			and improvements to open space.
			Nevertheless, the Council recognises that the
			development of this site will result in a net loss of open space. Option 1 is therefore assessed
			as neutral.
			as neatrai.
			Option 2 would see the protection of the site
			for open space which would result in positive
			effects.
Overall effects identified SA17	O	+	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borou	_	ty and geologic	
1. Will it result in a biodiversity net gain?	+	0	Option 1 will be required to secure a
2 Will it appared biodiversity through			biodiversity net gain.
2. Will it enhance biodiversity through the restoration and creation of well-	0	0	n/a
connected multifunctional green			
infrastructure?			
3. Will it maintain and enhance sites	?	?	The impact created by option 1 is uncertain.
designated for their nature conservation			
interest?			
4. Will it conserve and enhance local	?	?	
habitats and species diversity, and avoid			
harm to protected species?			
Overall effects identified SA18	?	ο?	
Heritage and Design			
SA19 - To protect and enhance the historic		•	
1. Will it protect and enhance the historic environment?	n/a	n/a	
Will it improve the condition of any	n/a	n/a	-
heritage asset identified as at risk?	11/ d	II/ d	
Overall effects identified SA19	n/a	n/a	
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	+?	0	Option 1 should see dwellings designed to a

• • •	Tive Oneutra	i i uncertai	n - negative major negative
Land at Bridgemary Road			
Sustainability Theme	R _e Op	9 9	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 2: Open Spa Option 1: Residenti		effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Residentia	Option 2: Ro Open Space	cumulative effects
J	<u>a</u>	Option 2: Retain Open Space	
the townscape?			high standard. However there is some uncertainty at this early stage.
Overall effects identified SA20	+?	0	
Air Quality			
SA21 - To reduce air pollution and ensure	air quality conti	nues to impro	ve.
1. Will it improve air quality?	n/a	n/a	
Overall effects identified SA21	n/a	n/a	
Use of Energy Resources			
SA22 - To increase energy efficiency and th	ne proportion o	f energy gener	rated from renewable sources in the Borough.
1. Will it reduce emissions of greenhouse	0	O	The overall effects are considered to be
gases by reducing energy consumption?			neutral. Option 1 could lead to reductions or
2. Will it lead to an increased proportion	0	Ο	increase in greenhouse gases from energy
of energy needs being met from			consumption depending on where the energy
renewable resources?			sourced from.
Overall effects identified SA22	0	0	
Use of Land Resources			
SA23 - To improve efficiency in land use th			T. C.
1. Will it re-use previously developed land?	0	0	The site is potentially contaminated, Option 1 would be required to remediate the land.
2. Will it remediate contaminated land?	+	0	
Overall effects identified SA23	+	0	
Water Management			
SA24 - To maintain and improve the water	quality of the E	Borough.	
1. Will it improve compliance with the Water Framework Directive?	?	?	It is uncertain at this stage.
Overall effects identified SA24	?	?	
	ne resulting det	riment to pub	lic well-being, the economy and the environmen
1. Will it minimise the risk of flooding	?	O	It is uncertain at this stage as to whether
from all sources to people and property?			Option 1 will result in an increased risk of
2 Mail 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			surface water run off within the site.
2. Will development be avoided in flood risk areas?	+	0	The site is not in a flood zone.
3. Can the site be made safe taking into	+		The site is not predicted to be effected by sea
account predicted sea level rise?		0	level rise.
Overall effects identified SA25	+	0	
SA26 - To provide for sustainable sources			
Will it reduce water consumption?	-	O	Option 1 could increase water consumption or the site and cumulatively within the Borough.
Overall effects identified SA26	-	0	,
Natural Resources and Waste Manag		-	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Land at Bridgemary Road** Comments: consideration of likelihood of **Sustainability Theme** effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** effects, short/medium/long term effects and **Decision Making Criteria** cumulative effects 1. Will it lead to reduced consumption of Building new homes on the site would increase materials and resources? the use of resources and result in more household waste, both of which will result in 2. Will it reduce household waste? 0 negative effects. There will be opportunities for 3. Will it increase recycling? recycling with Option 1 so this is assessed as neutral. Overall effects identified SA27 0

Option 1	: Residential						
	Bridgemary F						
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			0				
SA2			ο?				
SA3			0				
SA4			n/a				
SA5		+?					
SA6			n/a				
SA7		+					
SA8			0				
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17			0				
SA18				?			
SA19			n/a				
SA20		+?					
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - 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

PART 5 – 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.

Mitigati	ing 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.

Maximisi	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.

PART 1 – Site profile for Land at Montgomery Road

Site location

Site name	Land at Montgomery Road	Site reference	BS006
Site address and	Montgomery Road, Gosport,	Ward	Bridgemary South
post code	PO13 OUZ		

Site details

Site description	Two amenity spaces located between terraced housing.
Topography	Flat with grass. Mature trees border the west of the sites.
Existing land use	Open space
Surrounding land	Each site is bordered by two storey terraced rows of residential dwellings to
use and storey	both the north and south. To the east, on the opposite side of Montgomery
heights	avenue are terraced two storey dwellings. To the west beyond the tree row is
	the Fareham to Gosport BRT.
Site size	0.16 ha over two amenity areas
Development status	None

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for	No	Site may still be appropriate for
development?		development.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	Yes	Site assessed as low value in the Open
		Space Monitoring Report. Low value
		open space may be appropriate for
		development but the requirements of
		Policy LP35 must be met.
Is the site a Protected Employment	No	
Site?		
Does the site have a community,	No	
culture or leisure use?		

Issue	Suitability	Comments
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	No	
species (bats, badgers, Great		
crested newts)?		
Does the site contain, or is within	No	
400m of, a SAC or possible SAC, SPA		
or potential SPA, Ramsar site or		
proposed Ramsar site, a Brent		
Goose site or proposed Brent		
Goose site, or a biodiversity-offset		
site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC		
or a Local Green Space?		
Access		
Can satisfactory vehicular access be	Yes	
achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage	N	
Is the site within or is adjacent to a	No	
Conservation Area?	NI-	
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		

Issue	Suitability	Comments
gardens)?		
Does the site contain, or is adjacent	No	
to, any locally listed buildings?		
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Part of both sites in 20 m buffer area. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will be required.
Amenity		
Is development likely to have an	No	
adverse impact upon neighbouring		
amenity?		
Are neighbouring uses likely to have	No	
an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	Yes	Site is in safeguarded area for Fleetlands
Area (other than Southampton		helipad and aerodrome at Daedalus.
Airport Safeguarding Zone, which		Restrictions on development may apply.
covers the whole borough)?		Under Policy LP15 statutory bodies will
		be consulted.

Availability

Issue	Availability	Comments
Does the site have multiple	No	Site owned by GBC (Housing).
owners?		
Is the site owned by a developer or	Yes	The site is owned by GBC Housing who are
is the owner willing to sell?		likely to develop the site subject to the full
		approval of the Council.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	No	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	
site would come forward for		
development within the plan		
period?		
Are there any known abnormal	No	
development costs (contamination,		
heritage conservation, demolition		
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Issue	Figure	Assumptions
Developable area	0.16 ha	Based on whole site.
Local area density	High	
Development density	40dph	Density of developable area.
Capacity for dwellings	8	Based on initial visual assessment.

Site plan for Land at Montgomery Road



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

The Council assesses the site as having suitability to be developed all or in part for housing. The use has been proposed by Gosport Borough Council as landowner of the site.

Option 2: Retain Open Space

It is considered necessary to test this option as an alternative to the Council's desired approach for the site to be developed for housing.

PART 3 - Sustainability Appraisal of potential options for Land at Montgomery Road

	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects e gas emissions. Option 1 would introduce new emissions however measures can be taken to minimise carbon dioxide and other greenhouse gas emissions as much as possible. Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would see the site retained as open space which
ng greenhouse O	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects e gas emissions. Option 1 would introduce new emissions however measures can be taken to minimise carbon dioxide and other greenhouse gas emissions as much as possible. Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would
ng greenhouse O	e gas emissions. Option 1 would introduce new emissions however measures can be taken to minimise carbon dioxide and other greenhouse gas emissions as much as possible. Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would
ng greenhouse O	e gas emissions. Option 1 would introduce new emissions however measures can be taken to minimise carbon dioxide and other greenhouse gas emissions as much as possible. Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would
o	Option 1 would introduce new emissions however measures can be taken to minimise carbon dioxide and other greenhouse gas emissions as much as possible. Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would
o	Option 1 would introduce new emissions however measures can be taken to minimise carbon dioxide and other greenhouse gas emissions as much as possible. Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would
	however measures can be taken to minimise carbon dioxide and other greenhouse gas emissions as much as possible. Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would
o	Both options are assessed as neutral. Option 1 would provide opportunities to support net zero carbon by 2050, however option 2 would
	would also help to support net zero.
0	Option 1 would see new dwellings built to a high standard of energy efficiency.
o	Option 1 would provide the potential to incorporate facilities into new dwellings. Option 2 would not require such a provision. Overall both options are assessed as neutral.
0	
fects of traffic	on local communities.
O	For option 1 new dwellings on the site could lead to increased traffic volumes and
0	congestion, road accidents, and pollution
0	however the site is of a small scale and the highway impacts are unlikely to be significant. Option 2 is a continuation of the existing
	situation.
-	0

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

		cts over time	
	tive o neutra	ıı ? uncertalı	n - negative major negative
Land at Montgomery Road			
Sustainability Theme	R Or	9 9	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Residential	Option 2: Re Open Space	effect, spatial scale, temporary/permanent
Decision Making Criteria	n 2 Spa Spa n 1		effects, short/medium/long term effects and cumulative effects
Decision making criteria	<u>a</u>	Option 2: Retain Open Space	cumulative effects
1. Will it increase the proportion of	ο?	0	New dwellings on the site will likely result in
journeys using modes other than the			additional car use however this is not certain as
private car?			development of the site also presents
			opportunities to encourage the use of other
			travel modes. If option 2 is pursued the site
2. Will it provide for high quality welling			would see no change from its current use.
2. Will it provide for high quality walking and cycling networks and supporting	+	0	Option 1 with new dwellings provides the opportunity to provide suitable cycle provision
facilities such as cycle parking?			and improvements to cycle/pedestrian
raciities sucii as cycle parking:			provision within the site.
Overall effects identified SA3	O	0	promoter with the cite.
SA4 - To improve accessibility to a range of	_		including health, transport, education, training,
employment and leisure opportunities.	,		
1. Will it improve access to local	n/a	n/a	
services?			
2. Will it make access easier for those	n/a	n/a	
without a car?			
3. Will it make access easier for disabled and or elderly people?	n/a	n/a	
Overall effects identified SA4	n/a	n/a	
Community Activity and Neighbourho			
SA5 - To provide opportunities for commu			he quality of where people live.
 Will it provide opportunities for engagement in community activities? 	n/a	n/a	
2. Will it improve neighbourhoods as	+?	Ο	Option 1 has the potential to positively improve
places to live?			the neighbourhood as a place to live if the
			development is well integrated to the existing
			area. There is some subjectivity in this judgement, so option 1 is also assessed as
			uncertain.
Overall effects identified SA5	+?	0	direct turn.
Crime and Disorder	. •		
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime	n/a	n/a	
and disorder?			
Overall effects identified SA6	n/a	n/a	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusion region.	on and close the	e gap between	Gosport and other areas in the South East
Will it reduce poverty and social	+	0	Option 1 would see affordable dwellings
exclusion in those areas most affected?			included in the mix of housing provided on the site which would be occupied by residents on the Council's waiting list. This provides great potential to directly assist those in society who

++ major positive + pos		ects over time	e: n - negative major negative
Land at Montgomery Road	Trive Oneutra	ar : uncertar	n - negative major negative
Sustainability Theme Sustainability Appraisal Objective	Option 1: Residenti	Optic Open	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Decision Making Criteria	Option 1: Residential	Option 2: Retain Open Space	effects, short/medium/long term effects and cumulative effects
			may be most likely to experience poverty and be socially excluded from owning or renting their own home.
Overall effects identified SA7	+	О	
Health and Well-being			
			equalities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	n/a	n/a	
2. Will it enable and support healthy lifestyles? 3. Will it improve access to health	o n/a	o n/a	New high quality dwellings will improve the Borough's overall housing stock. This could help to support healthy lifestyles. However, it is recognised that the loss of open space could have some negative effects. It is therefore important that contributions are made to the improvement of open space in the vicinity of the site, so the loss of open space does not impede residents' access to quality open space provision. Overall, both options are assessed as neutral.
facilities?			
Overall effects identified SA8	О	О	
Housing	and the same of the same of the same	:	d effected by the second
SA9 - To ensure that everyone has the opposite 1. Will it reduce homelessness?	+?		Option 1 would provide affordable housing
Will it reduce nomelessiess: Will it increase the range and affordability of housing for different groups in the community?	++	0	which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to
3. Will it increase the number of decent homes?	+	O	reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
Overall effects identified SA9	+	0	
SA10 - To raise educational achievement a and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	
Overall effects identified SA10	n/a	n/a	
Employment			

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.

		cts over time	
	tive o neutra	l ? uncertaii	n - negative major negative
Land at Montgomery Road			
Sustainability Theme)ptii per ptii esic		Comments: consideration of likelihood of
Sustainability Appraisal Objective			effect, spatial scale, temporary/permanent
Decision Making Criteria	n 1: enti	n 2: Spa	effects, short/medium/long term effects and
bedsion waking criteria	<u> </u>	: Ret	cumulative effects
		äin	
1. Will it reduce out-commuting from	n/a	n/a	
the Borough?		,	
2. Will it improve accessibility to work by	n/a	n/a	
public transport, walking and cycling?			
Overall effects identified SA11	n/a	n/a	
SA12 - To ensure high and stable levels of e	employment so	everyone can	benefit from the economic growth of the
Borough.			
1. Will it reduce overall unemployment?	n/a	n/a	
2. Will it reduce long-term	n/a	n/a	
unemployment?		- 1 -	
3. Will it provide job opportunities for those most in need of employment?	n/a	n/a	
4. Will it help to improve average	n/a	n/a	
earnings?	11/ a	II/ a	
Overall effects identified SA12	n/a	n/a	
Economy	,	,	
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	tainable regeneration of the Borough.
1. Will it make more effective use of	n/a	n/a	
previously developed land?		,	
2. Will it improve business development	n/a	n/a	
and enhance competitiveness?			
3. Will it improve the resilience of	n/a	n/a	
business and the economy?			
4. Will it promote growth in key sectors	n/a	n/a	
and clusters?	/	- /-	
5. Will it make land and property available for business development?	n/a	n/a	
Overall effects identified SA13	n/a	n/a	
SA14 - To encourage the development of a		-	sector
1. Will it positively contribute to the local	n/a	n/a	. 500001.
tourism industry and improve the image	, a	, u	
of Gosport as a destination?			
Overall effects identified SA14	n/a	n/a	
Towns and Neighbourhood Centres			
SA15 - To ensure the vitality and viability of	f the Borough's	principal, disti	
1. Will it improve the accessibility to, and	O	0	Option 1 could improve the vitality and viability
quality of, main town centre uses (as			of the Borough's centres by introducing
defined in NPPF Annex 2)?			additional shoppers however given the
2. Will it improve the vitality and viability	0	0	uncertainty in this assumption the overall effect is considered neutral.
of centres? Overall effects identified SA15			is considered fiedulal.
Leisure	0	0	
SA16 - To improve the quality and accessib	ility of loisure -	nnortunities	vithin the Percurah
SALU - TO Improve the quality and accession	inty of leisure o	pportunities w	munin the bolough.

		cts over time		
++ major positive + posi	tive o neutra	l ? uncertai	n - negative major negative	
Land at Montgomery Road				
Sustainability Theme	Op Re	9 9	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	otio Sido		effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Decision Making Criteria	Option 2: Re Open Space Option 1: Residential		effects, snort/meaium/long term effects and cumulative effects	
0	<u>a</u>	Option 2: Retain Open Space	camative ejjects	
		ain		
1. Will it improve the range of sporting	n/a	n/a		
facilities in the Borough?				
Overall effects identified SA16	n/a	n/a		
		the quality of	its public areas and green spaces including the	
provision of good access to the coast and had been determined. Will it protect or enhance the	o	+	Option 1 would result in the loss of this open	
Borough's network of greenspace?	U	т	space however it will secure improvements to	
2. Will it protect or enhance the quality	0	0	alternative open space within the vicinity of the	
of the Borough's coast and harbour	_	_	site. This would provide an overall benefit to	
frontage and maintain or improve public			the local community by providing both housing	
access?			and improvements to open space.	
			Nevertheless, the Council recognises that the	
			development of this site will result in a net loss of open space. Option 1 is therefore assessed	
			as neutral.	
			ds fieddal.	
			Option 2 would see the protection of the site	
			for open space which would result in positive	
			effects.	
Overall effects identified SA17	0	+		
Biodiversity and Geodiversity	والمراد والمراد والمراد			
SA18 - To conserve and enhance the Borou 1. Will it result in a biodiversity net gain?			Option 1 will be required to secure a	
1. Will it result in a blouwersity het gain!	+	0	biodiversity net gain.	
2. Will it enhance biodiversity through	n/a	n/a	bloarversity free gain.	
the restoration and creation of well-	,	,		
connected multifunctional green				
infrastructure?				
3. Will it maintain and enhance sites	?	?	The impact created by option 1 is uncertain.	
designated for their nature conservation				
interest? 4. Will it conserve and enhance local	?	?	-	
habitats and species diversity, and avoid	r	r		
harm to protected species?				
Overall effects identified SA18	?	ο?		
Heritage and Design				
SA19 - To protect and enhance the historic	environment.			
1. Will it protect and enhance the	n/a	n/a		
historic environment?				
2. Will it improve the condition of any	n/a	n/a		
heritage asset identified as at risk? Overall effects identified SA19	r./-	p. / a		
SA20 - To ensure that there is a high quality	n/a	n/a		
surrounding spaces.	y townscape inc	or porating go	od design principles for buildings and	
san sanang spaces.				

and at Montgomery Road			
stainability Theme	R O	0 0	Comments: consideration of likelihood of
	Option 1: Residentia)pti	effect, spatial scale, temporary/permanent
stainability Appraisal Objective	on : den	on Sp	effects, short/medium/long term effects and
ecision Making Criteria	ntial	Option 2: Retain Open Space	cumulative effects
Will the design enhance the quality of e townscape?	+?	0	Option 1 should see dwellings designed to a high standard. However there is some uncertainty at this early stage.
verall effects identified SA20	+?	0	, , ,
r Quality			
21 - To reduce air pollution and ensure	air quality conti	nues to improv	ve.
Will it improve air quality?	n/a	n/a	
verall effects identified SA21	n/a	n/a	
se of Energy Resources	,	, -	
	he proportion o	f energy gener	rated from renewable sources in the Borough.
Will it reduce emissions of greenhouse	О О	o	The overall effects are considered to be
ses by reducing energy consumption?			neutral. Option 1 could lead to reductions or
Will it lead to an increased proportion	0	O	increase in greenhouse gases from energy
energy needs being met from			consumption depending on where the energy
newable resources?			sourced from.
verall effects identified SA22	0	0	
se of Land Resources			
123 - To improve efficiency in land use th	nrough the re-us	se of previously	
Will it re-use previously developed nd?	0	0	The site is potentially contaminated, Option 1 would be required to remediate the land.
Will it remediate contaminated land?	+	0	
verall effects identified SA23	+	0	
ater Management			
24 - To maintain and improve the water	r quality of the E	Borough.	
Will it improve compliance with the ater Framework Directive?	?	?	It is uncertain at this stage.
verall effects identified SA24	?	?	
25 - To reduce the risk of flooding and t	he resulting det	riment to publ	lic well-being, the economy and the environment
Will it minimise the risk of flooding om all sources to people and property?	?	0	It is uncertain at this stage as to whether Option 1 will result in an increased risk of surface water run off within the site.
Will development be avoided in flood ik areas?	+	0	The site is not in a flood zone.
Can the site be made safe taking into count predicted sea level rise?	+	0	The site is not predicted to be effected by sea level rise.
verall effects identified SA25	+	0	ICVCI 113C.
126 - To provide for sustainable sources		_	
Will it reduce water consumption?	-	0	Option 1 could increase water consumption or the site and cumulatively within the Borough.
verall effects identified SA26	_	0	and site and camulatively within the borough.
atural Resources and Waste Manag	- rement	<u> </u>	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Land at Montgomery Road** Comments: consideration of likelihood of **Sustainability Theme** effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** effects, short/medium/long term effects and **Decision Making Criteria** cumulative effects 1. Will it lead to reduced consumption of Building new homes on the site would increase materials and resources? the use of resources and result in more household waste, both of which will result in 2. Will it reduce household waste? 0 negative effects. There will be opportunities for 3. Will it increase recycling? recycling with Option 1 so this is assessed as neutral. Overall effects identified SA27 0

Option 1	: Residential						
	Montgomery						
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			О				
SA2			ο?				
SA3			O				
SA4			n/a				
SA5		+?					
SA6			n/a				
SA7		+					
SA8			0				
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17			0				
SA18				?			
SA19			n/a				
SA20		+5					
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - 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

Local Plan	
Recommendation for	Allocate site for housing in the Local Plan
	improving open space will also assist in mitigating the loss of this site.
	protecting this specific piece of open space. A contribution towards
	of providing new housing are considered to outweigh the benefits of

PART 5 – 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.

Mitigati	ng 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.

Maximi	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.

PART 1 – Site profile for Land at Grove Road

Site location

Site name	Land at Grove Road	Site reference	HD008
Site address and post	Grove Road, Gosport, PO12 4JJ	Ward	Hardway
code			

Site details

Site description	Area of amenity space
Topography	Flat with landscape slope to south enclosed by metal fence.
Existing land use	Open space
Surrounding land	Residential (two storey)
use and storey	
heights	
Site size	0.32 ha
Development status	P.103/007/17 – PRE APP FOR PROPOSED ERECTION OF SIX DWELLINGS WITH
	ACCESS AND PARKING.
	P.103/015/19 – PRE APP FOR ERECTION OF 15 3 STOREY, 3 BED
	DWELLINGHOUSES (100% AFFORDABLE HOUSING) WITH ASSOCIATED
	ACCESS, PARKING, LANDSCAPING AND AMENITY SPACE.
	P.103/025/20 at Land Adjacent Of Grove Road And Sealark Road, Gosport,
	Hampshire for the proposed ERECTION OF 1NO. PART FOUR/PART THREE
	STOREY BUILDING AND 1NO. 2 STOREY BUILDING WITH ACCOMODATION IN
	THE ROOF TO PROVIDE 44 SHELTERED HOUSING UNITS FOR OVER 50S AND
	1NO. LIVE-IN WARDEN FLAT WITH ASSOCIATED LANDSCAPING AND CAR
	PARKING.
	21/00143/FULL - ERECTION OF A THREE-STOREY BUILDING TO
	ACCOMMODATE 28 AGE-RESTRICTED, ASSISTED LIVING APARTMENTS (CLASS
	C3) WITH ASSOCIATED WORKS INCLUDING ACCESS, PARKING AND
	LANDSCAPING (DEPARTURE FROM LOCAL PLAN)

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for	No	Site may still be appropriate for
development?		development.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	Yes	Site assessed as medium value in the Open Space Monitoring Report. There is potential for some development if the requirements of Policy LP35 were fully met and mitigation was secured in the local vicinity.
Is the site a Protected Employment Site?	No	
Does the site have a community, culture or leisure use?	No	
Is the site within a Defined Shopping Area?	No	
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site predicted to be in flood zone 2 and 3 by 2115. Strategic Flood Risk Assessment is required.
Ecology		·
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	
Does the site have any TPO trees?	Yes	1 Oak Tree to West of site. Proposals will need to protect and enhance the trees.
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Site adjacent to Portsmouth Harbour Brent Goose site (Primary Network). Site within 320 m of SPA and Ramsar site. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in	Yes	Site within 320 m of SSSI. An ecology
proximity of, a SSSI or candidate		survey may be required. Development

Issue	Suitability	Comments
SSSI?		will not be permitted unless no adverse
		impact upon the habitat can be
		demonstrated.
Does the site contain, or is in	Yes	Site within 200 m of Priddy's Hard SINC.
proximity of, a SINC, candidate SINC		Proposals should protect the habitat.
or a Local Green Space?		
Access		
Can satisfactory vehicular access be	Yes	
achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage		
Is the site within or is adjacent to a	No	
Conservation Area?		
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		
gardens)?		
Does the site contain, or is adjacent	No	
to, any locally listed buildings?		
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Site in 20 m buffer area and 50 m
contaminated?		historic landfill buffer. A Contaminated
		Land Assessment and potential
		mitigation will be required.
Amenity		
Is development likely to have an	No	
adverse impact upon neighbouring		
amenity?		
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services	1	1
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	Yes	Site in safeguarded area for aerodrome
Area (other than Southampton		at Daedalus. Restrictions on
Alea (other than southampton	<u> </u>	at Dacadias. Nestrictions on

Issue	Suitability	Comments
Airport Safeguarding Zone, which		development may apply. Under Policy
covers the whole borough)?		LP15 statutory bodies will be consulted.

Availability

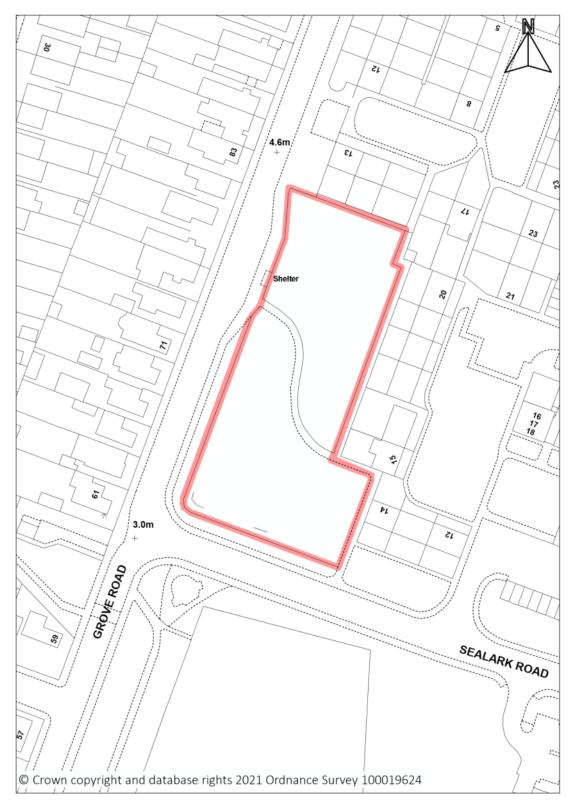
Issue	Availability	Comments
Does the site have multiple	Unknown	Privately owned land – owner currently
owners?		unknown.
Is the site owned by a developer or	Yes	Owner currently seeking advice on
is the owner willing to sell?		potential development of the site.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Yes	Footpath crosses the site. May affect site
(pylons, rights of way, easements)?		viability.
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for	Yes	
development within the plan period?		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs. Funding or planning gain may be needed to make the site viable.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Issue Figure		Assumptions			
Developable area 0.32 ha		Based on whole site.			
Local area density High		60dph.			
Development density	46dph	Based on developable area.			
Capacity for dwellings	8	< With some retained open space			
	15	< Based on layout proposed in 2019 pre app with loss of all			
		open space.			

Site plan for Land at Grove Road



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential

The council assesses the site as having suitability to be developed all or in part for housing. The use has been proposed by the landowner.

Option 2: Retain Open Space

It is considered necessary to test this option as an alternative to the Council's desired approach for the site to be developed for housing.

Sustainability Appraisal Objective Decision Making Criteria 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? 2. Will it support the transition to net zero carbon by 2050? 3. Will it deliver energy efficient buildings? 4. Will it support the charging of plug-in and other ultra-low emission vehicles? 5. Will it support the charging of plug-in and other ultra-low emission vehicles? 5. Will it support the charging of plug-in and other ultra-low emission vehicles? 6. Option 1 would provide opportunities to support in zero carbon by 2050, however option 2 we see the site retained as open space which would also help to support net zero. 7. Will it support the charging of plug-in and other ultra-low emission vehicles? 8. Will it support the charging of plug-in and other ultra-low emission vehicles? 9. Option 1 would provide the potential to incorporate facilities in new dwellings. 2. wwold not require such a provision. Overall effects identified SA1 6. Option 1 would provide the potential to incorporate facilities in new dwellings. 7. Will it reduce traffic volumes and congestion? 8. Will it reduce traffic volumes and congestion, road accidents, and pollution related air and noise pollution? 9. Option 1 would provide opportunities to spuport in zero carbon by 2050, however option 2 we see the site retained as open space which would also help to support net zero. 9. Option 1 would provide opportunities to support in zero carbon by 2050, however option 2 we see the site retained as open space which would also help to support net zero. 9. Option 1 would provide poptunities to support in zero carbon by 2050, however option 2 we see the site retained as open space which would also help to support net zero. 9. Option 1 would provide poptunities to support net zero. 9. Option 1 would provide poptunities to support net zero. 9. Option 1 would provide poptunities to support net zero.		The effe	cts over time	2:
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria 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? 2. Will it support the transition to net zero carbon by 2050? 3. Will it support the transition to net zero carbon by 2050? 3. Will it deliver energy efficient buildings? 4. Will it support the charging of plug-in and other ultra-low emission vehicles? 5. Will it support the charging of plug-in and other ultra-low emission vehicles? 5. Verall effects identified SA1 Transport and Accessibility SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities. 5. Will it reduce raffic volumes and congestion? 6. Verall effects identified SA2 7. Will it reduce road traffic accidents? 8. Will there be an increase in traffic related air and noise pollution? 9. Overall effects identified SA2 9	++ major positive + posit	tive o neutra	ıl ? uncertai	n - negative major negative
Sustainability Appraisal Objective Decision Making Criteria 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? 2. Will it support the transition to net zero carbon by 2050? 3. Will it support the transition to net zero carbon by 2050? 3. Will it deliver energy efficient buildings? 4. Will it support the charging of plug-in and other ultra-low emission vehicles? 5. Will it support the charging of plug-in and other ultra-low emission vehicles? 6. Option 1 would provide opportunities to support in zero carbon by 2050, however option 2 we see the site retained as open space which would also help to support net zero. 7. Will it support the charging of plug-in and other ultra-low emission vehicles? 8. Will it is upport the charging of plug-in and other ultra-low emission vehicles? 8. Will it reduce traffic decidents? 8. Vill it reduce traffic volumes and congestion? 9. Option 1 would provide the potential to incorporate facilities in new dwellings. 1. Will it reduce traffic volumes and congestion? 1. Will it reduce road traffic accidents? 1. Will it reduce road traffic accidents? 1. Will it reduce road traffic accidents? 2. Will it reduce road traffic accidents? 3. Will there be an increase in traffic related air and noise pollution? 4. Will it reduce to detail traffic related air and noise pollution? 5. As To facilitate modal transfer away from use of the private car to other forms of travel including walking, cycling public transport.	Land at Grove Road			
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? 2. Will it support the transition to net zero carbon by 2050? 3. Will it support the experiment of the size of transition to net zero carbon by 2050? 3. Will it deliver energy efficient buildings? 4. Will it support the charging of plug-in and other ultra-low emission vehicles? Coverall effects identified SA1 o o Coverall effects identified SA1 o o Coverall effects identified SA1 o o Coverall effects identified sand or reduce the effects of traffic on local communities. 1. Will it reduce road traffic accidents? 3. Will there be an increase in traffic related air and noise pollution? Coverall effects identified SA2 o? o SA3 - To facilitate modal transfer away from use of the private car to other forms of travel including walking, cycling public transport.	Sustainability Theme	₽ <u>0</u>	00	Comments: consideration of likelihood of
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? 2. Will it support the transition to net zero carbon by 2050? 3. Will it support the experiment of the size of transition to net zero carbon by 2050? 3. Will it deliver energy efficient buildings? 4. Will it support the charging of plug-in and other ultra-low emission vehicles? Coverall effects identified SA1 o o Coverall effects identified SA1 o o Coverall effects identified SA1 o o Coverall effects identified sand or reduce the effects of traffic on local communities. 1. Will it reduce road traffic accidents? 3. Will there be an increase in traffic related air and noise pollution? Coverall effects identified SA2 o? o SA3 - To facilitate modal transfer away from use of the private car to other forms of travel including walking, cycling public transport.	Sustainability Appraisal Objective	otio	otio oen	
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? 2. Will it support the transition to net zero carbon by 2050? 3. Will it deliver energy efficient buildings? 4. Will it support the charging of plug-in and other ultra-low emission vehicles? 5. Will it support the charging of plug-in and other ultra-low emission vehicles? Coverall effects identified SA1 Coverall effects identified SA1 Coverall effects identified SA1 Coverall effects identified sand to reduce the effects of traffic on local communities. 1. Will it reduce road traffic accidents? 2. Will it reduce traffic accidents? 3. Will there be an increase in traffic related air and noise pollution? Overall effects identified SA2 Or coverall effects identified		n 1: enti	n 2: Spa	
SA1 – To address climate change issues through reducing greenhouse gas emissions. 1. Will it help to reduce carbon dioxide and other greenhouse gas emissions? 2. Will it support the transition to net zero carbon by 2050? 3. Will it support the transition to net zero carbon by 2050? 3. Will it deliver energy efficient buildings? 4. Will it support the charging of plug-in and other ultra-low emission vehicles? 5. Will it support the charging of plug-in and other ultra-low emission vehicles? 6. O O O Option 1 would provide energy efficiency. 7. Will it reduce the need to travel and to reduce the effects of traffic on local communities. 7. Will it reduce traffic volumes and congestion? 8. Will it reduce traffic accidents? 9. O O Option 1 would grow in the provision of travel including so the site of a small scale and the highway impacts are unlikely to be significated air and noise pollution? 9. O Option 1 would provide the potential to incorporate facilities into new dwellings. It is optionally the provision of the site is one of the provision. Over the site is one of the site is one of the provision. Over the site is of a small scale and the highway impacts are unlikely to be significated air and noise pollution? 9. Overall effects identified SA2 9. Overall effects identi	•	<u>a.</u>	Retain	camanative effects
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Overall effects identified SA2 o? o SA3 - To facilitate modal transfer away from use of the private car to other forms of travel including walking, cycling public transport.	·			_
SA3 - To facilitate modal transfer away from use of the private car to other forms of travel including walking, cycling public transport.		_		situation.
public transport.				
		n use of the pri	vate car to oth	ner forms of travel including walking, cycling and
T. WHICH INCLEASE THE DIODOLLIOHOL I TO I TO I NEW OWENINGS ON THE SHE WILLIKEN FESTIV	Will it increase the proportion of	ο?	0	New dwellings on the site will likely result in

	The effects over time:				
• • • • • •	itive o neutra	l ? uncertai	in - negative major negative		
Land at Grove Road					
Sustainability Theme	₽ Q	0 0	Comments: consideration of likelihood of		
Sustainability Appraisal Objective	Option 1: Residentia	Option 2: Re Open Space	effect, spatial scale, temporary/permanent		
Decision Making Criteria	ent	Sp.	effects, short/medium/long term effects and		
Decision Making Citteria	<u> </u>	Option 2: Retain Open Space	cumulative effects		
journeys using modes other than the private car?			additional car use however this is not certain as development of the site also presents opportunities to encourage the use of other travel modes. If option 2 is pursued the site would see no change from its current use.		
2. Will it provide for high quality walking	+	0	Option 1 with new dwellings provides the		
and cycling networks and supporting facilities such as cycle parking?			opportunity to provide suitable cycle provision and improvements to cycle/pedestrian provision within the site.		
Overall effects identified SA3	0	0	provision within the site.		
· · · · · · · · · · · · · · · · · · ·	f quality service	s and facilities	s including health, transport, education, training,		
employment and leisure opportunities.					
1. Will it improve access to local services?	n/a	n/a			
2. Will it make access easier for those without a car?	n/a	n/a			
3. Will it make access easier for disabled and or elderly people?	n/a	n/a			
Overall effects identified SA4	n/a	n/a			
Community Activity and Neighbourho	oods				
SA5 - To provide opportunities for commu	nity interaction	and improve	the quality of where people live.		
 Will it provide opportunities for engagement in community activities? 	n/a	n/a			
2. Will it improve neighbourhoods as places to live?	+?	o	Option 1 has the potential to positively improve the neighbourhood as a place to live if the development is well integrated to the existing area. There is some subjectivity in this judgement, so option 1 is also assessed as uncertain.		
Overall effects identified SA5	+?	0			
Crime and Disorder					
SA6 - To reduce crime and disorder					
1. Will it reduce actual levels of crime and disorder?	n/a	n/a			
Overall effects identified SA6	n/a	n/a			
Poverty and Deprivation					
SA7 - To reduce poverty and social exclusion region.	on and close the	gap betweer	n Gosport and other areas in the South East		
Will it reduce poverty and social exclusion in those areas most affected?	+	O	Option 1 would see affordable dwellings included in the mix of housing provided on the site which would be occupied by residents on the Council's waiting list. This provides great potential to directly assist those in society who may be most likely to experience poverty and		

The effects over time:					
	tive o neutra	al ? uncertai	n - negative major negative		
Land at Grove Road					
Sustainability Theme	~ <u>0</u>	00	Comments: consideration of likelihood of		
Sustainability Appraisal Objective	Option 1: Residentia	Option 2: Re Open Space	effect, spatial scale, temporary/permanent		
Decision Making Criteria	on 1	Sp.	effects, short/medium/long term effects and		
Decision Making Citteria	<u> </u>	Option 2: Retain Open Space	cumulative effects		
			be socially excluded from owning or renting their own home.		
Overall effects identified SA7	+	O			
Health and Well-being					
SA8 - To improve the health and wellbeing	of the populati	on, reduce ine	qualities in health and improve health facilities.		
1. Will it reduce health inequalities in those areas most affected?	n/a	n/a			
2. Will it enable and support healthy lifestyles?	O	O	New high quality dwellings will improve the Borough's overall housing stock. This could help to support healthy lifestyles. However, it is recognised that the loss of open space could have some negative effects. It is therefore important that contributions are made to the improvement of open space in the vicinity of the site, so the loss of open space does not impede residents' access to quality open space provision. Overall, both options are assessed as neutral.		
3. Will it improve access to health facilities?	n/a	n/a			
Overall effects identified SA8	0	0			
Housing					
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	d affordable home.		
1. Will it reduce homelessness?	+?	0	Option 1 would provide affordable housing		
2. Will it increase the range and affordability of housing for different groups in the community?	++	0	which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to		
3. Will it increase the number of decent homes?	+	0	reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.		
Overall effects identified SA9	+	0			
Education and Skills					
SA10 - To raise educational achievement a and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find		
1. Will it improve the qualifications and skills of young people?	n/a	n/a			
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a			
Overall effects identified SA10	n/a	n/a			
Employment					
SA11 - To provide opportunities for reside	nts to work loca	Illy rather than	out-commute and thereby provide greater		
potential for people to use public transpor		to work.			
1. Will it reduce out-commuting from	n/a	n/a			

The effects over time:				
++ major positive + posi	tive o neutra	l ? uncertai	n - negative major negative	
Land at Grove Road			, ,	
Sustainability Theme	Option 2: Re Open Space Option 1: Residential		Comments: consideration of likelihood of effect, spatial scale, temporary/permanent	
Sustainability Appraisal Objective				
Decision Making Criteria	n 1: enti	n 2: Spa	effects, short/medium/long term effects and cumulative effects	
Decision Making Circent	<u>a</u> ```	Option 2: Retain Open Space	cumulative ejjects	
the Borough?				
2. Will it improve accessibility to work by	n/a	n/a		
public transport, walking and cycling?				
Overall effects identified SA11	n/a	n/a		
SA12 - To ensure high and stable levels of e	employment so	everyone can	benefit from the economic growth of the	
Borough.			-	
1. Will it reduce overall unemployment?	n/a	n/a		
2. Will it reduce long-term	n/a	n/a	1	
unemployment?	•	•		
3. Will it provide job opportunities for	n/a	n/a		
those most in need of employment?	-	•		
4. Will it help to improve average	n/a	n/a		
earnings?	-	-		
Overall effects identified SA12	n/a	n/a		
Economy				
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	stainable regeneration of the Borough.	
1. Will it make more effective use of	n/a	n/a		
previously developed land?	•	•		
2. Will it improve business development	n/a	n/a		
and enhance competitiveness?	-	-		
3. Will it improve the resilience of	n/a	n/a		
business and the economy?				
4. Will it promote growth in key sectors	n/a	n/a		
and clusters?				
5. Will it make land and property	n/a	n/a		
available for business development?				
Overall effects identified SA13	n/a	n/a		
SA14 - To encourage the development of a	buoyant, susta	inable tourism	sector.	
1. Will it positively contribute to the local	n/a	n/a		
tourism industry and improve the image				
of Gosport as a destination?				
Overall effects identified SA14	n/a	n/a		
Towns and Neighbourhood Centres				
SA15 - To ensure the vitality and viability o	f the Borough's	principal, dist	rict, and neighbourhood centres.	
1. Will it improve the accessibility to, and	О	0	Option 1 could improve the vitality and viability	
quality of, main town centre uses (as			of the Borough's centres by introducing	
defined in NPPF Annex 2)?			additional shoppers however given the	
2. Will it improve the vitality and viability	O	0	uncertainty in this assumption the overall effect	
of centres?			is considered neutral.	
Overall effects identified SA15	0	0		
Leisure				
SA16 - To improve the quality and accessib	ility of leisure c	pportunities w	vithin the Borough.	
1. Will it improve the range of sporting	n/a	n/a		

The effects over time:					
++ major positive + positive o neutral ? uncertain - negative major negative					
Land at Grove Road					
Sustainability Theme	₽ 0	00	Comments: consideration of likelihood of		
Sustainability Appraisal Objective	otic oen otic		effect, spatial scale, temporary/permanent		
Decision Making Criteria	Option 1: Residentia	Option 2: Re Open Space	effects, short/medium/long term effects and cumulative effects		
Decision Waking Criteria	<u>a</u>	Option 2: Retain Open Space	cumulative effects		
		tair			
		_			
facilities in the Borough?					
Overall effects identified SA16	n/a	n/a			
	-	<u>-</u>	its public areas and green spaces including the		
provision of good access to the coast and h					
1. Will it protect or enhance the	О	+	Option 1 would result in the loss of this open		
Borough's network of greenspace?			space however it will secure improvements to		
2. Will it protect or enhance the quality	0	0	alternative open space within the vicinity of the		
of the Borough's coast and harbour			site. This would provide an overall benefit to		
frontage and maintain or improve public access?			the local community by providing both housing and improvements to open space.		
dccess:			Nevertheless, the Council recognises that the		
			development of this site will result in a net loss		
			of open space. Option 1 is therefore assessed		
			as neutral.		
			Option 2 would see the protection of the site		
			for open space which would result in positive effects.		
Overall effects identified SA17	0	+	circus.		
Biodiversity and Geodiversity					
SA18 - To conserve and enhance the Borou	ıgh's biodiversi	ty and geologic	cal assets.		
1. Will it result in a biodiversity net gain?	+	, <u>, , , , , , , , , , , , , , , , , , </u>	Option 1 will be required to secure a		
			biodiversity net gain.		
2. Will it enhance biodiversity through	n/a	n/a			
the restoration and creation of well-					
connected multifunctional green infrastructure?					
3. Will it maintain and enhance sites	?	?	The impact created by option 1 is uncertain.		
designated for their nature conservation	•	•	The impact of cated by option 1 is uncertain.		
interest?					
4. Will it conserve and enhance local	?	?			
habitats and species diversity, and avoid					
harm to protected species?	_				
Overall effects identified SA18	?	ο?			
Heritage and Design					
SA19 - To protect and enhance the historic		/ -			
1. Will it protect and enhance the historic environment?	n/a	n/a			
2. Will it improve the condition of any	n/a	n/a	-		
heritage asset identified as at risk?	, α	, α			
Overall effects identified SA19	n/a	n/a			
	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	+?	0	Option 1 should see dwellings designed to a		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
Land at Grove Road				
Sustainability Theme	7 O	0.0	Comments: consideration of likelihood of	
•	Opti Ope Opti		effect, spatial scale, temporary/permanent	
Sustainability Appraisal Objective	Option 1: Residentia	on 2 1 Sp	effects, short/medium/long term effects and	
Decision Making Criteria	Option 2: Retain Open Space Option 1: Residential		cumulative effects	
the townscape?			high standard. However there is some uncertainty at this early stage.	
Overall effects identified SA20	+?	0	, , ,	
Air Quality	_			
SA21 - To reduce air pollution and ensure a	air quality conti	nues to improv	/e.	
1. Will it improve air quality?	n/a	n/a		
Overall effects identified SA21	n/a	n/a		
Use of Energy Resources	_	_		
	ne proportion o	f energy gener	ated from renewable sources in the Borough.	
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	0	The overall effects are considered to be neutral. Option 1 could lead to reductions or	
2. Will it lead to an increased proportion	0	0	increase in greenhouse gases from energy	
of energy needs being met from			consumption depending on where the energy is	
renewable resources?			sourced from.	
Overall effects identified SA22	0	0		
Use of Land Resources				
SA23 - To improve efficiency in land use th	_			
1. Will it re-use previously developed land?	0	0	The site is potentially contaminated, Option 1 would be required to remediate the land.	
2. Will it remediate contaminated land?	+	0		
Overall effects identified SA23	+	0		
Water Management				
SA24 - To maintain and improve the water				
1. Will it improve compliance with the Water Framework Directive?	?	?	It is uncertain at this stage.	
Overall effects identified SA24	?	?		
			ic well-being, the economy and the environment.	
1. Will it minimise the risk of flooding from all sources to people and property?	?	0	It is uncertain at this stage as to whether Option 1 will result in an increased risk of surface water run off within the site.	
2. Will development be avoided in flood risk areas?	+	0	The site is not in a flood zone.	
3. Can the site be made safe taking into account predicted sea level rise?	+	0	The site is not predicted to be effected by sea level rise.	
Overall effects identified SA25	+	0		
SA26 - To provide for sustainable sources of	of water supply			
1. Will it reduce water consumption?	-	0	Option 1 could increase water consumption on the site and cumulatively within the Borough.	
Overall effects identified SA26	-	0		
Natural Resources and Waste Manage	ement			
		eve the sustair	nable consumption of natural resources and	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **Land at Grove Road** Comments: consideration of likelihood of **Sustainability Theme** effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** effects, short/medium/long term effects and **Decision Making Criteria** cumulative effects 1. Will it lead to reduced consumption of Building new homes on the site would increase materials and resources? the use of resources and result in more household waste, both of which will result in 2. Will it reduce household waste? 0 negative effects. There will be opportunities for 3. Will it increase recycling? 0 0 recycling with Option 1 so this is assessed as neutral. Overall effects identified SA27 0

Option 1	: Residential						
Land at 0	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			0				
SA2			ο?				
SA3			0				
SA4			n/a				
SA5		+?					
SA6			n/a				
SA7		+					
SA8			0				
SA9		+					
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17			0				
SA18				?			
SA19			n/a				
SA20		+?					
SA21			n/a				
SA22			0				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27					-		M/L

PART 4 - Preferred options for Land at Grove Road

TAKE 4-1 referred 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			

Local Plan	
Recommendation for	Allocate site for housing in the Local Plan
	improving open space will also assist in mitigating the loss of this site.
	protecting this specific piece of open space. A contribution towards
	of providing new housing are considered to outweigh the benefits of

PART 5 – 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.

Mitigat	ing 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.

Maximisi	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: Employment

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.

PART 1 – Site profile for Land at Aerodrome Road

Site location

Site name	Land at Aerodrome Road	Site reference	-
Site address and post	Aerodrome Road, Gosport, PO13	Ward	Bridgemary South
code	0GW		

Site details

Site description	Small parcel of land adjacent to Aerodrome Road and situated close to the
	existing employment area at Fareham Road/Aerodrome Road.
Topography	Flat
Existing land use	Scrub/vegetation
Surrounding land	It sits outside of the fence for the adjacent Defence Munitions site and is
use and storey	currently available for development.
heights	
Site size	0.32 ha
Development status	None

Suitability

Issue	Suitability	Comments			
Local plan designations					
Is the site within the Urban Area	Yes				
Boundary?					
Is the site allocated for	Yes	The site is an existing employment land			
development?		allocation in the adopted GBLP 2011-2029.			
Is the site in the Strategic Gap?	No				
Is the site Protected Open Space?	No				
Is the site a Protected	Yes	Site an existing employment land			
Employment Site?		allocation.			
Does the site have a community,	No				
culture or leisure use?					
Is the site within a Defined	No				
Shopping Area?					
Is the site currently tourist	No				
accommodation?					

Issue	Suitability	Comments
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in	No	
Flood Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO	No	
trees?		
Does the site contain any	Unknown	Further investigation will be required.
protected species (bats, badgers,		
Great crested newts)?		
Does the site contain, or is within	No	
400m of, a SAC or possible SAC,		
SPA or potential SPA, Ramsar site		
or proposed Ramsar site, a Brent		
Goose site or proposed Brent		
Goose site, or a biodiversity-		
offset site?	No	
Does the site contain, or is in	No	
proximity of, a SSSI or candidate SSSI?		
Does the site contain, or is in	Yes	Site immediately adjacent to SINC. An
proximity of, a SINC, candidate		ecological survey may be required.
SINC or a Local Green Space?		Development should have no adverse
		impact upon the adjacent habitat.
Access	Ι.,	
Can satisfactory vehicular access be achieved?	Yes	
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage	Г	
Is the site within or is adjacent to	No	
a Conservation Area?		
Does the site contain, or is	No	
adjacent to, any Designated		
Heritage Assets (listed buildings,		
scheduled ancient monuments or		
registered parks and gardens)?	No	
Does the site contain, or is	No	

Issue	Suitability	Comments		
adjacent to, any locally listed				
buildings?				
Is the site likely to be of	No			
archaeological interest?				
Contamination				
Is it likely the site could be	Yes	A Contaminated Land Assessment and		
contaminated?		potential mitigation will be required.		
Amenity				
Is development likely to have an	No			
adverse impact upon				
neighbouring amenity?				
Are neighbouring uses likely to	No			
have an adverse impact upon the				
amenity of future occupiers				
(industrial uses, major roads)?				
Services				
Is the site likely to be serviced by utilities?	Yes			
Is the site within a Safeguarded	Yes	Site in safeguarding area for Fleetlands		
Area (other than Southampton		helipad, Defence Munitions and aerodrome		
Airport Safeguarding Zone, which		at Daedalus. Restrictions on development		
covers the whole borough)?		may apply. Under Policy LP15 statutory		
		bodies will be consulted.		

Availability

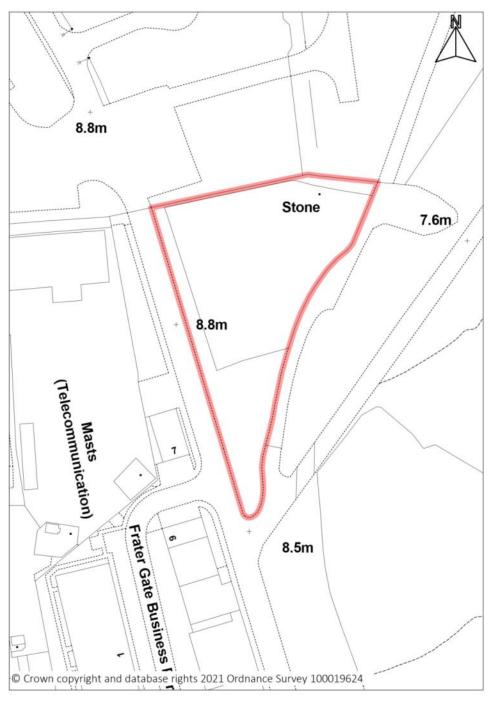
Issue	Availability	Comments
Does the site have multiple	Unknown	
owners?		
Is the site owned by a developer or	Unknown	
is the owner willing to sell?		
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	
site would come forward for		
development within the plan		

Issue	Achievability	Comments
period?		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs. Further investigations will be required by site developer.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Site plan for Land at Aerodrome Road



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Employment site

Given the location of the site adjacent to an existing employment site, the Council wanted to explore whether the site is suitable for allocation for employment uses. It is felt this approach would be in line with the objectives for increasing employment in the Borough.

Option 2: Do nothing

This is considered as an alternative option. This option would see the site left as it is which means it would continue to be occupied by scrub and limited vegetation.

PART 3 – Sustainability Appraisal of potential options for Land at Aerodrome Road

	The effec	ts over time	2:
++ major positive + positi	ve o neutral	? uncertai	n - negative major negative
Land at Aerodrome Road			
Sustainability Theme	Op En	ი ე	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Employm	Option 2 nothing	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Employment site	Option 2: Do nothing	cumulative effects
Climate Change			
SA1 – To address climate change issues thro	ugh reducing g	reenhouse ga	as emissions.
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	0	0	The provision of employment on the site could result in new energy efficient buildings and
2. Will it support the transition to net zero carbon by 2050?	0	0	charging facilities for vehicles however it is uncertain at this stage as it depends on how
3. Will it deliver energy efficient buildings?	?	0	the site is used by any occupier. The provision of local employment opportunities has the
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	?	O	potential to reduce out-commuting and thereby reduce carbon dioxide emissions, however there is uncertainty at this stage and the overall effect is assessed as neutral.
Overall effects identified SA1	?	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to re-	duce the effect	s of traffic or	n local communities.
Will it reduce traffic volumes and congestion?	+	0	Providing local employment land could reduce the need to travel, and particularly the need to
2. Will it reduce road traffic accidents?	О	0	out-commute from the Borough. This could
3. Will there be an increase in traffic related air and noise pollution?	0	0	have positive effects and reduce traffic volumes and congestion.
Overall effects identified SA2	0	0	
SA3 - To facilitate modal transfer away from public transport.	use of the priv	ate car to oth	ner forms of travel including walking, cycling and
1. Will it increase the proportion of journeys using modes other than the private car?	+?	0	Providing employment within the Borough could assist in reducing reliance on the car. That said there is uncertainty as the location of
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	0	0	the site may not result in more walking and cycling.
Overall effects identified SA3	+?	0	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Land at Aerodrome Road					
Sustainability Theme	Option 2: Do nothing Option 1: Employment		Comments: consideration of likelihood of effect, spatial scale, temporary/permanent		
Sustainability Appraisal Objective	Option 1: Employm	tion	effects, short/medium/long term effects and		
Decision Making Criteria	ym,	n 2:	cumulative effects		
-	Option 1: Employment site	Do			
	f quality service	es and facilities	including health, transport, education, training,		
employment and leisure opportunities.	ı	ı			
1. Will it improve access to local	+	-	The site would provide land for employment		
services?			purposes with Option 1 this could improve		
2. Will it make access easier for those	0	0	access to local services. Option 2 is considered		
without a car?			to result in negative effects as doing nothing would potentially see the site remain unused.		
3. Will it make access easier for disabled	0	0	would potentially see the site remain unused.		
and or elderly people? Overall effects identified SA4					
	+0	0			
Community Activity and Neighbourho		1:			
SA5 - To provide opportunities for commu			he quality of where people live.		
1. Will it provide opportunities for	0	0			
engagement in community activities? 2. Will it improve neighbourhoods as		_	The provision of employment could improve		
places to live?	+	0	the Borough as a place to live by providing job		
places to live:			opportunities for residents.		
Overall effects identified SA5	+	0	opportunities for residents.		
Crime and Disorder	•				
SA6 - To reduce crime and disorder					
Will it reduce actual levels of crime	0	0			
and disorder?	J				
Overall effects identified SA6	0	0			
Poverty and Deprivation					
	on and close th	e gan hetween	Gosport and other areas in the South East		
region.	on and close th	c gap between	Gosport and other areas in the South East		
1. Will it reduce poverty and social	+	0	Providing new employment opportunities and		
exclusion in those areas most affected?	·		jobs could help to reduce poverty and social		
			exclusion by providing job opportunities for		
			residents and increasing prosperity.		
Overall effects identified SA7	+	О			
Health and Well-being					
SA8 - To improve the health and wellbeing	of the populat	ion, reduce ine	qualities in health and improve health facilities.		
1. Will it reduce health inequalities in	О	0			
those areas most affected?					
2. Will it enable and support healthy	+	О	Providing employment opportunities could help		
lifestyles?			to enable and support healthy lifestyles.		
3. Will it improve access to health	n/a	n/a			
facilities?					
Overall effects identified SA8	+	0			
Housing					
SA9 - To ensure that everyone has the opp		T	d affordable home.		
1. Will it reduce homelessness?	n/a	n/a			
2. Will it increase the range and	n/a	n/a			

		ects over time	
++ major positive + posi	tive o neutra	ai ? uncertai	n - negative major negative
Land at Aerodrome Road			
Sustainability Theme	무용	9. Q	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 2 nothing		effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Employm	Option 2: Do nothing	cumulative effects
	Option 1: Employment site	Do	camanative effects
affordability of housing for different groups in the community?			
3. Will it increase the number of decent	n/a	n/a	
homes?	II/ a	II/ a	
Overall effects identified SA9	n/a	n/a	
Education and Skills	, -	,	
	nd 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?	+	O	By providing employment land there is potential for new jobs which could improve
2. Will it improve the qualifications and skills of the population overall?	+	O	qualifications and skills.
Overall effects identified SA10	+	0	
Employment	•		
SA11 - To provide opportunities for resider potential for people to use public transpor 1. Will it reduce out-commuting from		to work.	out-commute and thereby provide greater The provision of local employment
the Borough?		О	opportunities could reduce the need to out-
2. Will it improve accessibility to work by public transport, walking and cycling?	+?	O	commute to find work. Option 1 is therefore assessed as resulting in positive effects in this regard.
Overall effects identified SA11	+	0	
SA12 - To ensure high and stable levels of 6 Borough.	employment so	everyone can	benefit from the economic growth of the
1. Will it reduce overall unemployment?	+?	O	The provision of employment land provided
2. Will it reduce long-term	+?	0	under Option 1 could help to increase
unemployment?			employment levels. There is some uncertainty
3. Will it provide job opportunities for those most in need of employment?	+?	o	however as it is not known who would occupy the site or the scale of employment
4. Will it help to improve average earnings?	+?	O	opportunities provided on the site. Nonetheless, Option 1 is assessed as resulting in the most likely to provide positive effects.
Overall effects identified SA12	+?	0	
Economy			
SA13 - To increase investment in Gosport's	s economy to fa	cilitate the sus	stainable regeneration of the Borough.
Will it make more effective use of previously developed land?	0	O	J
Will it improve business development and enhance competitiveness?	?	O	
3. Will it improve the resilience of	?	o	
business and the economy? 4. Will it promote growth in key sectors	?	O	
and clusters?			
5. Will it make land and property	+	-	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Land at Aerodrome Road Comments: consideration of likelihood of **Sustainability Theme** effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective Decision Making Criteria** cumulative effects available for business development? Overall effects identified SA13 +? O **SA14** - To encourage the development of a buoyant, sustainable tourism sector. 1. Will it positively contribute to the local n/a n/a tourism industry and improve the image of Gosport as a destination? Overall effects identified SA14 n/a n/a **Towns and Neighbourhood Centres** SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and n/a n/a quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability n/a n/a of centres? Overall effects identified SA15 n/a n/a Leisure **SA16** - To improve the quality and accessibility of leisure opportunities within the Borough. 1. Will it improve the range of sporting n/a n/a facilities in the Borough? Overall effects identified SA16 n/a n/a 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 Option 1 would see the loss of greenspace; Borough's network of greenspace? however the site is overgrown with vegetation and not providing quality accessible greenspace to the public. Option 1 is therefore assessed as being neutral. 2. Will it protect or enhance the quality n/a n/a of the Borough's coast and harbour frontage and maintain or improve public access? Overall effects identified SA17 n 0 **Biodiversity and Geodiversity** SA18 - To conserve and enhance the Borough's biodiversity and geological assets. 1. Will it result in a biodiversity net gain? 0 2. Will it enhance biodiversity through the restoration and creation of wellconnected multifunctional green infrastructure? 3. Will it maintain and enhance sites ? Unknown at this stage. O designated for their nature conservation interest? 4. Will it conserve and enhance local ? 0

	The effe	ects over time	::
++ maior positive + posi			n - negative major negative
Land at Aerodrome Road	The Children		
Sustainability Theme	<u>r</u> 0		Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Employm	Option ?	effect, spatial scale, temporary/permanent
Decision Making Criteria	n 1. Oym	n 2 ng	effects, short/medium/long term effects and
Decision Making Circenta	Option 2: Do nothing Coul		cumulative effects
habitats and species diversity, and avoid			
harm to protected species?	_		
Overall effects identified SA18	?	0	
Heritage and Design			
SA19 - To protect and enhance the historic	environment.		
1. Will it protect and enhance the	О	O	
historic environment?	_	_	
2. Will it improve the condition of any heritage asset identified as at risk?	0	0	
Overall effects identified SA19	О	O	
SA20 - To ensure that there is a high qualit surrounding spaces.	y townscape in	corporating go	ood design principles for buildings and
1. Will the design enhance the quality of	?	0	Unknown at this stage.
the townscape?	•	Ū	oninown at this stage.
Overall effects identified SA20	?	0	
Air Quality	-		
SA21 - To reduce air pollution and ensure a	air quality conti	nues to improv	ve.
1. Will it improve air quality?	+?	0	
Overall effects identified SA21	+?	0	
Use of Energy Resources			
	ne proportion o	f energy gener	rated from renewable sources in the Borough.
1. Will it reduce emissions of greenhouse	О	0	
gases by reducing energy consumption?			
2. Will it lead to an increased proportion	О	O	
of energy needs being met from			
renewable resources?			
Overall effects identified SA22	0	0	
Use of Land Resources			
SA23 - To improve efficiency in land use th			y developed land and existing buildings.
1. Will it re-use previously developed	0	0	
land? 2. Will it remediate contaminated land?			
Overall effects identified SA23	0	0	
	0	0	
Water Management SA24 - To maintain and improve the water	quality of the	Rorough	
Will it improve compliance with the	quality of the E	orougn.	Unknown at this stage.
Water Framework Directive?		J	onanown at this stage.
Overall effects identified SA24	?	0	
			lic well-being, the economy and the environment.
Will it minimise the risk of flooding	n/a	n/a	
from all sources to people and property?			
2. Will development be avoided in flood	n/a	n/a	
risk areas?			

	The effe	cts over time	a:	
++ major positive + positive o neutral ? uncertain - negative major negative				
Land at Aerodrome Road				
Sustainability Theme	En O	no Op	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	Option 1: Employm	Option nothing	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Decision Making Criteria	Option 1: Employment site	Option 2: Do nothing	cumulative effects	
3. Can the site be made safe taking into account predicted sea level rise?	n/a	n/a		
Overall effects identified SA25	n/a	n/a		
SA26 - To provide for sustainable sources of	of water supply.			
1. Will it reduce water consumption?	-	0		
Overall effects identified SA26	-	0		
Natural Resources and Waste Manage	ement			
SA27 - To reduce waste generation and dismanagement of waste.	posal, and achie	eve the sustain	nable consumption of natural resources and	
1. Will it lead to reduced consumption of materials and resources?	-	0		
2. Will it reduce household waste?	n/a	n/a		
3. Will it increase recycling?	0	0		
Overall effects identified SA27	_	0		

	Aerodrome F		Ni svetenski / m. s.t.	Line a surbaine 2	Nicostino	N.A. i. a. i.	lus as a st
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L term)
SA1				?			
SA2			0				
SA3		+?					M/L
SA4		+0					M/L
SA5		+					M/L
SA6			0				
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			0				
SA18				?			
SA19			0				
SA20				?			
SA21		+?					M/L
SA22			0				
SA23			0				
SA24				?			
SA25				?			
SA26					-		M/L
SA27					-		M/L

PART 4 - 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.

PART 5 – 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.

Mitigati	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.

PART 1 – Site profile for Land adjacent the Huhtamaki site off Rowner Road

Site location

Site name	Land adjacent Huhtamaki site off	Site reference	-
	Rowner Road		
Site address and post	ress and post Rowner Road, Gosport, PO13 OPR		Rowner and
code			Holbrook

Site details

Site description	The site includes the Huhtamaki Rowner Road ste and the adjacent open
	space.
Topography	Sloping area of open space
Existing land use	Open space
Surrounding land	To the north is the Gosport Leisure Centre Complex, to the east is Fareham
use and storey	Road and beyond that Fort Brockhurst. Located to the south of Rowner Road
heights	is the Brune Park School site and to the west a large existing residential area
	comprising two storey properties.
Site size	3.8 ha
Development status	None

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for	No	
development?		
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	Yes	
Is the site a Protected	No	
Employment Site?		
Does the site have a community,	No	
culture or leisure use?		
Is the site within a Defined	No	

Issue	Suitability	Comments
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in	No	
Flood Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO	No	
trees?		
Does the site contain any	Unknown	Further investigation will be required.
protected species (bats, badgers,		
Great crested newts)?		
Does the site contain, or is within	No	
400m of, a SAC or possible SAC,		
SPA or potential SPA, Ramsar site		
or proposed Ramsar site, a Brent		
Goose site or proposed Brent		
Goose site, or a biodiversity-		
offset site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	Yes	The site is situated adjacent to the Fort
proximity of, a SINC, candidate		Brockhurst SINC.
SINC or a Local Green Space?		
Access		
Can satisfactory vehicular access	Yes	
be achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage		
Is the site within or is adjacent to	No	
a Conservation Area?		
Does the site contain, or is	Yes	The site is situated to the west of Fort
adjacent to, any Designated		Brockhurst which is a Scheduled Ancient
Heritage Assets (listed buildings,		Monument. This heritage asset will need to
scheduled ancient monuments or		be appropriately addressed in the design of

Issue	Suitability	Comments
registered parks and gardens)?		any proposals on this site.
Does the site contain, or is	No	
adjacent to, any locally listed		
buildings?		
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Part of site in 20 m buffer area. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will be required.
Amenity		
Is development likely to have an	No	
adverse impact upon		
neighbouring amenity?		
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	Yes	Site in safeguarding area for Fleetlands
Area (other than Southampton		helipad and aerodrome at Daedalus.
Airport Safeguarding Zone, which		Restrictions on development may apply.
covers the whole borough)?		Under Policy LP15 statutory bodies will be
		consulted.

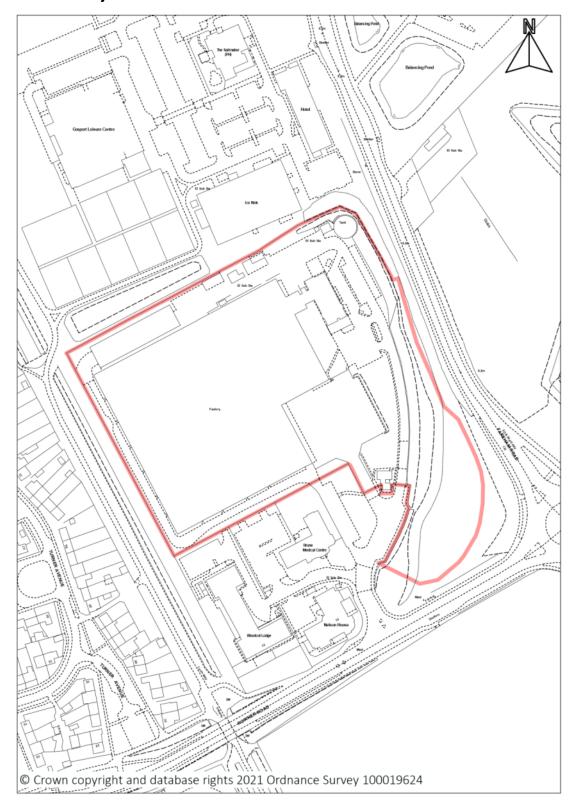
Availability

Issue	Availability	Comments
Does the site have multiple	No	
owners?		
Is the site owned by a developer or	Yes	
is the owner willing to sell?		
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for	Yes	
development within the plan		
period?		
Are there any known abnormal	No	
development costs (contamination,		
heritage conservation, demolition		
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Site plan for Land adjacent the Huhtamaki site off Rowner Road



PART 2 - Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Employment site

Given the location of the site adjacent to the existing Huhtamaki operations, the Council considers it suitable to allocate the site for employment uses to enable the extension and reorganisation of operations on-site. It is considered that this approach would be in line with the objectives for increasing employment in the Borough.

Option 2: Retain open space

This is considered as an alternative option. This option would see the site left as open space which is not publically accessible.

PART 3 – Sustainability Appraisal of potential options for Land adjacent the Huhtamaki site off

Rowner Road			
		cts over time	
			n - negative major negative
Land adjacent the Huhtamaki site	off Rowner F		
Sustainability Theme	Em Opt	Opt Opt	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	open spa		effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Employment site	Option 2: Retain open space	cumulative effects
Climate Change			
SA1 – To address climate change issues thr	ough reducing a	greenhouse ga	
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	o	0	The provision of employment on the site could result in new energy efficient buildings and
2. Will it support the transition to net zero carbon by 2050?	O	0	charging facilities for vehicles however it is uncertain at this stage as it depends on how
3. Will it deliver energy efficient buildings?	?	O	the site is used by any occupier. The provision of local employment opportunities has the
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	?	O	potential to reduce out-commuting and thereby reduce carbon dioxide emissions; however there is uncertainty at this stage and the overall effect is assessed as neutral. Option 2 is assessed as neutral as the open space is no publically accessible and therefore unlikely to lead to tangible changes in relation to climate change.
Overall effects identified SA1	?	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to r	educe the effec	ts of traffic on	local communities.
1. Will it reduce traffic volumes and congestion?	+	O	Providing local employment land could reduce the need to travel, and particularly the need to
2. Will it reduce road traffic accidents?	0	0	out-commute from the Borough. This could
3. Will there be an increase in traffic related air and noise pollution?	O	0	have positive effects and reduce traffic volumes and congestion.
Overall effects identified SA2	0	0	
SA3 - To facilitate modal transfer away from public transport.	n use of the pri	vate car to oth	ner forms of travel including walking, cycling and

The effects over time:

	The effe	cts over time	::
++ major positive + posi	itive o neutra	al ? uncertai	n - negative major negative
Land adjacent the Huhtamaki site	off Rowner	Road	
Sustainability Theme	E O		Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Employm	otion	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Employment site	Option 2: Retain open space	cumulative effects
4 Will it in the second of the	. 2	_	Describing a second consequent with in the Democrat
1. Will it increase the proportion of journeys using modes other than the private car?	+?	0	Providing employment within the Borough could assist in reducing reliance on the car. That said there is uncertainty as the location of
2. Will it provide for high quality walking and cycling networks and supporting	0	0	the site may not result in more walking and cycling.
facilities such as cycle parking? Overall effects identified SA3	+?		
		Our and facilities	including health, transport, education, training,
employment and leisure opportunities.	i quality service	s and facilities	including health, transport, education, training,
Will it improve access to local services?	+	0	The site would provide land for employment purposes with Option 1 this could improve
2. Will it make access easier for those without a car?	О	0	access to local services. Option 2 is considered to result in neutral effects as the open space is
3. Will it make access easier for disabled and or elderly people?	O	0	unlikely to be publically accessible.
Overall effects identified SA4	+0	0	
Community Activity and Neighbourho			
SA5 - To provide opportunities for commu	1		he quality of where people live.
1. Will it provide opportunities for engagement in community activities?	0	0	
2. Will it improve neighbourhoods as places to live?	+	0	The provision of employment could improve the Borough as a place to live by providing job opportunities for residents.
Overall effects identified SA5	+	0	
Crime and Disorder			
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime and disorder?	O	O	
Overall effects identified SA6	0	0	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusion region.	on and close the	e gap between	Gosport and other areas in the South East
Will it reduce poverty and social exclusion in those areas most affected?	+	0	Providing new employment opportunities and jobs could help to reduce poverty and social exclusion by providing job opportunities for residents and increasing prosperity.
Overall effects identified SA7	+	0	
Health and Well-being			
·	of the populat	ion, reduce ine	qualities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	O	0	
2. Will it enable and support healthy	+	O	Providing employment opportunities could help

lifestyles?

to enable and support healthy lifestyles.

++ major positive + posi		ects over time	e: n - negative major negative
Land adjacent the Huhtamaki site			negative major negative
Sustainability Theme			Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective Decision Making Criteria	Option 1: Employment site	Option 2: Retain open space	effects, short/medium/long term effects and cumulative effects
3. Will it improve access to health facilities?	n/a	n/a	
Overall effects identified SA8	+	0	
Housing			
SA9 - To ensure that everyone has the opp			nd affordable home.
1. Will it reduce homelessness?	n/a	n/a	
2. Will it increase the range and affordability of housing for different groups in the community?	n/a	n/a	
3. Will it increase the number of decent homes?	n/a	n/a	
Overall effects identified SA9	n/a	n/a	
Education and Skills SA10 - To raise educational achievement and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	+	0	By providing employment land there is potential for new jobs which could improve
Will it improve the qualifications and skills of the population overall?	+	O	qualifications and skills.
Overall effects identified SA10	+	0	
SA11 - To provide opportunities for resider potential for people to use public transport			out-commute and thereby provide greater
1. Will it reduce out-commuting from the Borough?	+	O	The provision of local employment opportunities could reduce the need to out-
2. Will it improve accessibility to work by public transport, walking and cycling?	+?	o	commute to find work. Option 1 is therefore assessed as resulting in positive effects in this regard.
Overall effects identified SA11	+	0	
SA12 - To ensure high and stable levels of each Borough.	employment so	everyone can	benefit from the economic growth of the
1. Will it reduce overall unemployment?	+?	0	The provision of employment land provided
2. Will it reduce long-term unemployment?	+?	O	under Option 1 could help to increase employment levels. There is some uncertainty
3. Will it provide job opportunities for those most in need of employment?	+5	0	however as it is not known who would occupy the site or the scale of employment
4. Will it help to improve average earnings?	+?	O	opportunities provided on the site. Nonetheless, Option 1 is assessed as resulting in the most likely to provide positive effects.
Overall effects identified SA12	+?	0	
Economy			
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	stainable regeneration of the Borough.
1. Will it make more effective use of	0	0	

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

			n - negative major negative	
Land adjacent the Huhtamaki site	off Rowner	Road		
Sustainability Theme	₽О	_ 0	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	Option 1: Employm	Option 2: R open space	effect, spatial scale, temporary/permanent	
Decision Making Criteria	oyn	on 2 spa	effects, short/medium/long term effects and cumulative effects	
Decision waking Criteria	Option 1: Employment site	Option 2: Retain open space		
previously developed land?				
2. Will it improve business development and enhance competitiveness?	?	O		
3. Will it improve the resilience of	?	О		
business and the economy?				
4. Will it promote growth in key sectors and clusters?	?	О		
5. Will it make land and property available for business development?	+	-	Option 1 will allow the existing occupier of the site to reorganise their operations and expand as necessary. This will allow for business development as is assessed as resulting in positive effects.	
Overall effects identified SA13	+?	0		
SA14 - To encourage the development of a	buoyant, susta	ainable tourism	sector.	
1. Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	n/a	n/a		
Overall effects identified SA14	n/a	n/a		
Towns and Neighbourhood Centres				
SA15 - To ensure the vitality and viability o	T T	T	rict, and neighbourhood centres.	
1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)?	n/a	n/a		
2. Will it improve the vitality and viability of centres?	n/a	n/a		
Overall effects identified SA15	n/a	n/a		
Leisure				
SA16 - To improve the quality and accessible	ility of leisure	opportunities w	vithin the Borough.	
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a		
Overall effects identified SA16	n/a	n/a		
SA17 - To ensure that the Borough protect provision of good access to the coast and I		s the quality of	its public areas and green spaces including the	
Will it protect or enhance the Borough's network of greenspace?	-	O	Option 1 would see the loss of greenspace; however the site is not publically accessible and is underutilised. While option 2 would see the retention of open space, it is unlikely that this will be made publically accessible at it is within the ownership of a private operator.	
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	n/a	n/a		
	-	-		

		cts over time	
			n - negative major negative
Land adjacent the Huhtamaki site	off Rowner	Road	
Sustainability Theme	<u> </u>	유 0	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Employment site	Option 2: Retain open space	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	n 1:	n 2: spa	cumulative effects
3	ent	Ce Re	camative effects
	site	tain	
	.,		
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borou	ugh's biodiversi	ty and geologic	al assets.
1. Will it result in a biodiversity net gain?	0	0	
2. Will it enhance biodiversity through	0	О	
the restoration and creation of well-			
connected multifunctional green			
infrastructure?	2	_	The borrow at the same
3. Will it maintain and enhance sites designated for their nature conservation	?	0	Unknown at this stage.
interest?			
4. Will it conserve and enhance local	?	0	
habitats and species diversity, and avoid	-	Ū	
harm to protected species?			
Overall effects identified SA18	?	0	
Heritage and Design			
SA19 - To protect and enhance the historic	environment.		
1. Will it protect and enhance the	О	0	
historic environment?	_	_	
2. Will it improve the condition of any heritage asset identified as at risk?	О	0	
Overall effects identified SA19	0	0	
SA20 - To ensure that there is a high qualit	_	_	od design principles for huildings and
surrounding spaces.	y to wriscape in		ou design principles for buildings and
1. Will the design enhance the quality of	?	0	Unknown at this stage.
the townscape?			
Overall effects identified SA20	?	0	
Air Quality			
SA21 - To reduce air pollution and ensure a	_		/e.
1. Will it improve air quality?	+?	0	
Overall effects identified SA21	+?	0	
Use of Energy Resources			
1. Will it reduce emissions of greenhouse			ated from renewable sources in the Borough.
gases by reducing energy consumption?	0	0	
2. Will it lead to an increased proportion	0	0	
of energy needs being met from			
renewable resources?			
Overall effects identified SA22	0	0	
Use of Land Resources			
SA23 - To improve efficiency in land use th	rough the re-u	se of previously	developed land and existing buildings.
1. Will it re-use previously developed	O	0	
land?			
2. Will it remediate contaminated land?	0	0	

		cts over time	
<u> </u>			n - negative major negative
Land adjacent the Huhtamaki site Sustainability Theme			Comments: consideration of likelihood of
Sustainability Appraisal Objective	ptio	ptio ben	effect, spatial scale, temporary/permanent
Decision Making Criteria	Option 1: Employment site	Option 2: Retain open space	effects, short/medium/long term effects and cumulative effects
Overall effects identified SA23	0	0	
Water Management			
SA24 - To maintain and improve the water	quality of the E	Borough.	
1. Will it improve compliance with the	?	0	Unknown at this stage.
Water Framework Directive?			_
Overall effects identified SA24	?	O	
SA25 - To reduce the risk of flooding and th	ne resulting det	riment to publ	ic well-being, the economy and the environment.
1. Will it minimise the risk of flooding	n/a	n/a	
from all sources to people and property?			
2. Will development be avoided in flood risk areas?	n/a	n/a	
3. Can the site be made safe taking into account predicted sea level rise?	n/a	n/a	
Overall effects identified SA25	n/a	n/a	
SA26 - To provide for sustainable sources of	of water supply		
1. Will it reduce water consumption?	-	0	
Overall effects identified SA26	-	0	
Natural Resources and Waste Manage	ement		
		eve the sustair	nable consumption of natural resources and
Will it lead to reduced consumption of	_	0	
materials and resources?	-	U	
2. Will it reduce household waste?	n/a	n/a	
3. Will it increase recycling?	0	0	
Overall effects identified SA27	<u> </u>	0	

SA	Major	Positive +	e off Rowner Neutral/not	Uncertain ?	Negative -	Major	Impact
Objective	positive ++	rusitive T	applicable o	Officer tallify	Negative -	negative	timeframe (short (S), Medium (M), Long (L) term)
SA1				?			
SA2			О				
SA3		+?					M/L
SA4		+0					M/L
SA5		+					M/L
SA6			О				
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			0				
SA20				?			
SA21		+?					M/L
SA22			0				
SA23			0				
SA24				?			
SA25				?			
SA26					-		M/L
SA27					-		M/L

PART 4 - 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	Allocate site for employment in the Local Plan.
Local Plan	

PART 5 – 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.

Mitigati	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: Leisure, Community Uses and Open Spaces

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.

PART 1 - Site profile for Gosport Leisure Park

Site location

Site name	Gosport Leisure Park	Site reference	-
Site address and post	Forest Way, Gosport, PO13 0ZX	Ward	Rowner and
code			Holbrook

Site details

Site description	The site includes the remaining areas of the Gosport Leisure Park which are
	considered suitable for leisure related development.
Topography	Flat
Existing land use	Open Space/Leisure uses
Surrounding land	To the north and west are established residential areas comprising of two
use and storey	storey dwellings. To the east is the Brockhurst Gate Retail Park. To the south is
heights	the Huhtamaki factory.
Site size	4.9 ha
Development status	None

Suitability

Issue	Suitability	Comments			
Local plan designations	Local plan designations				
Is the site within the Urban Area	Yes				
Boundary?					
Is the site allocated for	Yes	The site is an existing built leisure allocation			
development?		in the adopted GBLP 2011-2029.			
Is the site in the Strategic Gap?	No				
Is the site Protected Open Space?	Yes				
Is the site a Protected	No				
Employment Site?					
Does the site have a community,	Yes	The site is an existing built leisure allocation			
culture or leisure use?		and is adjacent to the existing Gosport			
		Leisure Centre.			
Is the site within a Defined	No				
Shopping Area?					

Issue	Suitability	Comments
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in	No	
Flood Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO	No	
trees?		
Does the site contain any	Unknown	
protected species (bats, badgers,		
Great crested newts)?	No	
Does the site contain, or is within	No	
400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site		
or proposed Ramsar site, a Brent		
Goose site or proposed Brent		
Goose site or proposed Brent Goose site, or a biodiversity-		
offset site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	Yes	The site is in proximity to the Fort
proximity of, a SINC, candidate		Brockhurst SINC.
SINC or a Local Green Space?		
Access		
Can satisfactory vehicular access	Yes	
be achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage	Ι	
Is the site within or is adjacent to	No	
a Conservation Area?	N.	
Does the site contain, or is	No	
adjacent to, any Designated		
Heritage Assets (listed buildings, scheduled ancient monuments or		
registered parks and gardens)?		

Issue	Suitability	Comments
Does the site contain, or is	No	
adjacent to, any locally listed		
buildings?		
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Part of site in 20 m buffer area. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will be required.
Amenity		
Is development likely to have an	No	
adverse impact upon		
neighbouring amenity?		
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	Yes	Site in safeguarding area for Fleetlands
Area (other than Southampton		helipad and aerodrome at Daedalus.
Airport Safeguarding Zone, which		Restrictions on development may apply.
covers the whole borough)?		Under Policy LP15 statutory bodies will be
		consulted.

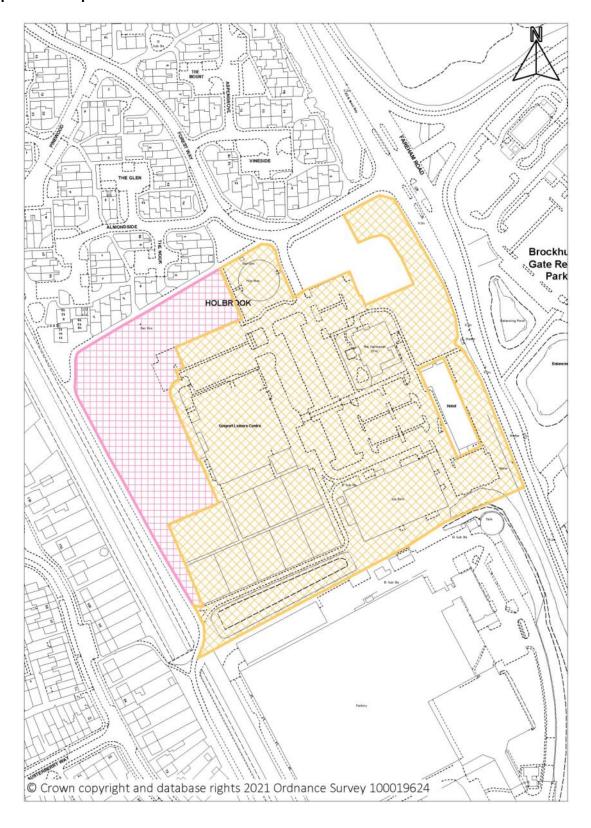
Availability

Issue	Availability	Comments
Does the site have multiple	No	Owned by GBC
owners?		
Is the site owned by a developer or	Yes	Subject to full Council approval the site is
is the owner willing to sell?		considered developable.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	
site would come forward for		
development within the plan		
period?		
Are there any known abnormal	Yes	Potential decontamination costs.
development costs (contamination,		
heritage conservation, demolition		
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Site plan for Gosport Leisure Park



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Allocate for leisure uses

This option is the Council's preferred approach and would allow any future expansion of the existing leisure centre and its associated facilities should it be required.

Option 2: Retain open space

This option is the status quo and would see the site protected for open space.

PART 3 – Sustainability Appraisal of potential options for Gosport Leisure Park

++ major positive + posit		cts over time I ? uncertai	e: n - negative major negative		
Gosport Leisure Park	Gosport Leisure Park				
Sustainability Theme	Opt for_	Opt ope	Comments: consideration of likelihood of		
Sustainability Appraisal Objective	ion leist	ion sp	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and		
Decision Making Criteria	Option 1: Allocate for leisure uses	Option 2: Retain open space	cumulative effects		
Climate Change					
SA1 – To address climate change issues thr	ough reducing	greenhouse ga	as emissions.		
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	+	0	Allowing for the expansion of the existing leisure centre if required will ensure that the		
2. Will it support the transition to net zero carbon by 2050?	+	0	facility can meet future demands. The provision of good quality leisure facilities on the site will reduce the need to travel further afield and thereby reduce emissions.		
3. Will it deliver energy efficient buildings?	?	0	Uncertain at this stage.		
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	+?	O	Development proposals will likely need to provide such provision however it is uncertain at this stage.		
Overall effects identified SA1	+	0			
Transport and Accessibility					
SA2 - To reduce the need to travel and to r	educe the effec	cts of traffic or	local communities.		
Will it reduce traffic volumes and congestion?	+	0	Allowing for the expansion of the existing leisure centre if required will ensure that the		
2. Will it reduce road traffic accidents?	О	0	facility can meet future demands. The provision		
3. Will there be an increase in traffic related air and noise pollution?	+	0	of good quality leisure facilities on the site will contribute to reducing traffic and its related pollution.		
Overall effects identified SA2	+	0			
SA3 - To facilitate modal transfer away from use of the private car to other forms of travel including walking, cycling and public transport.					
1. Will it increase the proportion of journeys using modes other than the private car?	+	0	Allowing for expansion of the Gosport Leisure Park, which is well located to many of the Borough's residents will reduce the need to		
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	O	travel further afield. Additionally the site is well located to walking/cycling and public transport routes.		

		cts over time	
	tive o neutra	al ? uncertai	n - negative major negative
Gosport Leisure Park			
Sustainability Theme	for Opt	Opt	Comments: consideration of likelihood of
Sustainability Appraisal Objective	leis	Option 2: R open space	effect, spatial scale, temporary/permanent
	ure 1:	pac	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Allocate for leisure uses	Option 2: Retain open space	cumulative effects
Overall effects identified SA3	+	0	
		_	including health, transport, education, training,
employment and leisure opportunities.	,		
1. Will it improve access to local	++	О	The site could provide additional leisure,
services?		-	sporting and recreational facilities if needed in
2. Will it make access easier for those	+	0	the future. The site represents an accessible
without a car?			location.
3. Will it make access easier for disabled	+	0	
and or elderly people?			
Overall effects identified SA4	+	0	
Community Activity and Neighbourho	oods		
SA5 - To provide opportunities for commu	nity interaction	and improve t	
1. Will it provide opportunities for	++	O	The site forms a key location in the Borough for
engagement in community activities?			community interaction. Allowing for its future
2. Will it improve neighbourhoods as	++	+	expansion if required will ensure it remains a
places to live?			vibrant place for residents and visitors to
			socialise. This will contribute significant to
Overall effects identified SA5			ensure the Borough is a good place to live.
Crime and Disorder	++	+	
SA6 - To reduce crime and disorder			
Will it reduce actual levels of crime	_	_	
and disorder?	0	0	
Overall effects identified SA6	0	0	
Poverty and Deprivation	U	-	
	on and close the	e gap between	Gosport and other areas in the South East
Will it reduce poverty and social	+	О	The Council owned leisure centre provides
exclusion in those areas most affected?			opportunities for all in society to participate in
			sport and leisure activities.
Overall effects identified SA7	+	O	
Health and Well-being			
SA8 - To improve the health and wellbeing	of the populati	ion, reduce ine	equalities in health and improve health facilities.
1. Will it reduce health inequalities in	++	0	The Gosport Leisure Park forms a vital part of
those areas most affected?			the Borough's sport, leisure and recreation
2. Will it enable and support healthy	++	0	provision. By ensuring it has the adequate land
lifestyles?			to expand if required, Option 1 will ensure that
3. Will it improve access to health	n/a	n/a	residents and visitors have good access and will
facilities?			help enable and support healthy lifestyles.
Overall effects identified SA8	++	0	
Housing			
SA9 - To ensure that everyone has the opp			d affordable home.
1. Will it reduce homelessness?	n/a	n/a	

++ major positive + posit		cts over time	e: n - negative major negative	
Gosport Leisure Park				
Sustainability Theme			Comments: consideration of likelihood of	
	tio.	otio	effect, spatial scale, temporary/permanent	
Sustainability Appraisal Objective	ur 1:		effects, short/medium/long term effects and cumulative effects	
Decision Making Criteria				
2. Will it increase the range and	n/a	n/a		
affordability of housing for different	-			
groups in the community?				
3. Will it increase the number of decent	n/a	n/a		
homes?				
Overall effects identified SA9	n/a	n/a		
Education and Skills				
and remain in work.	d develop the	opportunities	for everyone to acquire the skills needed to find	
1. Will it improve the qualifications and skills of young people?	+	O		
2. Will it improve the qualifications and	+	0		
skills of the population overall?				
Overall effects identified SA10 Employment	+	0		
potential for people to use public transport 1. Will it reduce out-commuting from			out-commute and thereby provide greater	
the Borough?	_			
2. Will it improve accessibility to work by	n/a	n/a		
public transport, walking and cycling? Overall effects identified SA11	n/a	n/a		
SA12 - To ensure high and stable levels of e	-		honofit from the economic growth of the	
Borough.	inployment so	everyone can	benefit from the economic growth of the	
Will it reduce overall unemployment?	n/a	n/a		
Will it reduce overall unemployment: Will it reduce long-term	-			
unemployment?	n/a	n/a		
3. Will it provide job opportunities for those most in need of employment?	n/a	n/a		
4. Will it help to improve average earnings?	n/a	n/a		
Overall effects identified SA12	n/a	n/a		
Economy	,	,		
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus	tainable regeneration of the Borough.	
Will it make more effective use of previously developed land?	n/a	n/a	5	
2. Will it improve business development	n/a	n/a		
and enhance competitiveness? 3. Will it improve the resilience of	n/a	n/a		
business and the economy?				
4. Will it promote growth in key sectors and clusters?	n/a	n/a		
5. Will it make land and property	n/a	n/a		

++ major positive + posi		ects over time al ? uncertai	e: n - negative major negative	
Gosport Leisure Park				
Sustainability Theme	f <u>O</u>	유요	Comments: consideration of likelihood of	
	ptic r le	Option 2: R open space	effect, spatial scale, temporary/permanent	
Sustainability Appraisal Objective	isur	n 2 spa	effects, short/medium/long term effects and	
Decision Making Criteria	Option 1: Allocate for leisure uses	Option 2: Retain open space	cumulative effects	
available for business development?				
Overall effects identified SA13	n/a	n/a		
SA14 - To encourage the development of a	•		n sector	
Will it positively contribute to the local	+	0	The Gosport Leisure Park is also used by those	
tourism industry and improve the image	•		visiting the Borough. Option 1 will allow its	
of Gosport as a destination?			continued use in the future.	
Overall effects identified SA14	+	0		
Towns and Neighbourhood Centres				
SA15 - To ensure the vitality and viability o	f the Borough's	principal, disti	rict, and neighbourhood centres.	
1. Will it improve the accessibility to, and	n/a	n/a	, 0	
quality of, main town centre uses (as				
defined in NPPF Annex 2)?				
2. Will it improve the vitality and viability	n/a	n/a		
of centres?	-			
Overall effects identified SA15	n/a	n/a		
Leisure				
SA16 - To improve the quality and accessib	ility of leisure o	opportunities w	vithin the Borough.	
1. Will it improve the range of sporting facilities in the Borough?	++	0	The Gosport Leisure Park is a key facility within the Borough for leisure and sport and Option 1 would allow it to expand if required in the future. This will have major positive effects.	
Overall effects identified SA16	++	0		
SA17 - To ensure that the Borough protect	s and enhances	the quality of	its public areas and green spaces including the	
provision of good access to the coast and h	narbour.			
1. Will it protect or enhance the	-	+	Option 1 could see the loss of open space	
Borough's network of greenspace?			however this would see facilities built that offer	
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public	0	O	many similar benefits in terms of health and wellbeing.	
access?				
Overall effects identified SA17	-	+		
Biodiversity and Geodiversity				
SA18 - To conserve and enhance the Borou	ıgh's biodiversi	ty and geologic	cal assets.	
1. Will it result in a biodiversity net gain?	0	0		
2. Will it enhance biodiversity through	0	O		
the restoration and creation of well- connected multifunctional green infrastructure?				
3. Will it maintain and enhance sites	+	O	Providing facilities may deflect pressure away	
designated for their nature conservation interest?			from sensitive habitats.	
4. Will it conserve and enhance local habitats and species diversity, and avoid	+	O		

++ major positive + posi		ects over time	e: n - negative major negative	
Gosport Leisure Park				
	ਰ 0	<u> </u>	Comments: consideration of likelihood of	
Sustainability Theme	for leisure L. Parkers		effect, spatial scale, temporary/permanent	
Sustainability Appraisal Objective	n 1 isur	ın 2 spa	effects, short/medium/long term effects and cumulative effects	
Decision Making Criteria	Option 1: Allocate for leisure uses	Option 2: Retain open space		
harm to protected species?				
Overall effects identified SA18	+	О		
Heritage and Design				
SA19 - To protect and enhance the historic	environment.			
1. Will it protect and enhance the	n/a	n/a		
historic environment?	-	-		
2. Will it improve the condition of any	n/a	n/a		
heritage asset identified as at risk?				
Overall effects identified SA19	n/a	n/a		
SA20 - To ensure that there is a high qualit	y townscape in	corporating go	od design principles for buildings and	
surrounding spaces.				
1. Will the design enhance the quality of	?	0	It is unknown at this stage.	
the townscape?				
Overall effects identified SA20	?	0		
Air Quality				
SA21 - To reduce air pollution and ensure a	air quality conti	nues to improv	ve.	
1. Will it improve air quality?	0	0		
Overall effects identified SA21	0	0		
Use of Energy Resources				
SA22 - To increase energy efficiency and th	e proportion o	f energy gener	ated from renewable sources in the Borough.	
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	O	O		
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	0	O		
Overall effects identified SA22	O	0		
Use of Land Resources				
SA23 - To improve efficiency in land use th	rough the re-us	se of previously	y developed land and existing buildings.	
1. Will it re-use previously developed land?	n/a	n/a		
2. Will it remediate contaminated land?	n/a	n/a		
Overall effects identified SA23	n/a	n/a		
Water Management				
SA24 - To maintain and improve the water	quality of the E	Borough.		
1. Will it improve compliance with the	0	0		
Water Framework Directive?				
Overall effects identified SA24	O	0		
SA25 - To reduce the risk of flooding and the	ne resulting det	riment to publ	ic well-being, the economy and the environment.	
1. Will it minimise the risk of flooding from all sources to people and property?	n/a	n/a		
2. Will development be avoided in flood risk areas?	n/a	n/a		

The effects over time:				
++ major positive + posit	ive o neutra	l ? uncertai	n - negative major negative	
Gosport Leisure Park				
Sustainability Theme	Opt for I	Opt	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	ion 1 leisu	Option 2: R open space	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Decision Making Criteria	Option 1: Allocate for leisure uses	Option 2: Retain open space	cumulative effects	
Can the site be made safe taking into account predicted sea level rise?	n/a	n/a		
Overall effects identified SA25	n/a	n/a		
SA26 - To provide for sustainable sources o	f water supply.			
1. Will it reduce water consumption?	?	0	It is unknown at this stage as it is very dependent on the type of facility that is built.	
Overall effects identified SA26	?	0		
Natural Resources and Waste Manage	ment			
SA27 - To reduce waste generation and dispersion management of waste.	oosal, and achie	eve the sustair	nable consumption of natural resources and	
1. Will it lead to reduced consumption of materials and resources?	0	0		
2. Will it reduce household waste?	n/a	n/a		
3. Will it increase recycling?	O	0		
Overall effects identified SA27	О	0		

	: Allocate for Leisure Park	· leisure uses	5				
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			0				
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			0				
SA22			0				
SA23			n/a				
SA24			0				
SA25			n/a				
SA26				?			
SA27			0				

PART 4 - 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	Allocate site for leisure uses in Local Plan.
Local Plan	

PART 5 – 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.

PART 1 - Site profile for Stokesmead

Site location

Site name	Stokesmead	Site reference	AG014
Site address and post	Anglesey Road, Gosport, PO12 2LR	Ward	Anglesey
code			

Site details

Site description	Green space
Topography	Mainly flat with scrub and trees
Existing land use	Existing Open Space allocation. A sewage pumping station is also located onsite. The site was due to be provided as a community sports field in 1984 when the land to the south was developed for housing, which was in the same ownership. The landowner subsequently fenced the land off and has tried on three separate occasions to have the land developed for housing.
Surrounding land use and storey heights	Residential (two storey)
Site size (hectares)	1.18 ha
Development status	None. Previous proposals to develop the land for housing have been refused. The council also failed in its attempt to CPO the land for community uses.

Suitability

Issue	Suitability	Comments				
Local plan designations	Local plan designations					
Is the site within the Urban Area	No	Review of the Urban Area Boundary may				
Boundary?		be required.				
Is the site allocated for	Yes	Was meant to be community sports				
development?		pitch. Allocated for open space.				
		Site may still be appropriate for				
		development.				
Is the site in the Strategic Gap?	No					
Is the site Protected Open Space?	Yes	Site assessed as high value in the Open				

Issue	Suitability	Comments
		Space Monitoring Report 2019. The open space is of great importance to the setting of Alverstoke Village.
Is the site a Protected Employment Site?	No	
Does the site have a community, culture or leisure use?	Yes	Land is supposed to be provided as community sports pitches. Proposals will need to comply with the requirements of Policy LP32.
Is the site within a Defined Shopping Area?	No	
Is the site currently tourist accommodation?	No	
Flooding	1	
Is the site in Flood Zone 2 or 3?	Yes	Site is within Flood Zone 2 and 3. A Strategic Flood Risk Assessment is required.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site is predicted to be within Flood Zone 2 and 3 by 2115. A Strategic Flood Risk Assessment is required.
Ecology		
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	
Does the site have any TPO trees?	Yes	Blanket TPO covering 18 trees. Proposals will need to protect and enhance the trees.
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Due to the overgrown nature of the site is may now have high ecological value.
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Site is adjacent to the Portsmouth Harbour SPA / Ramsar / SSSI. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	No	

Issue	Suitability	Comments			
	,				
Access					
Can satisfactory vehicular access be	Yes				
achieved?					
Can safe pedestrian and cycle	Yes				
access be achieved?					
Can adequate emergency service	Yes				
and refuse truck be provided?					
Heritage	<u>, </u>				
Is the site within or is adjacent to a Conservation Area?	Yes	Site is within the Anglesey Conservation Area (No.2) and adjacent to the Alverstoke Conservation Area (No.1). The site is high value open space which is of great importance to the setting of the adjacent Alverstoke Conservation Area (No.1). Significant development of the site would affect the setting of the Conservation Area.			
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	The Old Rectory Undercroft (Grade II*) is to the north. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets. Significant development of the site could affect the Listed Buildings.			
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	An old-style telephone box is to the south, which was on the local list. Proposals should preserve or enhance the heritage assets.			
Is the site likely to be of archaeological interest?	Unknown	Adjacent land to the north and west is an area of high archaeological potential.			
Contamination		an area or mg. rarenaestegreat potential			
Is there a possibility the site could be contaminated?	No				
Amenity	Ι				
Is development likely to have an	No				
adverse impact upon neighbouring					
amenity?	No				
Are neighbouring uses likely to have	No				
an adverse impact upon the amenity of future occupiers					
(industrial uses, major roads)?					
Services					
Is the site serviced by utilities?	No	Confirmation will be required from utilities that they can provide services.			

Issue	Suitability	Comments
Is the site within a Safeguarded	No	
Area (other than Southampton		
Airport Safeguarding Zone, which		
covers the whole borough)?		

Availability

Issue	Availability	Comments
Does the site have multiple	No	
owners?		
Is the site owned by a developer or	Yes	
is the owner willing to sell?		
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Yes	Site was due to be provided as a
(covenants, ransom strips)?		community sports field as part of a
		development in 1984. Legal advice may be
		required.
Are there any on-site constraints	Yes	Waterside route to the east of the site may
(pylons, rights of way, easements)?		be a right of way. Possible sewage
		easements. May affect site viability.
Are there any existing tenancies or	Yes	Sewage pumping station. Confirmation
operations on site?		may be required on the future of the
		station. Confirmation will be needed if they
		can be ended or relocated.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	No	Development of the site is contrary to
site would come forward for		planning policy and council position.
development within the plan		Not suitable for inclusion within the SHLAA.
period?		
Are there any known abnormal	No	
development costs (contamination,		
heritage conservation, demolition		
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Site plan for Stokesmead



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Open space

Retain as open space with proposals to make the site available for public use. The particular type of uses would be informed by the local community in conjunction with the Borough Council based on evidence in the Open Space Monitoring Report. A local park with a range of facilities would seem appropriate.

Option 2: Residential use

Develop all or part of the site for residential development.

PART 3 – Sustainability Appraisal of potential options for Stokesmead

	The effec	ts over time	2:
++ major positive + positi	ive o neutral	? uncertai	n - negative major negative
Stokesmead			
Sustainability Theme	Option	Op:	Comments: consideration of likelihood of
Sustainability Appraisal Objective	tion	Option 2: Residenti	effect, spatial scale, temporary/permanent
Decision Making Criteria	Option 1: Open space	Option 2: Residential use	effects, short/medium/long term effects and cumulative effects
Climate Change			
SA1 – To address climate change issues thro	ough reducing g	reenhouse ga	as emissions.
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	0	0	Option 2 could introduce new emissions.
2. Will it support the transition to net zero carbon by 2050?	O	0	n/a
3. Will it deliver energy efficient buildings?	O	+	Option 2 could see new dwellings built to a high standard of energy efficiency.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	O	O	Option 2 would provide opportunities to incorporate facilities into new dwellings however the development may not meet the threshold, so this is considered a neutral effect at this time.
Overall effects identified SA1	0	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to re	duce the effect	s of traffic or	local communities.
1. Will it reduce traffic volumes and congestion?	+	?	There are likely to be positive effects under option 1 as providing public open space would
2. Will it reduce road traffic accidents?	О	?	serve the direct needs of the local community
3. Will there be an increase in traffic related air and noise pollution?	0	?	and would generate fewer car trips to open spaces elsewhere.
Overall effects identified SA2	O	0	
SA3 - To facilitate modal transfer away from public transport.	use of the priv	ate car to oth	ner forms of travel including walking, cycling and
1. Will it increase the proportion of journeys using modes other than the private car?	+	?	Providing open space would reduce the need for the local community to travel by car to access open space, therefore resulting in
Will it provide for high quality walking and cycling networks and supporting	+	+	positive effects. Option 2 with residential would likely lead to an increase in car use however

++ major positive + posi		cts over time	e: n - negative major negative
Stokesmead			
Sustainability Theme	န ဝှ	Re Op	Comments: consideration of likelihood of
<u> </u>	Option space	Option 2: Residenti	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	" 5 1	n 2 ent	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Open space	Option 2: Residential use	cumulative effects
facilities such as cycle parking?			this would likely be minimal and is uncertain.
Overall effects identified SA3	+	?+	and would interface in initial and is direct tain.
			including health, transport, education, training,
employment and leisure opportunities.	quality service	s and racinties	merdanig nearth, transport, education, training,
1. Will it improve access to local	n/a	n/a	
services?		- 7	
2. Will it make access easier for those	+	0	Open space would be immediately accessible to
without a car?			the local community. The age profile of the
3. Will it make access easier for disabled	+	0	Anglesey and Alverstoke wards is relatively
and or elderly people?			older in comparison to the Borough average
			therefore meaning that residents could benefit
			from open space provision in this location.
Overall effects identified SA4	+	0	
Community Activity and Neighbourho			
SA5 - To provide opportunities for commun	nity interaction	and improve t	
1. Will it provide opportunities for	+	0	Option 1 and providing public open space
engagement in community activities?		2	would provide opportunities for community
2. Will it improve neighbourhoods as places to live?	+	ο?	activities and improve the neighbourhood as a place to live. Option 2 could also result in such
places to live:			positive effects however given the history of
			the site and its importance to local people
			these effects are likely to be less positive
			overall and come with significant uncertainty.
Overall effects identified SA5	+	ο?	
Crime and Disorder			
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime	n/a	n/a	
and disorder?			
Overall effects identified SA6	n/a	n/a	
Poverty and Deprivation			
	on and close the	e gap between	Gosport and other areas in the South East
region.			
1. Will it reduce poverty and social	n/a	n/a	
exclusion in those areas most affected?	_	-	
Overall effects identified SA7	n/a	n/a	
Health and Well-being			
			equalities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	0	0	The provision of open space provided under option 1 would assist in enabling and
2. Will it enable and support healthy lifestyles?	+	O	supporting healthy lifestyles.
3. Will it improve access to health facilities?	O	O	
	1		ı

	The effe	cts over time	2:
++ major positive + posi	tive o neutra	al ? uncertai	n - negative major negative
Stokesmead			
Sustainability Theme	d d d	Re Op	Comments: consideration of likelihood of
<u> </u>	Option space	Option 2: Residenti	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	. 1:	n 2: enti	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Open space	Option 2: Residential use	cumulative effects
Overall effects identified SA8	0	0	
Housing	_		
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	d affordable home.
1. Will it reduce homelessness?	0	+?	Pursuing a residential option could have
2. Will it increase the range and	0	+	positive effects on reducing homelessness,
affordability of housing for different		-	increasing the range of homes for the
groups in the community?			community and the number of decent homes.
3. Will it increase the number of decent	0	+?	
homes?			
Overall effects identified SA9	О	+?	
Education and Skills			
SA10 - To raise educational achievement a	nd develop the	opportunities	for everyone to acquire the skills needed to find
and remain in work.			
1. Will it improve the qualifications and	n/a	n/a	
skills of young people?			
2. Will it improve the qualifications and	n/a	n/a	
skills of the population overall?		_	
Overall effects identified SA10	n/a	n/a	
Employment			
			out-commute and thereby provide greater
potential for people to use public transpor			
1. Will it reduce out-commuting from	n/a	n/a	
the Borough? 2. Will it improve accessibility to work by	/-	2/2	_
public transport, walking and cycling?	n/a	n/a	
Overall effects identified SA11	n/a	n/a	
SA12 - To ensure high and stable levels of	-		bonefit from the economic growth of the
Borough.	employment so	everyone can	benefit from the economic growth of the
Will it reduce overall unemployment?	n/a	n/a	
Will it reduce long-term	n/a	n/a	-
unemployment?	II/a	II/a	
Will it provide job opportunities for	n/a	n/a	-
those most in need of employment?	,	, u	
4. Will it help to improve average	n/a	n/a	-
earnings?			
Overall effects identified SA12	n/a	n/a	
Economy			
SA13 - To increase investment in Gosport's	s economy to fa	cilitate the sus	stainable regeneration of the Borough.
1. Will it make more effective use of	n/a	n/a	
		•	T. Control of the Con
previously developed land?			
2. Will it improve business development	n/a	n/a	
· · · · · · · · · · · · · · · · · · ·	n/a n/a	n/a n/a	

++ major positive + posit		cts over time	e: n - negative major negative
Stokesmead			
		<u>₽</u> 0	Comments: consideration of likelihood of
Sustainability Theme	Option 2: Residential use Residential use Residential use Space		effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective			effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Open space	tial use	cumulative effects
business and the economy?			
4. Will it promote growth in key sectors	n/a	n/a	-
and clusters?	II/ a	II/ a	
5. Will it make land and property	n/a	n/a	-
available for business development?	, ۵	, a	
Overall effects identified SA13	n/a	n/a	
SA14 - To encourage the development of a	-	<u>-</u>	n sector.
1. Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	n/a	n/a	
Overall effects identified SA14	n/a	n/a	
Towns and Neighbourhood Centres			
SA15 - To ensure the vitality and viability of	f the Borough's	principal, dist	rict, and neighbourhood centres.
1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)?	n/a	n/a	
2. Will it improve the vitality and viability of centres?	n/a	n/a	
Overall effects identified SA15	n/a	n/a	
Leisure			
SA16 - To improve the quality and accessib	ility of leisure o	pportunities v	vithin the Borough.
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a	
Overall effects identified SA16	n/a	n/a	
<u> </u>		the quality of	its public areas and green spaces including the
provision of good access to the coast and h	arbour.		
1. Will it protect or enhance the Borough's network of greenspace?	++		Developing the site for residential would result in the loss of an area of open space. This is a
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	++		significant negative effect as the site is currently designated as an open space allocation. Option 1 and continuing to allocate the site for open space would have major positive effects as the site has remained unavailable for public use for several decades and would be made available. Additionally, the sites prominent location adjacent to Stoke Lake would increase the quality of public access to the coast and harbour.
Overall effects identified SA17	++		
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borou	ıgh's biodiversit	y and geologic	The state of the s
1. Will it result in a biodiversity net gain?	?	ο?	Both options offer potential for biodiversity net
2. Will it enhance biodiversity through	+	ο?	gain however it is considered uncertain at this

++ major positive + posi		cts over time	e: in - negative major negative		
Stokesmead					
Sustainability Theme	sp O	Re Or	Comments: consideration of likelihood of		
	Option space	Option 2: Residenti	effect, spatial scale, temporary/permanent		
Sustainability Appraisal Objective	n 1:	n 2: enti	effects, short/medium/long term effects and		
Decision Making Criteria	Option 1: Open space	Option 2: Residential use	cumulative effects		
the restoration and creation of well-			stage what gains could be achieved on the site.		
connected multifunctional green					
infrastructure?			Maintaining the site as open space would help		
3. Will it maintain and enhance sites	+	?	towards maintaining and enhancing existing		
designated for their nature conservation			biodiversity and protected species that may be		
interest?			present on the site. It is uncertain at this stage		
4. Will it conserve and enhance local	+	?	whether residential development would impact		
habitats and species diversity, and avoid			upon biodiversity and geological assets.		
harm to protected species? Overall effects identified SA18		-2			
	+	ο?			
Heritage and Design	anviranmant				
SA19 - To protect and enhance the historic 1. Will it protect and enhance the		-?	Open space would help towards enhancing the		
historic environment?	+	-r	setting of the Anglesey Conservation Area. Residential development could negatively		
2 Will it improve the condition of any	- /-	/-	affect the conservation area.		
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a			
Overall effects identified SA19	+	-?			
SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and					
surrounding spaces.	, '	1 00			
1. Will the design enhance the quality of the townscape?	O	?	Residential development under option 2 could improve the townscape if designed to a high standard however it is highly uncertain at this stage.		
Overall effects identified SA20	0	?			
Air Quality					
SA21 - To reduce air pollution and ensure a	air quality conti	nues to impro	ve.		
1. Will it improve air quality?	n/a	n/a			
Overall effects identified SA21	n/a	n/a			
Use of Energy Resources					
SA22 - To increase energy efficiency and the	ne proportion o	f energy gener	rated from renewable sources in the Borough.		
1. Will it reduce emissions of greenhouse	0	?	Option 2 could result in reduced emissions and		
gases by reducing energy consumption?			an increase proportion of energy needs being		
2. Will it lead to an increased proportion	0	?	met from renewable sources however it is		
of energy needs being met from			considered uncertain as it depends on the		
renewable resources?	_	3	source of energy utilised in any development.		
Overall effects identified SA22	0	?			
Use of Land Resources SA23 - To improve efficiency in land use through the re-use of previously developed land and existing buildings.					
1. Will it re-use previously developed land?	0	O	The site is not PDL and not known to have any contamination.		
2. Will it remediate contaminated land?	0	0			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
Stokesmead	₹ 0	₂ 0	Comments: consideration of likelihood of	
Sustainability Theme	Option space	Option 2: Residenti	effect, spatial scale, temporary/permanent	
Sustainability Appraisal Objective	on 1	on 2 lent	effects, short/medium/long term effects and	
Decision Making Criteria	Option 1: Open space	Option 2: Residential use	cumulative effects	
Overall effects identified SA23	0	0		
Water Management				
SA24 - To maintain and improve the water q	uality of the B	orough.		
1. Will it improve compliance with the Water Framework Directive?	?	?	It is uncertain at this stage.	
Overall effects identified SA24	?	?		
SA25 - To reduce the risk of flooding and the	resulting det	riment to publ	lic well-being, the economy and the environment.	
1. Will it minimise the risk of flooding	0		The site is located within Flood Zone 3.	
from all sources to people and property?			Therefore, it is likely that pursuing the	
2. Will development be avoided in flood risk areas?	0		residential option could increase the risk of flooding to people and property.	
3. Can the site be made safe taking into account predicted sea level rise?	0		Option 1 and open space would therefore be an appropriate use for the site given flood risk concerns.	
Overall effects identified SA25	О			
SA26 - To provide for sustainable sources of	water supply.			
1. Will it reduce water consumption?	O	-	Residential development would increase water use and in combination with other development will increase water use at a Borough level.	
Overall effects identified SA26	0	-		
Natural Resources and Waste Manager	ment			
SA27 - To reduce waste generation and disp management of waste.	osal, and achi	eve the sustair	nable consumption of natural resources and	
Will it lead to reduced consumption of	0	-	New residential development is likely to result	
materials and resources?			in additional consumption of resources and	
2. Will it reduce household waste?	0	-	more household waste and are therefore both assessed as negative effects.	
3. Will it increase recycling?	0	+	Option 2 would allow for recycling.	
Overall effects identified SA27	О	-		

Option 1	: Open space	e					
Stokesm							
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			0				
SA2			0				
SA3		+					
SA4		+					
SA5		+					
SA6			n/a				
SA7			n/a				
SA8			0				
SA9			0				
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			0				
SA21			n/a				
SA22			0				
SA23			0				
SA24				?			
SA25			0				
SA26			0				
SA27			0				

PART 4 - 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	The site has some key constraints that restrict is 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. 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.
Recommendation for	Continue to allocate site for open space in the Local Plan.
Local Plan	

PART 5 – 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. The would facilitate the reorganisation and expansion of employment uses at the Huhtamki 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.

PART 1 - Site profile for Land south of Huhtamaki, Grange Road

Site location

Site name	Land south of Huhtamaki	Site reference	BH002
Site address and post	Grange Road, Gosport, PO13 9UP	Ward	Brockhurst
code			

Site details

Site description	Large area of scrubland next to Huhtamaki industrial unit and Fort Rowner.
Topography	Mainly flat with vegetation.
Existing land use	None
Surrounding land	Industrial unit (1 storey), offices (1 storey), historic fort (1 storey), BRT
use and storey	
heights	
Site size	1.69 ha
Development status	Site is an employment land allocation in the adopted local plan.

Suitability

Issue	Suitability	Comments		
Local plan designations				
Is the site within the Urban Area	Yes			
Boundary?				
Is the site allocated for	Yes	Site is currently allocated for		
development?		employment land in the GBLP 2011-		
		2029.		
Is the site in the Strategic Gap?	No			
Is the site Protected Open Space?	No			
Is the site a Protected Employment	Yes			
Site?				
Does the site have a community,	No			
culture or leisure use?				
Is the site within a Defined	No			

Issue	Suitability	Comments
Shopping Area?	,	
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	Unknown	Potentially ancient and veteran trees.
irreplaceable habitats (such as		·
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	Yes	Tree preservation order covers the
·		southern portion of the site (ref.
		94/00143/TO). Proposals will need to
		protect and enhance the trees.
Does the site contain any protected	Unknown	Potentially due numerous trees and
species (bats, badgers, Great		vegetation.
crested newts)?		
Does the site contain, or is within	No	
400m of, a SAC or possible SAC, SPA		
or potential SPA, Ramsar site or		
proposed Ramsar site, a Brent		
Goose site or proposed Brent		
Goose site, or a biodiversity-offset		
site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC		
or a Local Green Space?		
Access		
Can satisfactory vehicular access be	No	Vehicle access across the Huhtamaki site
achieved?		or HMS Sultan would be required.
		Highway infrastructure works may be
		required.
Can safe pedestrian and cycle	Yes	There is an existing foot and cycle path
access be achieved?		across the land.
Can adequate emergency service	No	Vehicle access across the Huhtamaki site
and refuse truck be provided?		or HMS Sultan would be required.
		Highway infrastructure works may be
		required.
Heritage	T	
Is the site within or is adjacent to a	No	

Issue	Suitability	Comments
Conservation Area?		
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Site is adjacent to Fort Rowner, which is a Grade II listed building. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.
Does the site contain, or is adjacent to, any locally listed buildings?	No	
Is the site likely to be of archaeological interest?	Yes	Site is adjacent to Fort Rowner, which is an area of archaeological interest. An archaeological assessment will be required.
Contamination		
Is it likely the site could be contaminated?	Yes	Land is identified as being potentially contaminated. A Contaminated Land Assessment and potential mitigation will be required.
Amenity		·
Is development likely to have an adverse impact upon neighbouring amenity?	No	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Yes	Industrial uses could have an adverse impact upon residential amenity. Appropriate mitigation would be required from residential proposals.
Services	,	
Is the site serviced by utilities?	No	Confirmation will be required from utilities that they can provide services.
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is within the safeguarded area for Fleetlands helipad and the aerodrome at Daedalus. Restrictions on development may apply. Statutory bodies will need to be consulted.

Availability

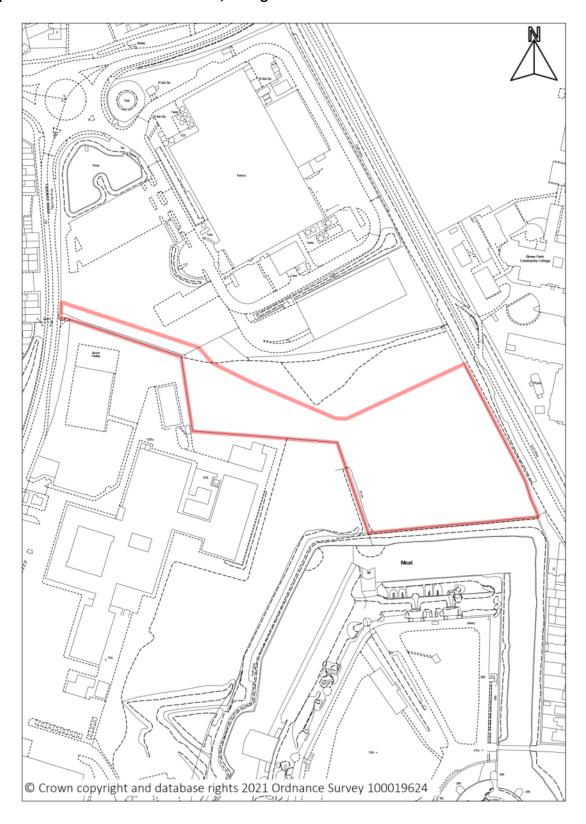
Issue	Availability	Comments
Does the site have multiple	No	
owners?		
Is the site owned by a developer or is the owner willing to sell?	Yes	To mitigate the loss of open space at Land on the northern Huhtamaki site at Rowner Road, discussions have been held with the Council to provide public open space on land south of the Huhtamaki Grange Road site.
Is it necessary to acquire land off-	No	

Issue	Availability	Comments
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	No	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan	Yes	However, further discussions will be required.
period?		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc.)?	No	
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Site plan for Land south of Huhtamaki, Grange Road



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Allocate as public open space

This option would see the site allocated for open space to mitigate the loss of open space on Land adjacent the Huhtamaki site off Rowner Road. This is the Council's preferred option as it would also facilitate the establishment of a new cycle and pedestrian link between Grange Road and the strategic cycle route close to Brune Park School.

Option 2: Retain employment allocation

This would see the current allocation for employment land retained. It is considered necessary to test this option as an alternative to the Council's preferred approach.

PART 3 – Sustainability Appraisal of potential options for Land south of Huhtamaki, Grange Road

++ major positive + posi		cts over time	e: n - negative major negative
Land south of Huhtamaki, Grange	Road		
Sustainability Theme	Opt as p	Opt em _l allo	Comments: consideration of likelihood of
Sustainability Appraisal Objective	ubli	Option 2: employmonal ellocation	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Allocate as public open space	Option 2: Retain employment allocation	cumulative effects
Climate Change			
SA1 – To address climate change issues thr	ough reducing	greenhouse ga	s emissions.
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	O	O	
2. Will it support the transition to net zero carbon by 2050?	0	O	
3. Will it deliver energy efficient buildings?	0	O	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	O	0	
Overall effects identified SA1	О	O	
Transport and Accessibility			
SA2 - To reduce the need to travel and to r	educe the effe	cts of traffic on	local communities.
1. Will it reduce traffic volumes and congestion?	+	?	Option 1 has potential to result in positive effects as providing public open space would
2. Will it reduce road traffic accidents?	0	?	help to serve the needs of the local community
3. Will there be an increase in traffic related air and noise pollution?	0	?	which could generate fewer car trips. However overall the impact of both options on transport and accessibility is considered to be mostly neutral.
Overall effects identified SA2	0	?	
SA3 - To facilitate modal transfer away from public transport.	n use of the pr	ivate car to oth	er forms of travel including walking, cycling and
Will it increase the proportion of journeys using modes other than the private car?	+	?	Option 1 and the provision of public open space provides significant opportunities to increase accessibility between areas to the west of the
2. Will it provide for high quality walking and cycling networks and supporting	++	?	site and the strategic cycle network.

++ major positive + posit		cts over time al ? uncertai	e: n - negative major negative
Land south of Huhtamaki, Grange F	Road		
Sustainability Theme	Opti as pı	Option 2: employma	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	on i		effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Allocate as public open space	Option 2: Retain employment allocation	cumulative effects
facilities such as cycle parking?			
Overall effects identified SA3	++	?	
SA4 - To improve accessibility to a range of employment and leisure opportunities.	quality service	s and facilities	including health, transport, education, training,
1. Will it improve access to local services?	n/a	n/a	
2. Will it make access easier for those without a car?	n/a	n/a	
3. Will it make access easier for disabled and or elderly people?	n/a	n/a	
Overall effects identified SA4	n/a	n/a	
Community Activity and Neighbourho	ods		
SA5 - To provide opportunities for commun		and improve t	he quality of where people live.
1. Will it provide opportunities for engagement in community activities?	0	0	
2. Will it improve neighbourhoods as places to live?	+	+	Both Option 1 and Option 2 could lead to improvements in the Borough as a place to live.
Overall effects identified SA5	+	+	improvements in the Borough us a place to live.
Crime and Disorder			
SA6 - To reduce crime and disorder			
Will it reduce actual levels of crime and disorder?	n/a	n/a	
Overall effects identified SA6	n/a	n/a	
Poverty and Deprivation		-	
SA7 - To reduce poverty and social exclusio region.	n and close the	e gap between	Gosport and other areas in the South East
Will it reduce poverty and social exclusion in those areas most affected?	O	+?	Option 2 and the provision of employment land provides potential to help reduce poverty. However given the land is surplus to requirements it is uncertain whether the site would be utilised for employment purposes.
Overall effects identified SA7	0	+?	
Health and Well-being			
	of the populat	ion, reduce ine	equalities in health and improve health facilities.
Will it reduce health inequalities in those areas most affected?	0	0	The provision of public open space provided by Option 1 could help to enable and support
Will it enable and support healthy lifestyles?	+	O	healthy lifestyles.
3. Will it improve access to health facilities?	0	O	
Overall effects identified SA8	0	0	
Housing			
SA9 - To ensure that everyone has the oppo	ortunity to live	in a decent an	d affordable home.

Sustainability Appraisal Objective Decision Making Criteria 1. Will it reduce homelessness? 2. Will it increase the range and affordability of housing for different groups in the community of the proposal of the proposal of the provision of employment land and remain in work. 3. Will it increase the market of each of the provision of employment land and remain in work. 3. Will it may be the qualifications and skills of the population overall? 4. Will it reduce borden the provision of employment land could result in positive effects however at this overall effects identified SA10 5. Will it reduce out-community? 5. Will it increase the range and and remain in work. 5. Will it improve be qualifications and skills of the population overall? 6. Will it improve the qualifications and skills of the population overall? 6. Will it improve the qualifications and skills of the population overall? 7. Will it improve the qualifications and skills of the population overall? 8. Will it improve the qualifications and skills of the population overall? 8. Will it improve the qualifications and skills of the population overall? 8. Will it improve the qualifications and the provision of employment land could result in positive effects however at this currently surplus to requirements. 8. Will it improve the qualifications and skills of the population overall? 8. Will it improve the qualifications and the provision of employment and the Borough? 9. Vill it reduce out-commuting from the Borough? 1. Will it reduce out-commuting from the Borough? 1. Will it reduce out-commuting from the Borough and the provision of employment land could result in positive effects however at this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects however at this stage it is assessed as a neutral/uncertain as it is uncertain that there is a need for such employment? 1. Will it reduce long-term uncertain that there is a need for such employment?		The effe	cts over time	2:
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria 1. Will it reduce homelessness? 2. Will it increase the range and affordability of housing for different groups in the community? 3. Will it increase the number of decent homes? Overall effects identified SA9 All I in improve the qualifications and skills SA10 - To rase deducational 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? 2. Will it improve the qualifications and skills of young people? 2. Will it improve the qualifications and skills of the population overall? Overall effects identified SA10 O 0? 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 meduce out-commuting from the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 O ? SA12 To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough? 2. Will it reduce overall unemployment? 3. Will it reduce opportunities for the stable in the			l ? uncertai	n - negative major negative
1. Will it reduce homelessness? 1. Will it increase the range and affordability of housing for different groups in the community? 3. Will it increase the number of decent homes? Overall effects identified SA9 1. Will it improve the qualifications and and remain in work. 1. Will it improve the qualifications and skills of the population overall? 2. Will it improve the qualifications and skills of the population overall? 2. Will it improve the qualifications and o o? Option 2 and the provision of employment land could result in positive effects however at this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects where a this suncertain that there is a need for such employment land could result in positive effects where a this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects where a this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects where a this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects where a this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects however at this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land in this location and it is currently surplus to requirements. Overall effects identified SA11 O? 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? O? Option 2 and the provision of employment land could result in positive effects however at this stage it is assessed as uncertain as it is uncertain as it i	Land south of Huhtamaki, Grange	Road		
1. Will it reduce homelessness? 1. Will it increase the range and affordability of housing for different groups in the community? 3. Will it increase the number of decent homes? Overall effects identified SA9 1. Will it improve the qualifications and and remain in work. 1. Will it improve the qualifications and skills of the population overall? 2. Will it improve the qualifications and skills of the population overall? 2. Will it improve the qualifications and o o? Option 2 and the provision of employment land could result in positive effects however at this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects where a this suncertain that there is a need for such employment land could result in positive effects where a this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects where a this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects where a this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects where a this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects however at this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land in this location and it is currently surplus to requirements. Overall effects identified SA11 O? 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? O? Option 2 and the provision of employment land could result in positive effects however at this stage it is assessed as uncertain as it is uncertain as it i	Sustainability Theme	Opt as p	Opt em _l allo	
1. Will it reduce homelessness? 1. Will it increase the range and affordability of housing for different groups in the community? 3. Will it increase the number of decent homes? Overall effects identified SA9 1. Will it improve the qualifications and and remain in work. 1. Will it improve the qualifications and skills of the population overall? 2. Will it improve the qualifications and skills of the population overall? 2. Will it improve the qualifications and o o? Option 2 and the provision of employment land could result in positive effects however at this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects where a this suncertain that there is a need for such employment land could result in positive effects where a this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects where a this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects where a this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects where a this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land could result in positive effects however at this stage it is assessed as neutral/uncertain as it is uncertain that there is a need for such employment land in this location and it is currently surplus to requirements. Overall effects identified SA11 O? 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? O? Option 2 and the provision of employment land could result in positive effects however at this stage it is assessed as uncertain as it is uncertain as it i	Sustainability Appraisal Objective	ion <u>bubl</u>	ion ploy cati	
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2. Will it improve business development o stage it is assessed as uncertain as it is		0	?	
				·
LINCORTAIN TO TO TO TO THE COURT OF THE PROPERTY OF THE PROPER	and enhance competitiveness?	0	?	uncertain that there is a need for such

++ major positive + posit		ects over time al ? uncertai	e: n - negative major negative
Land south of Huhtamaki, Grange I	Road		
Sustainability Theme	Opti as pi	Option 2: employme	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	ubli	on loy atio	effects, short/medium/long term effects and
Decision Making Criteria	O हो हो है। Option 2: Retain employment allocation Option 1: Allocate as public open space		cumulative effects
3. Will it improve the resilience of business and the economy?	O	?	employment land in this location and it is currently surplus to requirements.
4. Will it promote growth in key sectors and clusters?	O	?	, , ,
5. Will it make land and property available for business development?	0	?	
Overall effects identified SA13	0	?	
SA14 - To encourage the development of a		<u> </u>	n sector
1. Will it positively contribute to the local	n/a	n/a	i sector.
tourism industry and improve the image of Gosport as a destination?	II/a	Пуа	
Overall effects identified SA14	n/a	n/a	
Towns and Neighbourhood Centres			
SA15 - To ensure the vitality and viability of	f the Borough's	s principal, dist	rict, and neighbourhood centres.
1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)?	n/a	n/a	
2. Will it improve the vitality and viability of centres?	n/a	n/a	
Overall effects identified SA15	n/a	n/a	
Leisure			
SA16 - To improve the quality and accessib	ility of leisure o	opportunities v	vithin the Borough.
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a	
Overall effects identified SA16	n/a	n/a	
SA17 - To ensure that the Borough protects provision of good access to the coast and h	s and enhances	-	its public areas and green spaces including the
1. Will it protect or enhance the Borough's network of greenspace?	++	-	Option 1 would see the site made into publically accessible open space. This would likely have major positive effects for the Borough's overall network of greenspace. Securing public access to the site would also allow for a pedestrian/cycle path to be created through the site in the future. Option 2 is assessed as resulting in negative effects as it could see the loss of open space in this location and would prevent public access through this site.
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	n/a	n/a	
Overall effects identified SA17	++		
Biodiversity and Geodiversity	T+	-	

		cts over time	
, , , , , , , , , , , , , , , , , , , ,		al ? uncerta	in - negative major negative
Land south of Huhtamaki, Grange R			
Sustainability Theme	Option 1: Allocate as public open space	Option 2: Retain employment allocation	Comments: consideration of likelihood of
Sustainability Appraisal Objective	ion	ion ploy cati	effect, spatial scale, temporary/permanent
Decision Making Criteria	1:,	2: /me ion	effects, short/medium/long term effects and
beelslon Making erreend	Allo	et:	cumulative effects
	Option 1: Allocate as public open spa	ain	
	e ace		
SA18 - To conserve and enhance the Boroug	h's biodiversi	ty and geologi	cal assets.
1. Will it result in a biodiversity net gain?	?	?	Both options offer potential for biodiversity ne
2. Will it enhance biodiversity through	+	-?	gain and there is uncertainty at this stage,
the restoration and creation of well-	•	•	however Option 1 and retaining the site for
connected multifunctional green			open space is likely to offer the best
infrastructure?			opportunities for biodiversity enhancements.
3. Will it maintain and enhance sites	+?	?	
designated for their nature conservation			
interest?			
4. Will it conserve and enhance local	+?	?	
habitats and species diversity, and avoid			
harm to protected species?			
Overall effects identified SA18	+?	?	
Heritage and Design			
SA19 - To protect and enhance the historic ϵ	environment		
1. Will it protect and enhance the	+	ο?	Given the sites proximity to Fort Rowner,
historic environment?			Option 1 is considered most likely to protect
			and enhance the Fort.
			Option 2 could potentially be implemented
			with limited effect on the Fort however this is
			considered more likely to result in negative
			effects.
2. Will it improve the condition of any	n/a	n/a	
heritage asset identified as at risk?		_	
Overall effects identified SA19	+	ο?	
SA20 - To ensure that there is a high quality	townscape in	corporating go	ood design principles for buildings and
surrounding spaces. 1. Will the design enhance the quality of			As set out above, the provision of open space
the townscape?	+	0	on the site is considered more likely to improve
the townscape:			the built environment in this location,
			particularly given the sites proximity to the
			adjacent Fort Rowner.
Overall effects identified SA20	+	0	
Air Quality		_	,
SA21 - To reduce air pollution and ensure air	r quality conti	nues to impro	ve.
1. Will it improve air quality?	n/a	n/a	
Overall effects identified SA21	n/a	n/a	
Use of Energy Resources	, α	11, 4	
	nroportion	f energy gener	rated from renewable sources in the Borough.
1. Will it reduce emissions of greenhouse	n/a	n/a	Tated from renewable sources in the borough.
1. THE TENGLE CHIDSIONS OF BICCHIOUSE	11/ a	ii/a	

		cts over time	
++ major positive + posit Land south of Huhtamaki, Grange F		al ? uncertai	n - negative major negative
Sustainability Theme		Opt emp allo	Comments: consideration of likelihood of
Sustainability Appraisal Objective	u <u>bli</u>	Option 2: employmoral allocation	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Allocate as public open space	Option 2: Retain employment allocation	cumulative effects
Will it lead to an increased proportion of energy needs being met from	n/a	n/a	
renewable resources?			
Overall effects identified SA22	n/a	n/a	
Use of Land Resources			
SA23 - To improve efficiency in land use thr	ough the re-u	se of previousl	y developed land and existing buildings.
1. Will it re-use previously developed land?	O	O	
2. Will it remediate contaminated land?	ο	O	
Overall effects identified SA23	O	0	
Water Management			
SA24 - To maintain and improve the water	quality of the E	Borough.	
1. Will it improve compliance with the	?	?	This is uncertain at this stage.
Water Framework Directive?			
Overall effects identified SA24	?	?	
	e resulting det	riment to pub	lic well-being, the economy and the environment.
1. Will it minimise the risk of flooding from all sources to people and property?	n/a	n/a	
2. Will development be avoided in flood risk areas?	n/a	n/a	
3. Can the site be made safe taking into account predicted sea level rise?	n/a	n/a	
Overall effects identified SA25	n/a	n/a	
SA26 - To provide for sustainable sources o	f water supply		
1. Will it reduce water consumption?	0	-	Option 2 could increase water consumption.
Overall effects identified SA26	0	-	
Natural Resources and Waste Manage	ment		
		eve the sustain	nable consumption of natural resources and
1. Will it lead to reduced consumption of materials and resources?	0	-	Option 2 could lead to an increase use of materials and resources.
2. Will it reduce household waste?	n/a	n/a	
3. Will it increase recycling?	0	?	_
Overall effects identified SA27	0	?	

	.: Allocate as						
Land sou	ıth of Huhtaı						
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			О				,
SA2			О				
SA3	++						
SA4			n/a				
SA5		+					
SA6			n/a				
SA7			О				
SA8			0				
SA9			n/a				
SA10			0				
SA11			О				
SA12			О				
SA13			О				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17	++						
SA18		+?					
SA19		+					
SA20		+					
SA21			n/a				
SA22			n/a				
SA23			0				
SA24				?			
SA25			n/a				
SA26			0				
SA27			0				

PART 4 - 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	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. 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.
Recommendation for Local Plan	Allocate as public open space in Local Plan.

PART 5 – 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.

Mitigati	ng 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.

Maximis	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 Browndown Camp, Gosport

Overview

Browndown 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.

PART 1 – Site profile for Land at Browndown Camp, Gosport

Site location

Site name	Browndown Tra	nining Camp	Site reference	LW014
Site address and p	ost Browndown Rd	, Lee-on-the-Solent,	Ward	Lee West
code	PO13 9UG			

Site details

Site description	Former military training camp sold to private owner. Currently used as laser
	quest/ airsoft activity centre.
Topography	Flat with vegetation.
Existing land use	Leisure/ outdoor activity centre.
Surrounding land	Caravan Park, Alver Valley Country Park and Browndown Battery/ training
use and storey	area.
heights	
Site size	2.1 ha
Development status	None

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	No	Review of the Urban Area Boundary may
Boundary?		be required.
Is the site allocated for	No	Site may still be appropriate for
development?		development.
Is the site in the Strategic Gap?	Yes	Review of the Strategic Gap may be
		required.
Is the site Protected Open Space?	No	
Is the site a Protected Employment	No	
Site?		
Does the site have a community,	No	The council will consider the site for
culture or leisure use?		appropriate recreational uses.
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	

Issue	Suitability	Comments
accommodation?	,	
Flooding		
Is the site in Flood Zone 2 or 3?	Yes	Site in flood zone 2 and 3. Strategic Flood Risk Assessment is required and significant issues would have to be overcome.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site predicted to be in flood zone 2 and 3 by 2115. Strategic Flood Risk Assessment is required and significant issues would have to be overcome.
Ecology		
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	
Does the site have any TPO trees?	No	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Further investigation would be required.
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Site adjacent to Portsmouth Harbour Brent Goose site (Core Primary). A HRA will be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Site adjacent to Browndown SSSI. A HRA will be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site adjacent to Bayhouse Playing Field and Browndown Common SINC. Within 400m of HMS Sultan Sports Field SINC. Proposals should protect the habitat.
Access		
Can satisfactory vehicular access be achieved?	Yes	
Can safe pedestrian and cycle access be achieved?	Yes	
Can adequate emergency service and refuse truck access be provided?	Yes	
Heritage		
Is the site within or is adjacent to a Conservation Area?	No	

Issue	Suitability	Comments
Does the site contain, or is adjacent	No	
to, any Designated Heritage Assets		
(listed buildings, scheduled ancient		
monuments or registered parks and		
gardens)?		
Does the site contain, or is adjacent	No	
to, any locally listed buildings?		
Is the site likely to be of	No	
archaeological interest?		
Contamination	T	
Is it likely the site could be	Yes	Site in 20m buffer area. A Contaminated
contaminated?		Land Assessment and potential
		mitigation will be required.
Amenity	T	
Is development likely to have an	No	
adverse impact upon neighbouring		
amenity?		
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site likely to be serviced by	Yes	Uncertain if serviced by all utilities.
utilities?		
Is the site within a Safeguarded	Yes	Site in safeguarded area for aerodrome
Area (other than Southampton		at Daedalus. Restrictions on
Airport Safeguarding Zone, which		development may apply. Under Policy
covers the whole borough)?		LP15 statutory bodies will be consulted.

Availability

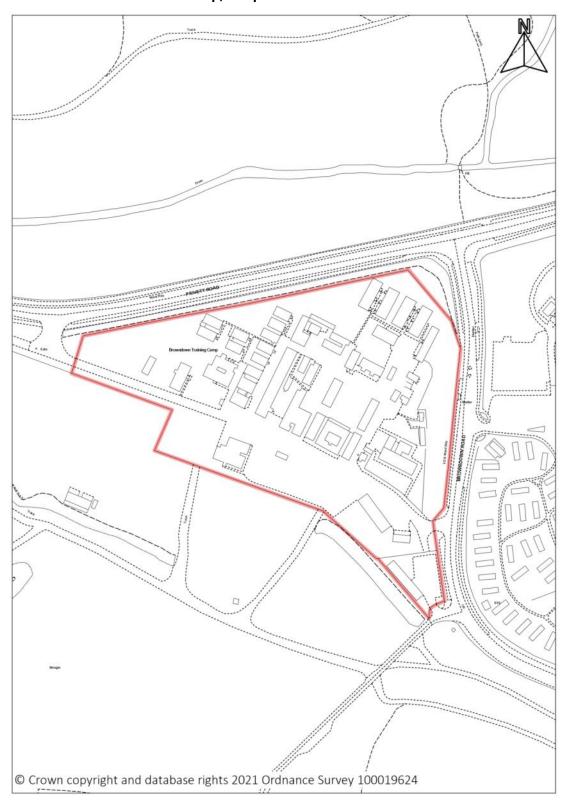
Issue	Availability	Comments
Does the site have multiple	Unknown	Suspected to just be one private owner.
owners?		
Is the site owned by a developer or	Unknown	
is the owner willing to sell?		
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	Yes	Currently used by laser quest activity
operations on site?		organiser (based on internet search).

Issue	Availability	Comments
		Confirmation will be needed if they can be ended or relocated.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Unknown	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential costs of decontamination and demolition. Funding or planning gain may be needed to make the site viable.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Site plan for Land at Browndown Camp, Gosport



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Outdoor leisure use or non-permanent holiday accommodation

The Council's preferred option is to allocate the site for outdoor leisure uses or non-permanent holiday accommodation (tents, touring caravans, motor-homes and self-catering cabins). This would be of a density suitable for a rural location and could be accompanied by suitably scaled ancillary facilities.

Option 2: Employment-led scheme with retail and leisure uses and holiday accommodation

This option would see development of the site for employment floorspace, retail uses, and holiday accommodation/leisure uses. This option was proposed through the Call for Sites process in 2019. The Council's preferred option (Option 1) differs to that proposed in the Call for Sites however it has been considered necessary to test this option alongside the Council's preferred approach.

Option 3: Entrance to new Marina facility

It has been considered necessary to test the option of developing the site as an entrance to a new marina facility established on MOD land to the south of the site at Browndown. This proposal was put for forward in the Call for Sites process in 2017. It was proposed that the site could be redeveloped to provide a mixed use scheme comprising a range of shops, restaurants, residential units and facilities for a marina.

PART 3 – Sustainability Appraisal of potential options for Land at Browndown Camp, Gosport

		effects ov		ilu at Browndown Camp, Gosport
++ major positive + pos	_			negative major negative
Land at Browndown Camp, Gosp				
Sustainability Theme	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	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	r lei: olid:	men I an	e to	
Decision Making Criteria	sure use or ay	nt-led Id leisure Immodation	new Marina	
Climate Change				
SA1 – To address climate change issues	through red	ucing green	house gas	emissions.
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	0?	0?	ο?	At this stage, all options are assessed as neutral/uncertain as it is difficult to ascertain how each option would reduce carbon dioxide and other greenhouse gas emissions. For example, Option 1 would be of limited scale so may result in reduce emissions compared to more intensive development options such as Option 3. Overall, at this time all options are considered to be neutral/uncertain.
2. Will it support the transition to net zero carbon by 2050?	+?	+?	+?	All options provide the potential to assist in the transition to net zero carbon by 2050.

		effects ov		
<u> </u>		utral ? ur	ncertain -	negative major negative
Land at Browndown Camp, Gospe	ort			
Sustainability Theme	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	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	r le olid	mei I ar	e t	
Decision Making Criteria	isur lay	nt-l) ne	
.	e use or	ed eisure modation	w Marina	
3. Will it deliver energy efficient buildings?	+?	+?	+?	All options could see more energy efficient buildings on the site and provide
4. Will it support the charging of plugin and other ultra-low emission vehicles?	+?	+?	+?	charging for plug-in and other ultra-low emissions vehicles.
Overall effects identified SA1	+?	+?	+?	
Transport and Accessibility				
SA2 - To reduce the need to travel and to	reduce the	e effects of	traffic on lo	ocal communities.
1. Will it reduce traffic volumes and congestion?	O	-?	?	The small scale of uses proposed by Option 1 is unlikely to generate significant
2. Will it reduce road traffic accidents?	0	0	0	levels of traffic and is therefore assessed
3. Will there be an increase in traffic related air and noise pollution?	O	O	o	as neutral. Options 2 and 3 and uncertain however based on the types of uses proposed, both are expected to result in negative effects in relation to the amount of traffic. In particular, Option 3 with an entrance to a new marina is expected to result in significant traffic generation in this location.
Overall effects identified SA2	0	-?	?	I seasierii
	_			r forms of travel including walking, cycling
Will it increase the proportion of	-?	-?	-?	The site is not in a location that is well
journeys using modes other than the private car?	•			located for non-car modes. Option 1 with small scale leisure uses is therefore
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	Ş	?	considered most appropriate as it would limit the volume of traffic needing to access the site. Option 2 and 3 could allow for the use of modes other than the private car, however the sites location is more conducive to the private car so this is highly uncertain at this stage.
Overall effects identified SA3	+	?	?	<u> </u>
SA4 - To improve accessibility to a range of training, employment and leisure opportu		ervices and	facilities in	cluding health, transport, education,
1. Will it improve access to local services?	+	+	ο?	Option 1 and 2 will provide a range of facilities and services which can be utilised

++ major nositive + nos		effects ove		negative major negative
Land at Browndown Camp, Gosp		atrar : ar	icertain -	- major negative
Sustainability Theme	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	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	olic	me il ar	ě	
Decision Making Criteria	isur lay	nt-l nd k	o ne	
9	e use or	ed eisure modation	w Marina	
2. Will it make access easier for those without a car?	O	O	O	by local residents and visitors alike. This is assessed as resulting in positive effects.
3. Will it make access easier for disabled and or elderly people?	O	O	O	
Overall effects identified SA4	+	+	ο?	
Community Activity and Neighbour	hoods			
SA5 - To provide opportunities for comm	unity intera	action and in	mprove the	The state of the s
Will it provide opportunities for engagement in community activities?	+	+	+	All options are considered to result in positive effects in this regard.
Will it improve neighbourhoods as places to live?	+	+	+	
Overall effects identified SA5	+	+	+	
Crime and Disorder				
SA6 - To reduce crime and disorder	,		,	I
Will it reduce actual levels of crime and disorder?	n/a	n/a	n/a	
Overall effects identified SA6	n/a	n/a	n/a	
SA7 - To reduce poverty and social exclusive region.	sion and clo	ose the gap	between G	osport and other areas in the South East
1. Will it reduce poverty and social exclusion in those areas most affected?	o	+?	o?	The limited scale of the proposed uses under Option 1 are assessed as resulting in a neutral effect. Both Option 2 and 3 provide greater opportunities for providing jobs so may have a greater impact on reducing poverty.
Overall effects identified SA7	0	+?	ο?	
Health and Well-being				
SA8 - To improve the health and wellbein facilities.	ng of the po	pulation, re	educe inequ	ualities in health and improve health
1. Will it reduce health inequalities in those areas most affected?	0	0	O	
2. Will it enable and support healthy lifestyles?	0	O	O	
3. Will it improve access to health facilities?	0	0	0	
Overall effects identified SA8	0	0	0	
Housing				

		effects ov		
++ major positive + pos	itive o ne	utral ? u	ncertain ·	- negative major negative
Land at Browndown Camp, Gosp	ort			
Sustainability Theme	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	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	r le olid	mei il ar	e tc	
Decision Making Criteria	isur lay	nt-l	o ne	
	e use or	leisure leisure hmodation ire use or	w Marina	
SA9 - To ensure that everyone has the op	oportunity t	o live in a c	decent and	affordable home.
1. Will it reduce homelessness?	0	О	+?	Option 3 is the only spatial option that
2. Will it increase the range and affordability of housing for different groups in the community?	0	0	+?	proposes permanent residential uses on the site. This is therefore assessed as potentially resulted in positive effects.
3. Will it increase the number of decent homes?	O	O	+?	Option 1 and 2 would see non-permanent holiday accommodation on the site which is unlikely to directly assist local housing needs.
Overall effects identified SA9	0	0	+?	
Education and Skills				
find and remain in work.			I	r everyone to acquire the skills needed to
 Will it improve the qualifications and skills of young people? Will it improve the qualifications and 	0	0	0	
skills of the population overall?	0	0	0	
Overall effects identified SA10	0	0	0	
Employment				
				ut-commute and thereby provide greater
potential for people to use public transpo		walk to wo	ork.	
potential for people to use public transport. Will it reduce out-commuting from				Option 2 could provide more local jobs
potential for people to use public transport. Will it reduce out-commuting from the Borough?	ort, cycle or o	+?	ork. ?	Option 2 could provide more local jobs and therefore reduce out-commuting.
potential for people to use public transport. 1. Will it reduce out-commuting from the Borough? 2. Will it improve accessibility to work by public transport, walking and	ort, cycle or	walk to wo	ork.	Option 2 could provide more local jobs and therefore reduce out-commuting.
potential for people to use public transport. Will it reduce out-commuting from the Borough? 2. Will it improve accessibility to work	ort, cycle or o	+?	ork. ?	Option 2 could provide more local jobs and therefore reduce out-commuting. However there is significant uncertainty at
potential for people to use public transport. Will it reduce out-commuting from the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling?	ort, cycle or o o	+? o	? ?	Option 2 could provide more local jobs and therefore reduce out-commuting. However there is significant uncertainty at this stage.
potential for people to use public transport. 1. Will it reduce out-commuting from the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 SA12 - To ensure high and stable levels of Borough. 1. Will it reduce overall	ort, cycle or o o	+? o	? ?	Option 2 could provide more local jobs and therefore reduce out-commuting. However there is significant uncertainty at this stage. enefit from the economic growth of the Option 2 is most likely to result in positive
potential for people to use public transport. Will it reduce out-commuting from the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 SA12 - To ensure high and stable levels of Borough. 1. Will it reduce overall unemployment? 2. Will it reduce long-term	ort, cycle or o o o f employme	+? o +? ent so ever	? ? yone can be	Option 2 could provide more local jobs and therefore reduce out-commuting. However there is significant uncertainty at this stage. enefit from the economic growth of the Option 2 is most likely to result in positive effects in relation to economic growth and employment however, this is highly
potential for people to use public transport. Will it reduce out-commuting from the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 SA12 - To ensure high and stable levels of Borough. 1. Will it reduce overall unemployment? 2. Will it reduce long-term unemployment? 3. Will it provide job opportunities for	ort, cycle or o o o f employme	ent so ever	? ? yone can be	Option 2 could provide more local jobs and therefore reduce out-commuting. However there is significant uncertainty at this stage. enefit from the economic growth of the Option 2 is most likely to result in positive effects in relation to economic growth and employment however, this is highly dependent on the scale of employment uses delivered on the site. There is
potential for people to use public transport. Will it reduce out-commuting from the Borough? 2. Will it improve accessibility to work by public transport, walking and cycling? Overall effects identified SA11 SA12 - To ensure high and stable levels of Borough. 1. Will it reduce overall unemployment? 2. Will it reduce long-term unemployment?	ort, cycle or o o o f employme	ent so ever	? ? yone can be	Option 2 could provide more local jobs and therefore reduce out-commuting. However there is significant uncertainty at this stage. enefit from the economic growth of the Option 2 is most likely to result in positive effects in relation to economic growth and employment however, this is highly dependent on the scale of employment

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
Land at Browndown Camp, Gosport				
Sustainability Theme	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	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective				
Decision Making Criteria	isur Jay	nt-l nd k	o ne	
	e use or	ed eisure nodation	w Marina	
Overall effects identified SA12	0	?	?	
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?	0	0	?	Option 2 is most likely to result in positive effects in relation to economic growth and employment however, this is highly dependent on the scale of employment uses delivered on the site. There is
2. Will it improve business development and enhance competitiveness?	0	O	?	
3. Will it improve the resilience of business and the economy?	0	O	?	significant uncertainty at this high level.
4. Will it promote growth in key sectors and clusters?	0	O	?	Option 1 is considered to be neutral overall. Option 3 is uncertain.
5. Will it make land and property available for business development?	0	0	?	
Overall effects identified SA13	0	0	?	
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?	++	+	++	All options have the potential to improve the tourism industry and provision of accommodation for visitors.
Overall effects identified SA14	++	+	++	accommodation for visitors.
Towns and Neighbourhood Centres		•	''	
SA15 - To ensure the vitality and viability		nugh's nrinc	inal distric	t and neighbourhood centres
1. Will it improve the accessibility to,	0	+	+	Option 1 is assessed as neutral as
and quality of, main town centre uses (as defined in NPPF Annex 2)?			•	although it could see ancillary retail facilities these are likely to be of a small
2. Will it improve the vitality and viability of centres?	0	0	0	scale.
				Option 2 and 3 could improve accessibility to main town centre uses given they propose retail uses. The overall impact on the vitality and viability of existing centres is difficult to determine at this stage.
Overall effects identified SA15	0	+	+	
Leisure				
SA16 - To improve the quality and access	sibility of lei	sure opport	unities wit	hin the Borough.
1. Will it improve the range of sporting facilities in the Borough?	+?	+?	+?	All options provide the potential to increase the provision of sporting and leisure facilities in the Borough. This is however dependent on the future

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Land at Browndown Camp, Gosp	ort				
Sustainability Theme	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	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	leis lida	lent and	6		
Decision Making Criteria	ure use or Y	:-led │leisure nmodation	new Marina		
				occupier so is also uncertain at this stage.	
Overall effects identified SA16	+?	+?	+?		
		ances the c	quality of its	s public areas and green spaces including the	
provision of good access to the coast and	d harbour.				
1. Will it protect or enhance the Borough's network of greenspace?	+	+		Option 1 is assessed as resulting in positive effects in this regard as the	
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	+	+ +?	?	proposed option would ensure existing greenspace and access to the coast is preserved. Option 2 is also likely to have similar effects.	
				Option 3 is assessed as resulting in major negative effects as it would facilitate the construction of a marina at Browndown which would likely reduce the Borough's strategic open space provision. It is highly uncertain as to how Option 3 would impact public access to the Borough's coastline in this location.	
Overall effects identified SA17	+	+?			
Biodiversity and Geodiversity					
SA18 - To conserve and enhance the Bor	ough's biod	liversity and	l geological		
 Will it result in a biodiversity net gain? 	,	?	?	It is uncertain as to whether any options would help to conserve and enhance the	
2. Will it enhance biodiversity through the restoration and creation of well- connected multifunctional green infrastructure?	?	?	?	environment. This is because at this high level the specific details of development proposals are not fully known. The implications of all proposals will need to	
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?	?	be assessed as part of the full plan HRA and through the development management process.	
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	?		
Overall effects identified SA18	?	?	?		
Heritage and Design					
SA19 - To protect and enhance the histor	ric environr	nent.			
1. Will it protect and enhance the historic environment?	0	О	O	All options are considered neutral in this regard.	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Land at Browndown Camp, Gosport					
Sustainability Theme	Option 1: Outdoo non-permanent h accommodation	Option 2: Employment-led scheme with retail and leisure uses and holiday accommodation Option 1: Outdoor leisure use or non-permanent holiday	Option 3: Entrance to new Marina facility Option 2: Employment-led	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	olic		ě		
Decision Making Criteria	sisure use or day	nt-led nd leisure ommodation	o new Marina		
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a	n/a		
Overall effects identified SA19	0	0	0		
SA20 - To ensure that there is a high qual	lity townsca	ape incorpo	rating good	design principles for buildings and	
surrounding spaces. 1. Will the design enhance the quality of the townscape? Overall effects identified SA20 Air Quality	0	0?	-;	Option 1 is assessed as resulting in a neutral effect. Option 2 with the addition of employment floorspace and retail uses is considered more likely to detract from the quality of the built environment in this location. Option 3 is considered to have a negative impact given the proposed uses. Nevertheless, all options have the potential to improve the appearance of the site considerably however there is uncertainty until further details about the appearance of any proposals is known.	
SA21 - To reduce air pollution and ensure	e air quality	continues t	o improve.		
1. Will it improve air quality?	0?	0?	-?	Option 1 and 2 are assessed as neutral/uncertain. The scale of development proposed by both options is considered unlikely to have a significant impact on air quality. Option 3 has the potential to negatively impact air quality due to the scale of development proposed and the fact it would facilitate the construction of a marina.	
Overall effects identified SA21	ο?	ο?	-3		
Use of Energy Resources				16	
1. Will it reduce emissions of greenhouse gases by reducing energy	re propor	?	gy generate ?	ed from renewable sources in the Borough.	
consumption? 2. Will it lead to an increased proportion of energy needs being met from renewable resources?	?	?	?		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Land at Browndown Camp, Gosport					
Sustainability Theme	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 2: Employment-led scheme with retail and leisure uses and holiday accommodation	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	olic	me il ar	ět		
Decision Making Criteria	isuı lay		o ne		
	re use or	ed eisure modation	w Marina		
Overall effects identified SA22	?	?	?		
Use of Land Resources					
SA23 - To improve efficiency in land use	through the	e re-use of p	reviously d	developed land and existing buildings.	
1. Will it re-use previously developed land?	++	++	++	All options are assessed as resulting in major positive effects as all options would	
2. Will it remediate contaminated land?	++	++	++	see the re-use of previously developed land and likely the remediation of any contamination.	
Overall effects identified SA23	++	++	++		
Water Management					
SA24 - To maintain and improve the water	er quality o	f the Borous	gh.		
1. Will it improve compliance with the Water Framework Directive?	?	?	?	At this stage the effects of each option are uncertain. All options propose development which would likely increase water consumption which could have knock-on effects on water quality. However there is significant uncertainty at this stage and the impact of development proposals will need to be assessed at the detailed proposal stage.	
Overall effects identified SA24	?	?	?		
SA25 - To reduce the risk of flooding and	the resulti	ng detrimen	t to public	well-being, the economy and the	
environment. 1. Will it minimise the risk of flooding from all sources to people and property?	+?	?	?	The site is at risk of flooding, particularly by 2115. Therefore any uses on the site are going to be in areas of flood risk.	
Will development be avoided in flood risk areas?	0	0	?	It is considered that the type and scale of	
3. Can the site be made safe taking into account predicted sea level rise? Output Description:	+?	+?	?	uses proposed by Option 1 is most likely to result in positive effects in relation to flooding, however these is some uncertainty until more detail is available. In terms of Option 2 and 3, it is considered that there may be potential to minimise flood risk and make the site safe, it will be more difficult given the uses proposed. There is also significant uncertainty at this stage as no detailed proposals have been	

	_	effects ov		
		eutral ? ur	ncertain -	- negative major negative
Land at Browndown Camp, Gosp	oort			
Sustainability Theme	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	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects
Sustainability Appraisal Objective	r lei olid	mer il an	e to	
Decision Making Criteria	sure use or ay	nt-led nd leisure ommodation		
				presented.
Overall effects identified SA25	+?	+?	?	
SA26 - To provide for sustainable source	es of water s	upply.		
1. Will it reduce water consumption?	-	-	-	All options would likely increase water consumption.
Overall effects identified SA26	-	-	-	
Natural Resources and Waste Mana	agement			
SA27 - To reduce waste generation and management of waste.	disposal, an	d achieve th	ne sustainal	ble consumption of natural resources and
1. Will it lead to reduced consumption of materials and resources?	-?	-?	-?	All options are likely to lead to an increased consumption of materials and
2. Will it reduce household waste?	0	0	-?	resources.
3. Will it increase recycling?	?	?	?	Option 3 is most likely to result in increased household waste as it proposes residential on the site. All options have the potential to increase
				recycling however there is significant uncertainty at this stage.
Overall effects identified SA27	-3	-?	-?	

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			О				
SA3		+					
SA4		+					
SA5		+					
SA6			n/a				
SA7			0				
SA8			О				
SA9			О				
SA10			О				
SA11			О				
SA12			О				
SA13			О				
SA14	++						
SA15			0				
SA16		+?					
SA17		+					
SA18				?			
SA19			0				
SA20			0				
SA21			ο?				
SA22				?			
SA23	++						
SA24				?			
SA25		+?					
SA26					-		M/L
SA27					-?		M/L

PART 4 - Preferred options for Land at Browndown 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	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.
	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.
Recommendation for Local Plan	Allocate for outdoor leisure use in Local Plan.

PART 5 – Mitigating adverse effects and maximising beneficial effects for Land at Browndown Camp, Gosport

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

Mitigat	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

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.

PART 1 – Site profile for Allotments, Manor Way

Site location

Site name	Land at Manor Way	Site reference	LW009
Site address and post	Lee-on-the-Solent, PO13 9JQ	Ward	Lee West
code			

Site details

Site description	Large area of open space to the east of Manor Way.
Topography	Flat with grass and vegetation and numerous large trees to border. A wire
	fence defines the sites western boundary.
Existing land use	Open space
Surrounding land	To the north, east and south are a mixture of one and two storey detached
use and storey	dwellings. To the west, on the opposite side of Manor Way is the Lee-on-the-
heights	Solent Tennis Squash and fitness club with courts.
Site size	1.65 ha
Development status	None

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area Boundary?	Yes	
Is the site allocated for development?	No	Site may still be appropriate for development.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	Yes	Site assessed as medium value in the Open Space Monitoring Report.
Is the site a Protected Employment Site?	No	
Does the site have a community, culture or leisure use?	Yes	The site is due to be allocated a community use in the forthcoming local plan review.
Is the site within a Defined Shopping Area?	No	
Is the site currently tourist	No	

Issue	Suitability	Comments			
accommodation?					
Flooding					
Is the site in Flood Zone 2 or 3?	No				
Is the site predicted to be in Flood	No				
Zone 2 or 3 in 2115?					
Ecology					
Does the site contain any	No				
irreplaceable habitats (such as					
ancient woodland or ancient and					
veteran trees)?					
Does the site have any TPO trees?	No	Does contain mature trees though.			
Does the site contain any protected	Unknown				
species (bats, badgers, Great					
crested newts)?					
Does the site contain, or is within	No	Just over 400m from Brent Goose			
400m of, a SAC or possible SAC, SPA		Network.			
or potential SPA, Ramsar site or					
proposed Ramsar site, a Brent					
Goose site or proposed Brent					
Goose site, or a biodiversity-offset					
site?	.,	N			
Does the site contain, or is in	Yes	Within 450m of Lee-on-the-Solent to			
proximity of, a SSSI or candidate		Itchen Estuary SSSI. An ecology survey			
SSSI?		may be required. Development will not			
		be permitted unless no adverse impact upon the habitat can be demonstrated.			
Does the site contain, or is in	Yes	Within 450m of Lee-on-the-Solent beach			
proximity of, a SINC, candidate SINC	162	candidate SINC.			
or a Local Green Space?		Candidate Silve.			
Access					
Can satisfactory vehicular access be	Yes				
achieved?	163				
Can safe pedestrian and cycle	Yes				
access be achieved?					
Can adequate emergency service	Yes				
and refuse truck access be					
provided?					
Heritage	l Ni				
Is the site within or is adjacent to a	No				
Conservation Area?	NI -				
Does the site contain, or is adjacent	No				
to, any Designated Heritage Assets					
(listed buildings, scheduled ancient					
monuments or registered parks and					
gardens)?					

Issue	Suitability	Comments
Does the site contain, or is adjacent	No	
to, any locally listed buildings?		
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	No	
contaminated?		
Amenity		
Is development likely to have an	Yes	Could impact neighbouring properties
adverse impact upon neighbouring		amenity.
amenity?		
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	Yes	Site in safeguarded
Area (other than Southampton		area for aerodrome at
Airport Safeguarding Zone, which		Daedalus.
covers the whole borough)?		

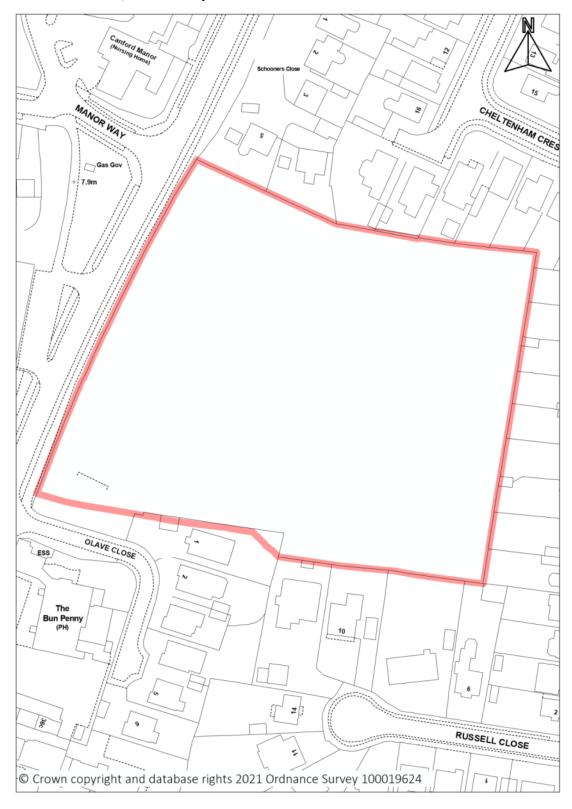
Availability

Issue	Availability	Comments
Does the site have multiple	No	Site acquired by GBC February 2017.
owners?		
Is the site owned by a developer or	No	GBC is planning to develop the site with
is the owner willing to sell?		allotments to serve the requirements of
		the Borough.
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	No	
site would come forward for		
development within the plan		
period?		
Are there any known abnormal	No	
development costs (contamination,		
heritage conservation, demolition		
etc)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Site plan for Allotments, Manor Way



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Allotments

This is the Council's preferred option and would see the site developed for allotments to meet the high demand within the Borough. The site has been subject to public consultation through a process separate to the Local Plan and is deliverable in the short term.

Option 2: Retain open space

This would be a continuation of the existing situation. It is considered necessary to test this option as an alternative to the Council's preferred option.

PART 3 - Sustainability Appraisal of potential options for Allotments, Manor Way

		ts over tim	
++ major positive + positi	ive o neutral	? uncerta	in - negative major negative
Allotments, Manor Way			
Sustainability Theme	Op All		Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	Option 1: Allotmen	tion en s	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Allotments	Option 2: Retain open space	cumulative effects
Climate Change			
SA1 – To address climate change issues thro	ough reducing g	reenhouse g	as emissions.
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	+	+	Both options are considered to contribute towards efforts to tackle climate change in
2. Will it support the transition to net zero carbon by 2050?	+	+	similar way. Allotments would allow local food growing which will result in reduced food miles, retaining open space would also reduce the need for people to travel further afield to reach recreational space.
3. Will it deliver energy efficient buildings?	n/a	n/a	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	+	-	The allocation policy for the site includes criteria that require proposals for new allotments to include appropriate parking facilities in line with other local plan policies.
Overall effects identified SA1	+	+	
Transport and Accessibility			
SA2 - To reduce the need to travel and to re	educe the effect	ts of traffic o	n local communities.
Will it reduce traffic volumes and congestion?	0	0	Overall the effects associated with both options are considered to be neutral.
2. Will it reduce road traffic accidents?	0	0	
3. Will there be an increase in traffic related air and noise pollution?	0	0	
Overall effects identified SA2	0	0	
SA3 - To facilitate modal transfer away from public transport.	n use of the priv	ate car to ot	her forms of travel including walking, cycling and
Will it increase the proportion of journeys using modes other than the private car?	+	+	The provision of local allotments or local open space should reduce the need to travel and thereby decrease use of the car.
2. Will it provide for high quality walking	+	0	Any proposals for new allotments would be

		cts over time	
	tive o neutra	ıl ? uncertai	n - negative major negative
Allotments, Manor Way			
Sustainability Theme	≥ 0	유요	Comments: consideration of likelihood of
Sustainability Appraisal Objective	ptio lotr	ptio oen	effect, spatial scale, temporary/permanent
Decision Making Criteria	Option 1: Allotments	Option 2: R open space	effects, short/medium/long term effects and cumulative effects
Decision Making Criteria	:: ::	Option 2: Retain open space	cumulative effects
and cycling networks and supporting			required to incorporate appropriate cycle
facilities such as cycle parking?			parking provision.
Overall effects identified SA3	+	+0	
	f quality service	s and facilities	including health, transport, education, training,
employment and leisure opportunities.			
1. Will it improve access to local	+	+	Both options would provide local services.
services?			
2. Will it make access easier for those	+	0	Proposals for new allotments would be
without a car? 3. Will it make access easier for disabled		_	required to incorporate appropriate access for those without a car and disabled and or elderly
and or elderly people?	+	O	people. The provision of allotments on the site would be in close proximity to a large number of people and provide easier access to allotment provision.
Overall effects identified SA4	+	0	
Community Activity and Neighbourho	ods		
SA5 - To provide opportunities for commu	nity interaction	and improve t	he quality of where people live.
1. Will it provide opportunities for	+	+	Both options would provide space for the local
engagement in community activities?			community to engage with one another.
2. Will it improve neighbourhoods as places to live?	++	+	Both options are considered to be desirable to local people; however the high demand for allotment facilities within the area means the option is assessed a resulting in major positive effects.
Overall effects identified SA5	++	+	
Crime and Disorder			
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime and disorder?	O	O	
Overall effects identified SA6	0	0	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusion region.	on and close the	e gap between	Gosport and other areas in the South East
Will it reduce poverty and social	О	0	
exclusion in those areas most affected?		_	
Overall effects identified SA7	О	0	
Health and Well-being			
	of the populati	on, reduce ine	qualities in health and improve health facilities.
1. Will it reduce health inequalities in	n/a	n/a	
those areas most affected?			
2. Will it enable and support healthy lifestyles?	+	+	Both options would offer opportunities for healthy lifestyles.
3. Will it improve access to health	n/a	n/a	,
	11/ U	11/ U	<u> </u>

++ major positive + posit		cts over time	e: n - negative major negative
Allotments, Manor Way	tive officulte	ii . dilecitaii	iii negative major negative
	> 0		Comments: consideration of likelihood of
Sustainability Theme	Option 1: Allotmen	Opti ope	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	tm	ion n sp	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Allotments	Option 2: Retain open space	cumulative effects
facilities?			
Overall effects identified SA8	+	+	
Housing	-		
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	d affordable home
1. Will it reduce homelessness?	n/a	n/a	d difference from c.
2. Will it increase the range and	n/a	n/a	
affordability of housing for different groups in the community?	, u	, u	
3. Will it increase the number of decent homes?	n/a	n/a	
Overall effects identified SA9	n/a	n/a	
Education and Skills			
SA10 - To raise educational achievement a and remain in work.1. Will it improve the qualifications and	nd develop the	opportunities n/a	for everyone to acquire the skills needed to find
skills of young people?	-		
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	
Overall effects identified SA10	n/a	n/a	
Employment			
			out-commute and thereby provide greater
potential for people to use public transpor 1. Will it reduce out-commuting from			
the Borough?	n/a	n/a	
Will it improve accessibility to work by public transport, walking and cycling?	n/a	n/a	
Overall effects identified SA11	n/a	n/a	
SA12 - To ensure high and stable levels of 6 Borough.	-	<u>-</u>	benefit from the economic growth of the
1. Will it reduce overall unemployment?	n/a	n/a	
Will it reduce long-term unemployment?	n/a	n/a	
3. Will it provide job opportunities for those most in need of employment?	n/a	n/a	
4. Will it help to improve average earnings?	n/a	n/a	
Overall effects identified SA12	n/a	n/a	
Economy			
SA13 - To increase investment in Gosport's	s economy to fa	cilitate the sus	tainable regeneration of the Borough.
1. Will it make more effective use of previously developed land?	n/a	n/a	
2. Will it improve business development and enhance competitiveness?	n/a	n/a	

++ major positive + posit		cts over time	e: n - negative major negative
Allotments, Manor Way			
Sustainability Theme	Option 1: Allotment	Opt ope	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	t ior in s		effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Allotments	Option 2: Retain open space	cumulative effects
3. Will it improve the resilience of business and the economy?	n/a	n/a	
4. Will it promote growth in key sectors and clusters?	n/a	n/a	
5. Will it make land and property available for business development?	n/a	n/a	
Overall effects identified SA13	n/a	n/a	
SA14 - To encourage the development of a	-	<u>-</u>	n sector.
1. Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	n/a	n/a	
Overall effects identified SA14	n/a	n/a	
Towns and Neighbourhood Centres			
SA15 - To ensure the vitality and viability of	f the Borough's	principal, dist	rict, and neighbourhood centres.
1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)?	n/a	n/a	
2. Will it improve the vitality and viability of centres?	n/a	n/a	
Overall effects identified SA15	n/a	n/a	
Leisure			
SA16 - To improve the quality and accessib	ility of leisure o	pportunities v	vithin the Borough.
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a	
Overall effects identified SA16	n/a	n/a	
SA17 - To ensure that the Borough protect provision of good access to the coast and h		the quality of	its public areas and green spaces including the
1. Will it protect or enhance the Borough's network of greenspace?	+	+	Both options would provide forms of greenspace. The investment by the Council in new allotments would provide considerable improvements to this existing area of open space.
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	n/a	n/a	
Overall effects identified SA17	+	+	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borou	ıgh's biodiversi	ty and geologic	cal assets.
1. Will it result in a biodiversity net gain?	o?	+?	Both options present opportunities for biodiversity net gain. Retaining open space is considered to present greater opportunities however the site would require improvements. Allotments are assessed as neutral/uncertain as

		cts over time	
	tive o neutra	ıl ? uncertai	n - negative major negative
Allotments, Manor Way			
Sustainability Theme	≥ 0	욧 0	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Allotments	Option 2: R open space	effect, spatial scale, temporary/permanent
Decision Making Criteria	ner	n 2 spa	effects, short/medium/long term effects and
Decision Making Criteria	:: ::	Option 2: Retain open space	cumulative effects
			while allotments could increase biodiversity it is very dependent on the type of species grown and the way in which the allotments are managed.
2. Will it enhance biodiversity through	+	+	
the restoration and creation of well-			
connected multifunctional green			
infrastructure?			
3. Will it maintain and enhance sites designated for their nature conservation interest?	0	0	
4. Will it conserve and enhance local	0	0	
habitats and species diversity, and avoid			
harm to protected species?			
Overall effects identified SA18	0	0	
Heritage and Design			
SA19 - To protect and enhance the historic	environment.		I .
Will it protect and enhance the historic environment?	+	+	
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a	
Overall effects identified SA19	+	+	
SA20 - To ensure that there is a high qualit	y townscape in	corporating go	ood design principles for buildings and
surrounding spaces.			
1. Will the design enhance the quality of	+	+	Both options are considered to be beneficial to
the townscape?			the townscape. The design of any proposed
			allotment facility will include a frontage of open
			space along Manor Way which will mitigate any potential impact create by new allotments
			when viewed from the highway.
Overall effects identified SA20	+	+	mich viewed from the flighway.
Air Quality		•	
SA21 - To reduce air pollution and ensure a	air quality conti	nues to improv	ve.
1. Will it improve air quality?	O	0	. 5.
Overall effects identified SA21	0	0	
Use of Energy Resources	<u> </u>		
	ne proportion o	f energy gener	rated from renewable sources in the Borough.
1. Will it reduce emissions of greenhouse	n/a	n/a	The second of th
gases by reducing energy consumption?	, ~	, ~	
2. Will it lead to an increased proportion	n/a	n/a	
of energy needs being met from	,	,	
renewable resources?			
Overall effects identified SA22	n/a	n/a	

	The effe	cts over tim	e:
++ major positive + positi	ve o neutra	l ? uncerta	in - negative major negative
Allotments, Manor Way			
Sustainability Theme	≜ Q	육 유	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Allotmen	otion en s	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Allotments	Option 2: Retain open space	cumulative effects
Use of Land Resources			
SA23 - To improve efficiency in land use thro	ough the re-us	se of previous	ly developed land and existing buildings.
1. Will it re-use previously developed land?	n/a	n/a	
2. Will it remediate contaminated land?	n/a	n/a	
Overall effects identified SA23	n/a	n/a	
Water Management			
SA24 - To maintain and improve the water of	quality of the E	Borough.	
Will it improve compliance with the Water Framework Directive?	0	0	
Overall effects identified SA24	0	0	
SA25 - To reduce the risk of flooding and the	e resulting det	riment to pul	olic well-being, the economy and the environment.
1. Will it minimise the risk of flooding	О	0	
from all sources to people and property?			
2. Will development be avoided in flood risk areas?	0	0	
3. Can the site be made safe taking into account predicted sea level rise?	0	0	
Overall effects identified SA25	О	0	
SA26 - To provide for sustainable sources of	water supply.		
1. Will it reduce water consumption?	-?	O	The creation of new allotments would likely lead to increased water consumption on the site. However the extent of this increase is unknown.
Overall effects identified SA26	-?	0	
Natural Resources and Waste Manage	ment		
		eve the susta	inable consumption of natural resources and
management of waste.			
1. Will it lead to reduced consumption of	n/a	n/a	
materials and resources?			
2. Will it reduce household waste?	n/a	n/a	
3. Will it increase recycling?	n/a	n/a	
Overall effects identified SA27	n/a	n/a	

	: Allotments						
Allotmer	nts, Manor <mark>W</mark>	Vay					
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1		+					
SA2			0				
SA3		+					
SA4		+					
SA5	++						
SA6			0				
SA7			0				
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		+	, a				
SA18			0				
SA19		+					
SA20		+					
SA21			0				
SA22			n/a				
SA23			n/a				
SA24			0				
SA25			0				
SA26			_		-?		
SA27			n/a				

PART 4 - 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	Allocate as allotment in Local Plan.
Local Plan	

PART 5 – 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.

Mitigatin	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: Safeguarded Land for Transport Improvements

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.

PART 1 – 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.

PART 2 - Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Safeguard land for transport improvements

As described above, this is the Borough Council's preferred option and will safeguard the land for potential future transport improvements.

Option 2: Do nothing

It is considered necessary to test this option as an alternative to the Council's preferred approach.

PART 3 – Sustainability Appraisal of potential options for Policy A6: Safeguarded Land for Transport Improvements

	The effe	cts over time	
++ major positive + posi			· n - negative major negative
Policy or site name	tive oneutro	. Gileertan	negative major negative
Folicy of site fiame		-	
Sustainability Theme	Op Saf tra	no Op	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Safeguard lanc transport improvements	Option 2: nothing	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	1: ard ort em	⁸ 2:	cumulative effects
	lan ent	Do	
	land for ents		
	ĭ		
Climate Change			
SA1 – To address climate change issues the	ough reducing	greenhouse ga	s emissions.
1. Will it help to reduce carbon dioxide	+	0	By safeguarding land for a shared-use path
and other greenhouse gas emissions?			linking the existing cycle track to Grange Road
2. Will it support the transition to net	+	0	there is potential to improve transport
zero carbon by 2050?			infrastructure to increase travel by sustainable
			modes. In addition, safeguarding land for a

++ major positive + pos		cts over time	:: n - negative major negative
Policy or site name	Tive oneutra	· uncertain	major negative
Sustainability Theme	= t v O	= O	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Safeguard transport improven	Option ?	effect, spatial scale, temporary/permanent
	ove	on 2	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Safeguard land for transport improvements	Option 2: Do nothing	cumulative effects
			future bus rapid transit extension will also provide opportunities to improve public transport and reduce reliance on the private car. This will help to reduce carbon dioxide emissions and support the transition to net zero by 2050. This is assessed as resulting in positive effects.
3. Will it deliver energy efficient buildings?	n/a	n/a	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	n/a	n/a	
Overall effects identified SA1	+	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to			T. Control of the Con
Will it reduce traffic volumes and congestion?	++	0	By safeguarding land for a shared-use path linking the existing cycle track to Grange Road
2. Will it reduce road traffic accidents?	?	0	there is potential to improve transport
3. Will there be an increase in traffic related air and noise pollution?	+?	0	infrastructure to increase travel by sustainable modes and thereby reduce traffic volumes. In addition, safeguarding land for a future bus rapid transit extension will also provide opportunities to improve public transport and reduce reliance on the private car. Taken together these opportunities can help to reduce traffic volumes and congestion, particularly on the A32. It is uncertain as to whether Option 1 would reduce road traffic accidents at this high level. There is potential for Option 1 to reduce traffic related air and noise pollution by taking private motor vehicles off the road network.
Overall effects identified SA2	++?	0	
SA3 - To facilitate modal transfer away fro public transport.	m use of the priv	ate car to oth	ner forms of travel including walking, cycling and
Will it increase the proportion of journeys using modes other than the private car?	+?	0	By safeguarding land for a shared-use path linking the existing cycle track to Grange Road there is potential to improve transport
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	++		infrastructure to increase travel by modes other than the private car. In addition, safeguarding land for a future bus rapid transit extension will also provide opportunities to improve public transport and reduce reliance on the private car. Option 1 also provides major positive effects for improving walking and cycling networks.

Sustainability Appraisal Annex A | SA of the other Allocation Sites: Policy A6: Safeguarded Land for Transport Improvements Page **527** of **640**

		ects over time	
	itive o neutra	ai ? uncertai	n - negative major negative
Policy or site name			
Sustainability Theme	Saf Saf	5 6	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Safeguard Sareguard transport improven	Option ?	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	11: Jarc Jort	Option 2: Do nothing	cumulative effects
C	Option 1: Safeguard land for transport improvements	D	camanative effects
			Option 2 and doing nothing would result in major negative effects for the provision of high quality walking and cycling networks in these locations.
Overall effects identified SA3	++		
, , ,	f quality service	s and facilities	including health, transport, education, training,
employment and leisure opportunities.			
1. Will it improve access to local services?	+	O	While the policy itself does not improve access, by safeguarding land for transport
2. Will it make access easier for those without a car?	+	O	improvements there is potential to realise improved accessibility in the future. Option 1 is
3. Will it make access easier for disabled and or elderly people?	+	O	therefore assessed as resulting in positive effects in this regard.
Overall effects identified SA4	+	0	
Community Activity and Neighbourho	oods		
SA5 - To provide opportunities for commu	nity interaction	and improve t	he quality of where people live.
1. Will it provide opportunities for	n/a	n/a	
engagement in community activities?	_	_	
2. Will it improve neighbourhoods as places to live?	n/a	n/a	
Overall effects identified SA5	n/a	n/a	
Crime and Disorder			
SA6 - To reduce crime and disorder		_	1
1. Will it reduce actual levels of crime and disorder?	n/a	n/a	
Overall effects identified SA6	n/a	n/a	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusion region.	on and close the	e gap between	Gosport and other areas in the South East
1. Will it reduce poverty and social exclusion in those areas most affected?	n/a	n/a	
Overall effects identified SA7	n/a	n/a	
Health and Well-being		-	
	g of the populat	ion, reduce ine	equalities in health and improve health facilities.
Will it reduce health inequalities in those areas most affected?	n/a	n/a	
2. Will it enable and support healthy lifestyles?	n/a	n/a	
Will it improve access to health facilities?	n/a	n/a	
Overall effects identified SA8	n/a	n/a	
Housing	,	,	

	The effe	cts over time	e:
++ major positive + posi	tive o neutra	l ? uncerta	in - negative major negative
Policy or site name			
Sustainability Theme	in the Solo	ž O	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Safeguard transport improven	Option 2 nothing	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Safeguard land for transport improvements	Option 2: Do nothing	cumulative effects
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent ar	nd affordable home.
1. Will it reduce homelessness?	n/a	n/a	
2. Will it increase the range and affordability of housing for different groups in the community?	n/a	n/a	
Will it increase the number of decent homes?	n/a	n/a	
Overall effects identified SA9	n/a	n/a	
Education and Skills	, &	, u	
	nd develop the	opportunities	for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	
Overall effects identified SA10	n/a	n/a	
Employment SA11 - To provide opportunities for resider potential for people to use public transpor 1. Will it reduce out-commuting from			n out-commute and thereby provide greater By safeguarding land for transport
the Borough? 2. Will it improve accessibility to work by	+	0	improvements there is potential to realise positive effects for reducing out-commuting
public transport, walking and cycling?	•		and improving accessibility to work.
Overall effects identified SA11	+	0	
SA12 - To ensure high and stable levels of Borough.	employment so	everyone can	n benefit from the economic growth of the
1. Will it reduce overall unemployment?	n/a	n/a	
Will it reduce long-term	n/a	n/a	
unemployment?	11/4	11/ 0	
3. Will it provide job opportunities for those most in need of employment?	n/a	n/a	
4. Will it help to improve average earnings?	n/a	n/a	
Overall effects identified SA12	n/a	n/a	
Economy	-	•	
SA13 - To increase investment in Gosport's	s economy to fa	cilitate the su	stainable regeneration of the Borough.
Will it make more effective use of previously developed land?	n/a	n/a	
2. Will it improve business development and enhance competitiveness?	n/a	n/a	
3. Will it improve the resilience of business and the economy?	n/a	n/a	
4. Will it promote growth in key sectors	n/a	n/a	

Sustainability Appraisal Annex A | SA of the other Allocation Sites: Policy A6: Safeguarded Land for Transport Improvements Page **529** of **640**

± major nositive ± nos		ects over time	: n - negative major negative
Policy or site name	itive o neutra	i : uncertan	ii - negative major negative
Policy of Site Hame			
Sustainability Theme	Op Saf tra	a Q	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: Safeguard Sareguard transport improven	Option ?	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Safeguard land for transport improvements	Option 2: Do nothing	cumulative effects
and clusters?			
5. Will it make land and property available for business development?	n/a	n/a	
Overall effects identified SA13	n/a	n/a	
SA14 - To encourage the development of a	a buoyant, susta	ainable tourism	sector.
1. Will it positively contribute to the local	n/a	n/a	
tourism industry and improve the image			
of Gosport as a destination?	_		
Overall effects identified SA14	n/a	n/a	
Towns and Neighbourhood Centres			
SA15 - To ensure the vitality and viability of			rict, and neighbourhood centres.
1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)?	n/a	n/a	
2. Will it improve the vitality and viability of centres?	n/a	n/a	
Overall effects identified SA15	n/a	n/a	
Leisure			
SA16 - To improve the quality and accessib	ility of leisure o	ppportunities w	vithin the Borough.
 Will it improve the range of sporting facilities in the Borough? 	n/a	n/a	
Overall effects identified SA16	n/a	n/a	
SA17 - To ensure that the Borough protect provision of good access to the coast and		s the quality of	its public areas and green spaces including the
1. Will it protect or enhance the	n/a	n/a	
Borough's network of greenspace?	,	•	
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	n/a	n/a	
Overall effects identified SA17	n/a	n/a	
Biodiversity and Geodiversity	•	•	
SA18 - To conserve and enhance the Boron	ugh's biodiversi	ty and geologic	cal assets.
1. Will it result in a biodiversity net gain?	n/a	n/a	
Will it enhance biodiversity through the restoration and creation of well- connected multifunctional green	n/a	n/a	
infrastructure?			
3. Will it maintain and enhance sites designated for their nature conservation interest?	n/a	n/a	
4. Will it conserve and enhance local habitats and species diversity, and avoid	n/a	n/a	

++ major positive + posi		cts over time	e: n - negative major negative
Policy or site name			
Sustainability Theme Sustainability Appraisal Objective	Option 1: Safeguard transport improven	Option :	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Decision Making Criteria	Option 1: Safeguard land for transport improvements	Option 2: Do nothing	effects, short/medium/long term effects and cumulative effects
harm to protected species?			
Overall effects identified SA18	n/a	n/a	
Heritage and Design			
SA19 - To protect and enhance the historic	environment.		
1. Will it protect and enhance the historic environment?	n/a	n/a	
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a	
Overall effects identified SA19	n/a	n/a	
SA20 - To ensure that there is a high qualit surrounding spaces.	y townscape in	corporating go	od design principles for buildings and
1. Will the design enhance the quality of the townscape?	n/a	n/a	
Overall effects identified SA20	n/a	n/a	
Air Quality			
SA21 - To reduce air pollution and ensure a	air quality conti	nues to improv	ve.
1. Will it improve air quality?	n/a	n/a	
Overall effects identified SA21	n/a	n/a	
Use of Energy Resources			
	ne proportion o	f energy gener	ated from renewable sources in the Borough.
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	n/a	n/a	
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	n/a	n/a	
Overall effects identified SA22	n/a	n/a	
Use of Land Resources			
SA23 - To improve efficiency in land use th	rough the re-us	se of previously	y developed land and existing buildings.
Will it re-use previously developed land?	n/a	n/a	
2. Will it remediate contaminated land?	n/a	n/a	
Overall effects identified SA23	n/a	n/a	
Water Management		•	·
SA24 - To maintain and improve the water	quality of the E	Borough.	
Will it improve compliance with the Water Framework Directive?	n/a	n/a	
Overall effects identified SA24	n/a	n/a	
	-	-	ic well-being, the economy and the environment.
Will it minimise the risk of flooding from all sources to people and property?	n/a	n/a	<i>J</i> , 222222 202 2011 2011 1011 1011
2. Will development be avoided in flood risk areas?	n/a	n/a	

Sustainability Appraisal Annex A | SA of the other Allocation Sites: Policy A6: Safeguarded Land for Transport Improvements Page **531** of **640**

	-1 CC		
		cts over time	
, , ,	tive o neutra	ıı ? uncertai	n - negative major negative
Policy or site name			
Sustainability Theme	Op Saf tra	Op	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	Option 1: Safeguard transport improven	Option nothing	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Safeguard land for transport improvements	Option 2: Do nothing	cumulative effects
3. Can the site be made safe taking into account predicted sea level rise?	n/a	n/a	
Overall effects identified SA25	n/a	n/a	
SA26 - To provide for sustainable sources of	of water supply.		
1. Will it reduce water consumption?	n/a	n/a	
Overall effects identified SA26	n/a	n/a	
Natural Resources and Waste Manag	ement		
SA27 - To reduce waste generation and dismanagement of waste.	posal, and achi	eve the sustair	nable consumption of natural resources and
1. Will it lead to reduced consumption of materials and resources?	n/a	n/a	
2. Will it reduce household waste?	n/a	n/a	
3. Will it increase recycling?	n/a	n/a	
Overall effects identified SA27	n/a	n/a	

			Transport Imp		NI II	N.4.:	T
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				

PART 4 - 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	Include allocation policy in Local Plan.
Local Plan	

PART 5 – 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

Land at Brockhurst Gate, Gosport

Overview

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.

PART 1 – Site profile for Land at Brockhurst Gate, Gosport

Site location

Site name	Land at Brockhurst Gate, Gosport	Site reference	-
Site address and post	Land at Brockhurst Gate,	Ward	Elson
code	Cotsworth Road, Gosport		

Site details

Cita dacariation	The site comprises land formarly used as the Civil Comies Courte Court of
Site description	The site comprises land formerly used as the Civil Service Sports Ground and
	the Frater House/Bedenham House (MoD) buildings. The site is adjacent to
T	the Brockhurst Gate Retail development.
Topography	Largely flat
Existing land use	Open space
Surrounding land	The scheduled monument of Fort Brockhurst adjoins the site on its south
use and storey	western edge. To the west of the site is the retail development which formed
heights	part of a wider site which included this land. On the western side of the A32,
	opposite the wider Brockhurst Gate site is a hotel, a leisure centre, an ice rink
	and a pub/restaurant. To the north of these leisure facilities is a housing
	development in the Holbrook area of the Borough constructed in the 1980s.
Site size	1.3 ha
Development status	21/00370/FULL - ERECTION OF 1NO. BUILDING TO FORM AN EMPLOYMENT
	DEVELOPMENT (USE CLASS B2 /B8 / E(G(ii)(iii)), WITH ACCESS AND EGRESS,
	CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS AND IMPROVEMENTS
	(AMENDMENT TO PART OF PLANNING PERMISSION 19/00316/FULL)
	(DEPARTURE FROM LOCAL PLAN) – Pending consideration
	19/00316/FULL - ERECTION OF 3NO. BUILDINGS TO FORM AN EMPLOYMENT
	DEVELOPMENT (USE CLASS B1A, B1C, B2 AND B8), WITH ACCESS AND EGRESS,
	CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS AND IMPROVEMENTS
	(DEPARTURE FROM LOCAL PLAN) (as amplified by e-mail dated 24.10.19 and
	amended by plans received 24.10.19, 03.02.20 and 03.04.20 and Highways
	Technical Notes, and plans received 24.10.19, 26.11.19, 19.02.20, 06.03.20
	and 06.04.20) – Grant permission
	16/00F00/FULL FLA MUVED LICE DEVELODMENT COMPRISING EDECTION OF
	16/00598/FULL - EIA - MIXED USE DEVELOPMENT COMPRISING ERECTION OF
	CLASS A1 RETAIL UNITS; CLASS A3/A5 DRIVE-THRU RESTAURANT UNIT AND A
	COFFEE SHOP WITH DRIVE-THRU FACILITY TOTALLING 7,215 SQ.M GIA;
	PROVISION OF 392 CAR PARKING SPACES AND 238 CYCLE SPACES., PROVISION
	OF OPEN SPACE AND FOOTPATHS; PROVISION OF SPORTS PITCHES WITH
	CHANGING FACILITIES; PROVISION OF HIGHWAY WORKS AND ACCESS &
	EGRESS; SERVICE YARD; PARKING; LANDSCAPING; INFRASTRUCTURE; AND
	ASSOCIATED WORKS AND IMPROVEMENTS (as amended by plans received
	25.05.17, 06.07.17 and 08.08.17 and amplified by supplementary retail
	assessment received 07.07.17, addendum transport assessment received
	16.01.17, travel plan framework addendum received 09.03.17,
	supplementary parking requirements assessment received 24.04.17 and

supplementary sports pitch/open space assessment received 15.06.17) – Grant permission.

Suitability

Issue	Suitability	Comments
Local plan designations	•	1
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for	No	
development?		
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	Yes	The site is designated as existing open
		space in the adopted GBLP 2011-2029.
Is the site a Protected Employment	No	
Site?		
Does the site have a community,	No	
culture or leisure use?		
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology	,	
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	Unknown	Further investigation will be required by
species (bats, badgers, Great		site promoter.
crested newts)?		
Does the site contain, or is within	No	
400m of, a SAC or possible SAC, SPA		
or potential SPA, Ramsar site or		
proposed Ramsar site, a Brent		
Goose site or proposed Brent		
Goose site, or a biodiversity-offset		
site?	No	
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		

Issue	Suitability	Comments
Does the site contain, or is in	Yes	The site is situated within proximity to
proximity of, a SINC, candidate SINC		the DM Gosport South SINC.
or a Local Green Space?		· ·
Access	l	
Can satisfactory vehicular access be	Yes	
achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage		
Is the site within or is adjacent to a	No	
Conservation Area?		
Does the site contain, or is adjacent	Yes	The scheduled ancient monument Fort
to, any Designated Heritage Assets		Brockhurst adjoins the site on its south
(listed buildings, scheduled ancient		western edge, separated by a belt of
monuments or registered parks and		trees which extends approximately 80m
gardens)?		up to the moat.
Does the site contain, or is adjacent	No	
to, any locally listed buildings?		
Is the site likely to be of	Unknown	Further investigation will be required.
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Site is in 20m buffer area. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will be required.
Amenity	1	
Is development likely to have an	No	
adverse impact upon neighbouring		
amenity?		
Are neighbouring uses likely to have	No	
an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	Yes	Site in safeguard area for Fleetlands
Area (other than Southampton		Helipad and DM munitions.
Airport Safeguarding Zone, which		
covers the whole borough)?		

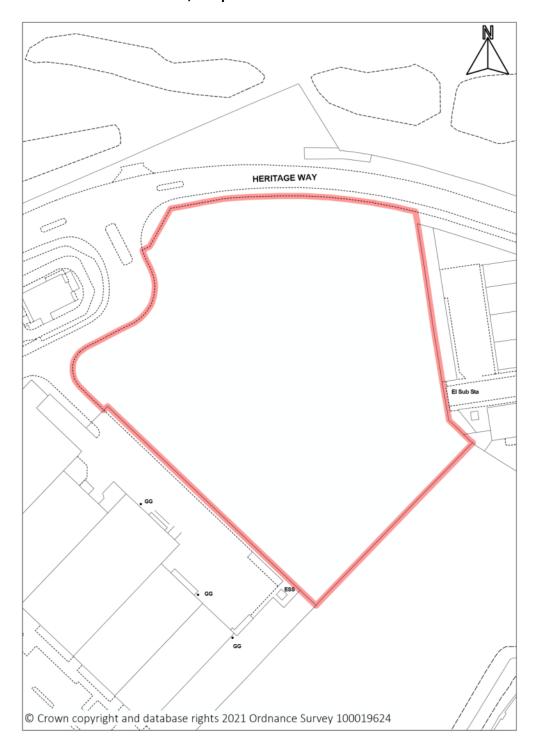
Availability

Issue	Availability	Comments
Does the site have multiple	No	
owners?		
Is the site owned by a developer or	Yes	
is the owner willing to sell?		
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	No	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	No	
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	
site would come forward for		
development within the plan		
period?		
Are there any known abnormal	No	
development costs (contamination,		
heritage conservation, demolition		
etc.)?		
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Site plan for Land at Brockhurst Gate, Gosport



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Retain existing open space designation

The Council's preferred option it to maintain the existing open space designation as the latest evidence shows a demand for sports pitch provision in the Borough. While proposals have been permitted on the site for employment uses, these are subject to a financial contribution to mitigate the loss of the sports provision which was to be provided. Until such time that the development has commenced and the full financial contribution has been received by the Borough Council it is considered appropriate to retain the existing open space designation as the latest available evidence shows a demand for sports pitch provision, specifically football pitches. 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.

Option 2: Allocate for employment uses

This option would see the site allocated for employment uses as permitted by the Borough Council in application 19/00316/FULL. It is however important to note that to assist in mitigating the impact of the proposal and to make it acceptable in planning terms a financial contribution was deemed necessary to mitigate for the loss of sports pitch provision on the site.

PART 3 – Sustainability Appraisal of potential options for Land at Brockhurst Gate, Gosport

The effects over time:			
++ major positive + posit	tive o neutra	l ? uncertai	n - negative major negative
Land at Brockhurst Gate, Gosport			
Sustainability Theme	Option 2: Allo for employments uses Option 1: Retexisting open space designs		Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective			effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Retain existing open space designation	Option 2: Allocate for employment uses	cumulative effects
Climate Change			
SA1 – To address climate change issues thr	ough reducing	greenhouse ga	as emissions.
1. Will it help to reduce carbon dioxide	+	+	Both options present opportunities to reduce
and other greenhouse gas emissions?			carbon dioxide and other greenhouse gas
2. Will it support the transition to net	+	+	emissions. For example, Option 1 would
zero carbon by 2050?			provide open space provision which could
3. Will it deliver energy efficient	O	?	reduce the need to travel out of the Borough.
buildings?			Likewise, the provision of employment uses on
4. Will it support the charging of plug-in	0	?	the site under Option 2 would also likely reduce
and other ultra-low emission vehicles?			the need to travel and thereby help to address climate change through reducing greenhouse gas emissions.
Overall effects identified SA1	+	+	
Transport and Accessibility			
SA2 - To reduce the need to travel and to r	educe the effec	ets of traffic or	a local communities
Will it reduce traffic volumes and	+	+	Both options could help to reduce traffic
congestion?	т	т	volumes and congestion. The impact of both
Will it reduce road traffic accidents?	?	?	options on road traffic accidents and traffic
3. Will there be an increase in traffic	?	?	related air and noise pollution is uncertain but
related air and noise pollution?	f	f	unlikely to be significant and is something that can be mitigated for.
Overall effects identified SA2	+?	+?	
	n use of the pri	vate car to oth	ner forms of travel including walking, cycling and
public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	+	+	Option 1 could help to reduce the need to travel further afield by private car to access sports pitch provision and is therefore
Will it provide for high quality walking	+	+	considered to result in positive effects.
and cycling networks and supporting	т	т	Similarly, Option 2 could provide additional
facilities such as cycle parking?			local employment opportunities and reduce the need to out-commute.
			Both Options are considered to provide opportunities to improve walking and cycling networks and integrate facilities such as cycle parking/changing facilities.
Overall effects identified SA3	+	+	
SA4 - To improve accessibility to a range of employment and leisure opportunities.	quality service	s and facilities	including health, transport, education, training,
Will it improve access to local	++	+?	Option 1 would improve access to local sports
services?	TT	т;	pitch provision – this is assessed as resulting in
			a major positive effect as it would meet an

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
Land at Brockhurst Gate, Gosport				
Sustainability Theme	s e C		Comments: consideration of likelihood of	
•)ptio xist pac	Opti for e uses	effect, spatial scale, temporary/permanent	
Sustainability Appraisal Objective	on 1	mp on i	effects, short/medium/long term effects and	
Decision Making Criteria	Option 1: Retain existing open space designation	Option 2: Allocate for employment uses	cumulative effects	
			identified deficiency.	
			Option 2 would help to provide greater local employment opportunities which is a key priority for the Borough. That said without mitigation this would also result in the loss of sports pitch provision, thereby reducing access to local services. Option 2 is therefore assessed as positive/uncertain at this stage.	
2. Will it make access easier for those without a car?	0	O		
3. Will it make access easier for disabled	0	0		
and or elderly people?				
Overall effects identified SA4	++	+?		
Community Activity and Neighbourho	ods			
SA5 - To provide opportunities for commun	nity interaction	and improve t	he quality of where people live.	
1. Will it provide opportunities for	++	O	Option 1 and the provision of open space and	
engagement in community activities?			sports pitches on the site would provide major	
2. Will it improve neighbourhoods as	+	+	positive effects and opportunities for	
places to live?			engagement in community activities.	
			Both option 1 and option 2 can potentially	
			improve the neighbourhood as a place to live.	
Overall effects identified SA5	++	+	improve the neighbourhood as a place to live.	
Crime and Disorder	77	T		
SA6 - To reduce crime and disorder				
1. Will it reduce actual levels of crime	0	O		
and disorder?	U	U		
Overall effects identified SA6	0	0		
Poverty and Deprivation				
SA7 - To reduce poverty and social exclusion	on and close the	e gap between	Gosport and other areas in the South Fast	
region.	44 0.000 010	- 000 000000011		
1. Will it reduce poverty and social	+?	+?	Option 1 could assist in reducing poverty and	
exclusion in those areas most affected?	••	••	social exclusion in the Borough through the	
			provision of sports facilities which can help to	
			encourage participation in sports, particularly	
			for young people.	
			Similarly, Option 2 and allocating the site for	
			employment uses has potential to reduce	
			poverty and social exclusion through providing jobs and increasing incomes.	
			Jobs and increasing incomes.	
			Both Options are assessed with some	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
Land at Brockhurst Gate, Gosport				
Sustainability Theme	\$ @ O	5 7 0	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	ptic xisti vace	Optic for er uses	effect, spatial scale, temporary/permanent	
Decision Making Criteria	ng o	npl	effects, short/medium/long term effects and	
Decision Making Criteria	Option 1: Retain existing open space designation	Option 2: Allocate for employment uses	cumulative effects	
			uncertainty as it is recognised that many others factors also affect poverty and social exclusion.	
Overall effects identified SA7	+?	+?		
Health and Well-being				
	of the populat	ion, reduce ine	equalities in health and improve health facilities.	
1. Will it reduce health inequalities in	++	О	The retention of open space on the site and	
those areas most affected?			provision of sports facilities is likely to provide	
2. Will it enable and support healthy	++	+?	major positive effects and assist in reducing	
lifestyles?			health inequalities by providing high quality	
3. Will it improve access to health facilities?	O	O	facilities for residents. This is also assessed as providing major positive effects for enabling and supporting healthy lifestyles.	
			Option 2 provides potential to enable and support healthy lifestyles through the provision of employment opportunities. That said any positive effects are assessed as not being as significant as those anticipated from Option 1.	
Overall effects identified SA8	++	0		
Housing				
SA9 - To ensure that everyone has the opp			d affordable home.	
1. Will it reduce homelessness?	n/a	n/a		
2. Will it increase the range and affordability of housing for different groups in the community?	n/a	n/a		
3. Will it increase the number of decent homes?	n/a	n/a		
Overall effects identified SA9	n/a	n/a		
Education and Skills				
SA10 - To raise educational achievement a and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find	
1. Will it improve the qualifications and skills of young people?	+	+	Both options have the potential to improve qualifications and skills.	
Will it improve the qualifications and skills of the population overall?	+	+	Option 1 provides opportunities for participation in sports which results in well recognised benefits. Equally, the provision of employment uses on the site can provide jobs which may assist in improving people's skills.	
Overall effects identified SA10	+	+		
Employment				

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.

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Land at Brockhurst Gate, Gosport Comments: consideration of likelihood of **Sustainability Theme** existing open space designation effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** effects, short/medium/long term effects and **Decision Making Criteria** cumulative effects 1. Will it reduce out-commuting from Option 2 is assessed as resulting in positive + 0 the Borough? effects in this regard. Employment uses on the site provide the potential to increase the 2. Will it improve accessibility to work by +? number of jobs in the Borough and has public transport, walking and cycling? potential to thereby reduce out-commuting. Overall effects identified **SA11** + o SA12 - To ensure high and stable levels of employment so everyone can benefit from the economic growth of the 1. Will it reduce overall unemployment? +? Option 2 provides potential to reduce overall unemployment. There is some uncertainty as 2. Will it reduce long-term ? 0 there is also potential that employment uses on unemployment? the site may displace jobs from elsewhere in ? 3. Will it provide job opportunities for 0 the Borough. those most in need of employment? 4. Will it help to improve average ? n In terms of the impact of Option 2 on other earnings? economic issues it is considered uncertain at this stage. Option 2 provides potential to improve average earnings and reduce longterm unemployment, however these issues are also contingent on wider economic factors. Overall effects identified SA12 +? **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 Option 2 is assessed as resulting in positive + previously developed land? effects in relation to Gosport's economy. 2. Will it improve business development +? O and enhance competitiveness? 3. Will it improve the resilience of ? O business and the economy? 4. Will it promote growth in key sectors ? 0 and clusters? 5. Will it make land and property 0 available for business development? Overall effects identified SA13 + **SA14** - To encourage the development of a buoyant, sustainable tourism sector. 1. Will it positively contribute to the local n/a n/a tourism industry and improve the image of Gosport as a destination? Overall effects identified SA14 n/a n/a **Towns and Neighbourhood Centres** SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and n/a n/a quality of, main town centre uses (as defined in NPPF Annex 2)?

The effects over time:				
++ major positive + posi	tive o neutra	al ? uncertai	n - negative major negative	
Land at Brockhurst Gate, Gosport				
Sustainability Theme	<u>ა</u> ც O	- 2 0	Comments: consideration of likelihood of	
•)ptii xist pac	Option for e	effect, spatial scale, temporary/permanent	
Sustainability Appraisal Objective	on 1 ing e de	mp on 2	effects, short/medium/long term effects and	
Decision Making Criteria	Option 1: Retain existing open space designation	Option 2: Allocate for employment uses	cumulative effects	
	etai etai etai	ner		
	ion	ate ıt		
	•	•		
2. Will it improve the vitality and viability of centres?	n/a	n/a		
Overall effects identified SA15	n/a	n/2		
Leisure	II/a	n/a		
SA16 - To improve the quality and accessib	uility of leisure o	nnortunities w	within the Barough	
Will it improve the range of sporting	++	ppportunities w	Option 1 and retaining the existing open space	
facilities in the Borough?	77		designation would result in major positive	
			effects and secure the site for sporting	
			facilities. The site is considered to offer the	
			potential to play a major role in the Borough's	
			provision. The most recently published	
			evidence in 2014 shows a high demand for	
			sports pitch provision in the Borough. Revised	
			evidence currently being prepared is showing a similar demand still exists.	
			Option 2 and allocating the site for	
			employment uses would result in the loss of	
			this land for sports pitch provision. This would	
			result in major negative effects and would	
			require mitigation to offset such loss.	
Overall effects identified SA16	++			
_ ·		s the quality of	its public areas and green spaces including the	
provision of good access to the coast and l	narbour.	ı		
1. Will it protect or enhance the	+	-		
Borough's network of greenspace?	/-	/-		
2. Will it protect or enhance the quality of the Borough's coast and harbour	n/a	n/a		
frontage and maintain or improve public				
access?				
Overall effects identified SA17	+	-		
Biodiversity and Geodiversity				
SA18 - To conserve and enhance the Borou	ıgh's biodiversi	ty and geologic	cal assets.	
1. Will it result in a biodiversity net gain?	0	0	Both Options are considered neutral as both	
2. Will it enhance biodiversity through	0	0	options would likely be able to address nature	
the restoration and creation of well-			conservation issues satisfactorily, resulting in	
connected multifunctional green			limited effects.	
infrastructure?			_	
3. Will it maintain and enhance sites	0	0		
designated for their nature conservation interest?				
4. Will it conserve and enhance local	0	0	-	
habitats and species diversity, and avoid				
harm to protected species?				
Overall effects identified SA18	0	0		

The effects over time:				
++ major positive + posi	tive o neutra	ıl ? uncertai	n - negative major negative	
Land at Brockhurst Gate, Gosport				
Sustainability Theme	st e o	ı; f O	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	ptic kisti vace	Optic for en	effect, spatial scale, temporary/permanent	
	on 1 ing e de	mpl	effects, short/medium/long term effects and	
Decision Making Criteria	Option 1: Retain existing open space designation	Option 2: Allocate for employment uses	cumulative effects	
Heritage and Design				
SA19 - To protect and enhance the historic	environment.			
1. Will it protect and enhance the historic environment?	+?	+?	Both Options have the potential to be able to positively protect and enhance the historic environment. However there is uncertainty and any development proposals will need to address the historic environment satisfactorily through good design to ensure the adjacent Scheduled Ancient Monument is protected and enhanced.	
2. Will it improve the condition of any heritage asset identified as at risk?	0	0		
Overall effects identified SA19	+?	+?		
SA20 - To ensure that there is a high qualit	-		od design principles for buildings and	
surrounding spaces.	, '	1 00		
1. Will the design enhance the quality of the townscape?	?	?	Both options have the potential for enhance the quality of the townscape however this would need to be assessed through the development management process as in terms of the allocation of land this detail is not available at this stage.	
Overall effects identified SA20	?	?		
Air Quality				
SA21 - To reduce air pollution and ensure a	ir quality conti	nues to improv	ve.	
1. Will it improve air quality?	0	0		
Overall effects identified SA21	O	0		
Use of Energy Resources				
	e proportion o		ated from renewable sources in the Borough.	
1. Will it reduce emissions of greenhouse	+;	+?	Both land use options have potential to reduce	
gases by reducing energy consumption?			emissions of greenhouse gases by reducing	
2. Will it lead to an increased proportion	,	,	energy consumption. This is primarily through	
of energy needs being met from renewable resources?			reducing the need to travel to a) access sports pitch provision and b) access employment uses.	
Overall effects identified SA22	+?	+?	pitch provision and by access employment uses.	
Use of Land Resources	T;	T;		
SA23 - To improve efficiency in land use th	rough the re us	so of proviously	dayoloped land and existing buildings	
1. Will it re-use previously developed	+	+	י שבייבוסףכם ומוום מוום באוטנווון שמווטוווון.	
land?				
2. Will it remediate contaminated land?	+	+		
Overall effects identified SA23	+	+		
Water Management				
SA24 - To maintain and improve the water				
1. Will it improve compliance with the	?	?	This will be assessed through the development	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Land at Brockhurst Gate, Gosport Comments: consideration of likelihood of **Sustainability Theme** effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** effects, short/medium/long term effects and **Decision Making Criteria** cumulative effects Water Framework Directive? management process. Overall effects identified SA24 ? ? SA25 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment. 1. Will it minimise the risk of flooding n/a n/a from all sources to people and property? 2. Will development be avoided in flood n/a n/a risk areas? 3. Can the site be made safe taking into n/a n/a account predicted sea level rise? Overall effects identified SA25 n/a n/a SA26 - To provide for sustainable sources of water supply. 1. Will it reduce water consumption? Both options are considered to result in negative effects as both are likely to increase water consumption. Overall effects identified SA26 **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 Option 1 is considered neutral overall. Option 2 0

0

0

0

0

materials and resources?

3. Will it increase recycling?

Overall effects identified SA27

2. Will it reduce household waste?

may increase the consumption of materials and

resources however in relation to household

waste/recycling it is considered to be neutral.

Option 1	: Retain exis	ting open sp	oace designati	on			
Land at E	Brockhurst G	ate, Gospor	t				
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			0				
SA7		+?					
SA8	++						
SA9			n/a				
SA10		+					
SA11			0				
SA12			0				
SA13			0				
SA14			n/a				
SA15			n/a				
SA16	++						
SA17		+					
SA18			0				
SA19		+?					
SA20				?			
SA21			0				
SA22		+?					
SA23		+					
SA24				?			
SA25			n/a				
SA26					-		M/L
SA27			0				

PART 4 - Preferred options for Land at Brockhurst Gate, Gosport

Preferred option(s)	Option 1: Retain existing open space 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 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.
Justification	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.

	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	Retain existing open space designation.
Local Plan	

PART 5 – 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.

PART 1 - Site profile for Lidl, Forton Road

Site location

Site name	Lidl, Forton Road	Site reference	FT014
Site address and post	Forton Road, Gosport, PO12 3HJ	Ward	Forton
code			

Site details

	1
Site description	The site is located to the north of Forton Road and contains the Lidl
	supermarket. The site is adjacent to a former fuel filling station which was
	demolished (site reference FT013).
Topography	Flat with asphalt hardstanding car park
Existing land use	Supermarket and associated parking
Surrounding land	To the northwest of the site is an existing service road beyond which is a row
use and storey	of two storey dwellings fronting Forton Road. To the north of the site are
heights	further residential properties which have gardens that extend up to the
	boundary of the site. Further dwellings are located to the south on the
	opposite side of Forton Road. To the southeast of the site is Kwik Fit.
Site size	0.33 ha
Development status	None

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area Boundary?	Yes	
Is the site allocated for development?	No	Site may still be appropriate for development.

Issue	Suitability	Comments
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	No	
Is the site a Protected Employment Site?	No	
Does the site have a community, culture or leisure use?	No	
Is the site within a Defined Shopping Area?	Yes	Site is within a defined shopping area.
Is the site currently tourist accommodation?	No	
Flooding		
Is the site in Flood Zone 2 or 3?	Yes	Site is in Flood Zone 2 and 3. A Strategic Flood Risk Assessment will be required.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site predicted to be in Flood Zone 2 and 3 by 2115. A Strategic Flood Risk Assessment will be required.
Ecology	1	
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	
Does the site have any TPO trees?	No	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Unlikely, but uncertain at this time. Further investigation required. Proposals will need to protect the species.
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Site approx. 340m from Portsmouth Harbour SPA and Ramsar. Approx. 380m from Brent Goose Site (Primary Network). An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Site approx. 340m from Portsmouth Harbour SSSI. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	No	

Issue	Suitability	Comments
Access	L	
Can satisfactory vehicular access be achieved?	Yes	
Can safe pedestrian and cycle access be achieved?	Yes	
Can adequate emergency service and refuse truck access be provided?	Yes	
Heritage		
Is the site within or is adjacent to a Conservation Area?	No	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	No	
Does the site contain, or is adjacent to, any locally listed buildings?	No	
Is the site likely to be of archaeological interest? Contamination	No	
Is it likely the site could be contaminated?	Yes	Site is in 20m buffer area. Contamination associated with former use a fuel filling station. A Contaminated Land Assessment will be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential impact on properties to north of site. Proposal will need to minimise amenity impacts.
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No	
Services		
Is the site likely to be serviced by utilities?	Yes	
Is the site within a Safeguarded Area (other than Southampton	Yes	Site is in safeguarded area for aerodrome at Daedalus. Statutory

Issue	Suitability	Comments
Airport Safeguarding Zone, which		bodies will be consulted. Restrictions
covers the whole borough)?		may apply.

Availability

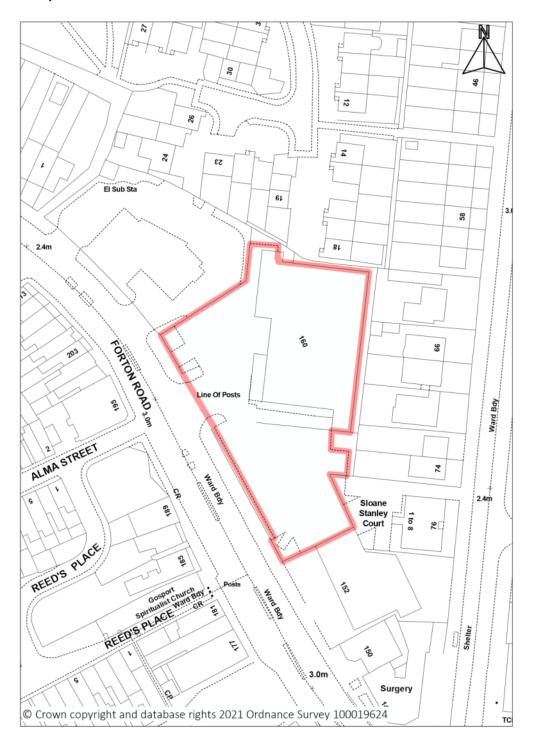
Issue	Availability	Comments
Does the site have multiple owners?	No	Site is owned by Lidl UK.
Is the site owned by a developer or is the owner willing to sell?	No	There has been no indication that the site will be sold. It is considered important to retain the store as it provides an important facility for the local community and provides the opportunity to combine trips to the neighbourhood centre.
Is it necessary to acquire land off- site to develop this site?	No	
Does the site have any legal issues (covenants, ransom strips)?	No	
Are there any on-site constraints (pylons, rights of way, easements)?	No	
Are there any existing tenancies or operations on site?	No	

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	No	No indication at this time.
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential demolition costs.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Issue	Figure	Assumptions
Developable area	0.33 ha	Based on whole site.
Local area density	High	60dph
Development density	60dph+	Density of developable area.
Capacity for dwellings	20	Based on visual assessment and density calculation.

Site plan for Lidl, Forton Road



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Residential development

This would see the neighbourhood centre designation removed and allow the site to be redeveloped to provide new housing. There is also potential to comprehensively redevelop with the adjacent former fuel station site with this site.

Option 2: Retain neighbourhood centre designation

Option 2 is the Council's preferred approach and would see the retention of the neighbourhood shopping centre designation in order to protect the site for retail uses to serve the local community. At this time, Option 2 is the status quo and it has not been demonstrated by the land owner that the site is surplus to requirements.

PART 3 - Sustainability Appraisal of potential options for Lidl, Forton Road

Sustainability Theme	Op: Res dev	Op:	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	Option 1: Residenti developn	tion ghb itre	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Residential development	Option 2: Retain neighbourhood centre designation	cumulative effects
Climate Change			
SA1 – To address climate change issues thr	ough reducing	greenhouse ga	as emissions.
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	o	0	Both options could assist in addressing climate change. Option 1 would protect the land for
2. Will it support the transition to net zero carbon by 2050?	o	O	commercial uses which serve the local neighbourhood. Option 2 could see
3. Will it deliver energy efficient buildings?	+?	O	redevelopment of the site with energy efficien buildings etc.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	+?	0	
Overall effects identified SA1	+?	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to r	educe the effec	ts of traffic or	n local communities.
Will it reduce traffic volumes and congestion?	O	O	Both options are considered neutral overall.
2. Will it reduce road traffic accidents?	О	0	
3. Will there be an increase in traffic related air and noise pollution?	O	0	
Overall effects identified SA2	O	0	
SA3 - To facilitate modal transfer away from public transport.	m use of the pri	vate car to oth	ig ner forms of travel including walking, cycling and
1. Will it increase the proportion of journeys using modes other than the private car?	O	+	Option 2 provides services to the local community and thereby reduces the need to travel by car to access such a facility. Option 1

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative						
Lidl, Forton Road						
Sustainability Theme	Op Res dev	Op nei cen	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent			
Sustainability Appraisal Objective	Option 1: Residenti developm	tion ghb tre	effects, short/medium/long term effects and			
Decision Making Criteria	Option 1: Residential development	Option 2: Retain neighbourhood centre designation	cumulative effects			
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	0	0	is considered to be neutral.			
Overall effects identified SA3	0	0				
		_	including health, transport, education, training,			
employment and leisure opportunities.						
1. Will it improve access to local	0	+	Option 2 and retaining the neighbourhood			
services?			centre designation would ensure the land is			
2. Will it make access easier for those without a car?	0	+	protected to serve the local neighbourhood.			
3. Will it make access easier for disabled and or elderly people?	0	+				
Overall effects identified SA4	0	+				
Community Activity and Neighbourho	ods					
SA5 - To provide opportunities for commun	nity interaction	and improve t	he quality of where people live.			
1. Will it provide opportunities for	0	O				
engagement in community activities?						
2. Will it improve neighbourhoods as places to live?	0	0				
Overall effects identified SA5	0	0				
Crime and Disorder						
SA6 - To reduce crime and disorder						
1. Will it reduce actual levels of crime and disorder?	O	O				
Overall effects identified SA6	0	0				
Poverty and Deprivation			<u></u>			
SA7 - To reduce poverty and social exclusion region.		e gap between	Gosport and other areas in the South East			
1. Will it reduce poverty and social exclusion in those areas most affected?	0	0				
Overall effects identified SA7	0	O				
Health and Well-being						
	of the populat	ion, reduce ine	qualities in health and improve health facilities.			
1. Will it reduce health inequalities in those areas most affected?	0	O				
2. Will it enable and support healthy lifestyles?	O	O				
3. Will it improve access to health facilities?	O	O				
Overall effects identified SA8	0	0				
Housing						
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	d affordable home.			

++ major positive + posi		cts over time al ? uncertai	e: in - negative major negative
Lidl, Forton Road			
Sustainability Theme		0 = 0	Comments: consideration of likelihood of
•	Option 1: Residential developme)ptideigh	effect, spatial scale, temporary/permanent
Sustainability Appraisal Objective	den:	on 2 nbo re d	effects, short/medium/long term effects and
Decision Making Criteria	Option 1: Residential development	Option 2: Retain neighbourhood centre designation	cumulative effects
1. Will it reduce homelessness?	+	O	Option 1 and the provision of new homes could
2. Will it increase the range and affordability of housing for different groups in the community?	+	O	assist in reducing homelessness and increasing the range and affordability of housing.
3. Will it increase the number of decent homes?	+	O	
Overall effects identified SA9	+	0	
Education and Skills			
and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find
1. Will it improve the qualifications and skills of young people?	n/a	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	
Overall effects identified SA10	n/a	n/a	
Employment SA11 To provide appartunities for residen	ats to work loss	ally rather than	out-commute and thereby provide greater
potential for people to use public transpor			rout-commute and thereby provide greater
1. Will it reduce out-commuting from	n/a	n/a	
the Borough?	,		
2. Will it improve accessibility to work by	n/a	n/a	
public transport, walking and cycling?			
Overall effects identified SA11	n/a	n/a	
SA12 - To ensure high and stable levels of each Borough.	employment so	everyone can	benefit from the economic growth of the
1. Will it reduce overall unemployment?	-	О	The loss of the site to housing would see the
2. Will it reduce long-term unemployment?	,	?	loss of some jobs on the site. Option 1 could therefore result in negative effects in this
Will it provide job opportunities for those most in need of employment?	?	?	regard.
4. Will it help to improve average	?	?	
earnings? Overall effects identified SA12	<u> </u>	- 7	
	-?	ο?	
Economy SA13 - To increase investment in Gosport's	economy to fo	ocilitate the cue	etainable regeneration of the Porqueb
1. Will it make more effective use of	n/a	n/a	brainable regeneration of the bolough.
previously developed land?	ii, a	ii/a	
2. Will it improve business development	n/a	n/a	
and enhance competitiveness?	-		
3. Will it improve the resilience of	n/a	n/a	
business and the economy?	_		
4. Will it promote growth in key sectors and clusters?	n/a	n/a	

The effects over time:						
++ major positive + positive o neutral ? uncertain - negative major negative						
Lidl, Forton Road						
Sustainability Theme	Op Cer Cer Reg		Comments: consideration of likelihood of effect, spatial scale, temporary/permanent			
Sustainability Appraisal Objective	Option 1: Residenti developm	tion ghb ìtre	effects, short/medium/long term effects and			
Decision Making Criteria	Option 1: Residential development	Option 2: Retain neighbourhood centre designation	cumulative effects			
5. Will it make land and property	n/a	n/a				
available for business development?						
Overall effects identified SA13	n/a	n/a				
SA14 - To encourage the development of a	buoyant, susta	ainable tourism	sector.			
1. Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	n/a	n/a				
Overall effects identified SA14	n/a	n/a				
Towns and Neighbourhood Centres						
SA15 - To ensure the vitality and viability o	f the Borough's	principal, disti				
1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)?	-	++	The retention of the neighbourhood shopping centre designation could result in major positive effects for the quality of the centre and			
2. Will it improve the vitality and viability	ο?	++	its vitality and viability. That said, Option 1 and			
of centres?			new homes could potentially improve the centre by bringing additional shoppers into the area.			
Overall effects identified SA15	ο?	++				
Leisure						
SA16 - To improve the quality and accessib	ility of leisure o	ppportunities w	vithin the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a				
Overall effects identified SA16	n/a	n/a				
SA17 - To ensure that the Borough protect provision of good access to the coast and h		s the quality of	its public areas and green spaces including the			
1. Will it protect or enhance the Borough's network of greenspace?	n/a	n/a				
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	n/a	n/a				
Overall effects identified SA17	n/a	n/a				
Biodiversity and Geodiversity SA18 - To conserve and enhance the Borou	ıgh's biodiversi	ty and geologic	cal assets.			
1. Will it result in a biodiversity net gain?	?	?	It is uncertain as to whether both options			
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	,	?	would help to conserve and enhance the environment at this high level. The specific details of development proposals are unknown. The implications of all proposals will need to be			
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?	assessed as part of the full plan HRA and throughout the development management process.			
4. Will it conserve and enhance local	?	?				

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
Lidl, Forton Road			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Sustainability Theme	0.70	0.7.0	Comments: consideration of likelihood of	
· · · · · · · · · · · · · · · · · · ·)pti leig ent ent leve		effect, spatial scale, temporary/permanent	
Sustainability Appraisal Objective	Option 1: Residential developme	on : hbc	effects, short/medium/long term effects and	
Decision Making Criteria	Option 1: Residential development	Option 2: Retain neighbourhood centre designation	cumulative effects	
habitats and species diversity, and avoid				
harm to protected species?				
Overall effects identified SA18	?	?		
Heritage and Design				
SA19 - To protect and enhance the historic	environment.			
1. Will it protect and enhance the historic environment?	n/a	n/a		
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a		
Overall effects identified SA19	n/a	n/a		
SA20 - To ensure that there is a high qualit	•	<u> </u>	ood design principles for buildings and	
surrounding spaces.	, '	, 55		
1. Will the design enhance the quality of	+?	+?	Both options have the potential to enhance the	
the townscape?			townscape.	
Overall effects identified SA20	+?	+?		
Air Quality				
SA21 - To reduce air pollution and ensure a	air quality conti	nues to impro	ve.	
1. Will it improve air quality?	0	O		
Overall effects identified SA21	0	0		
Use of Energy Resources				
SA22 - To increase energy efficiency and th	e proportion o	f energy gener	rated from renewable sources in the Borough.	
1. Will it reduce emissions of greenhouse	?	?	Both options are uncertain at this stage.	
gases by reducing energy consumption?			Further detail is required.	
2. Will it lead to an increased proportion of energy needs being met from	,	?		
renewable resources?	2			
Overall effects identified SA22	?	?		
Use of Land Resources			and a section of the	
SA23 - To improve efficiency in land use the		·	, , ,	
1. Will it re-use previously developed land?	+	0	Option 1 would see the re-use of PDL. However the site is still in use so Option 2 would retain	
2. Will it remediate contaminated land?	0	O	the existing designation and allow the sites re- use for other retail uses should the existing occupier leave the site.	
Overall effects identified SA23	0	0		
Water Management				
SA24 - To maintain and improve the water	quality of the E	Borough.		
1. Will it improve compliance with the Water Framework Directive?	?	?	At this stage the effects of both options are uncertain. Both options will see water consumed which could have impacts on water quality. The impact of development proposals will need to be assessed at the detailed proposal stage.	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative						
Lidl, Forton Road						
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Residential development	Option 2: Retain neighbourhood centre designation	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects			
Overall effects identified SA24	?	?				
	ne resulting det	riment to publ	lic well-being, the economy and the environment.			
1. Will it minimise the risk of flooding from all sources to people and property?	n/a	n/a				
2. Will development be avoided in flood risk areas?	n/a	n/a				
3. Can the site be made safe taking into account predicted sea level rise?	n/a	n/a				
Overall effects identified SA25	n/a	n/a				
SA26 - To provide for sustainable sources of	of water supply					
1. Will it reduce water consumption?	0	O	The overall effects of both options are assessed as neutral given that it is difficult to determine which of the uses under both Option 1 and 2 would use more or less water overall.			
Overall effects identified SA26	0	0				
Natural Resources and Waste Manage	ement					
SA27 - To reduce waste generation and dis management of waste.	posal, and achi	eve the sustair	nable consumption of natural resources and			
1. Will it lead to reduced consumption of materials and resources?	0	0	Option 2 would be a continuation of the existing situation as is therefore assessed as			
2. Will it reduce household waste?	-	O	neutral. Option 1 could see a reduced			
3. Will it increase recycling?	0	O	consumption of resources compared to the current use, however overall the retail demand would be met elsewhere in the Borough so is likely to be neutral overall.			
Overall effects identified SA27	O	O				

Lidl, Fort			centre design				
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			0				
SA3			0				
SA4		+	-				
SA5			0				
SA6			0				
SA7			0				
SA8			0				
SA9			0				
SA10			n/a				
SA11			n/a				
SA12			0?				
SA13			n/a				
SA14			n/a				
SA15	++						
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20		+?					
SA21			О				
SA22				?			
SA23			О				
SA24				?			
SA25			n/a				
SA26			0				
SA27			0				

PART 4 - 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	Retain neighbourhood centre designation.			
Local Plan				

PART 5 – 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.

PART 1 – Site profile for St Vincent College, Mill Lane

Site location

Site name	Land to the north of St Vincent	Site reference	LL013
	College		
Site address and post	St Vincent College, Mill Lane,	Ward	Leesland
code	Gosport, PO12 4QA		

Site details

Site description	Land at St Vincent College including tennis courts and buildings located
	adjacent to Portsmouth Harbour.
Topography	Flat with mixed surfaces
Existing land use	School grounds
Surrounding land	Main college buildings to the immediate south and east. Residential to the
use and storey	north and west and Portsmouth Harbour very close to the western boundary
heights	of the site.
Site size	1.96 ha
Development status	Pre app – P.103/056/17 for refurbishment of existing educational facilities
	and construction of mixed use development to include an additional 2,075
	sqm of educational facilities; 130 residential dwellings and 710 sqm of
	community buildings.

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area Boundary?	Yes	Limited part of the site immediately adjacent to Forton Creek falls outside of the urban area boundary.
Is the site allocated for development?	No	Site may still be appropriate for development.

Issue	Suitability	Comments
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	Yes	Part of the site is protected open space and was assessed as medium value in the Open Space Monitoring Report.
Is the site a Protected Employment Site?	No	
Does the site have a community, culture or leisure use?	Yes	The site is an educational facility.
Is the site within a Defined Shopping Area?	No	
Is the site currently tourist accommodation?	No	
Flooding		
Is the site in Flood Zone 2 or 3?	Yes	Majority of the site is in Flood Zone 2 and 3. A Strategic Flood Risk Assessment will be required.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Majority of the site predicted to be in Flood Zone 2 and 3 by 2115. A Strategic Flood Risk Assessment will be required.
Ecology	,	
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	
Does the site have any TPO trees?	No	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Potential due to proximity to the harbour. Further investigation will be required.
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Site is situated adjacent to Portsmouth Harbour SPA and Ramsar. Multiple Brent Goose sites are located within 400m. A HRA will be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Site is situated adjacent to Portsmouth Harbour SSSI. A HRA will be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SINC, candidate	No	

Issue	Suitability	Comments
SINC or a Local Green Space?		
Access		
Can satisfactory vehicular access be achieved?	Yes	
Can safe pedestrian and cycle access be achieved?	Yes	
Can adequate emergency service and refuse truck access be provided?	Yes	
Heritage		
Is the site within or is adjacent to a Conservation Area?	No	Site is within 150m of Forton Road Conservation area however.
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Former gymnasium and small building approx. 5 metres to north of former gymnasium (Grade II listed). A Heritage Statement will be required. Proposal will need to preserve or enhance the heritage assets.
		Grade II listed St Vincent School Frontage is located within 150m.
Does the sites contain, or is adjacent to, any locally listed buildings?	Yes	Mill Lane, Training Centre and Building west of western end to Forton Creek are both locally listed. Proposals should preserve or enhance the heritage assets.
Is the site likely to be of archaeological interest?	No	·
Contamination		
Is it likely the site could be contaminated?	Yes	Site is within 20m buffer area and Historic Landfill buffer (50m). A Contaminated Land Assessment and potential mitigation will be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Consideration needs to be given to the impact of residential uses in close proximity/overlooking college.
Are neighbouring uses likely to have an adverse impact upon the	No	

Issue	Suitability	Comments
amenity of future occupiers		
(industrial uses, major roads)?		
Services		
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	Yes	Small part of the site within safeguarded
Area (other than Southampton		area for aerodrome at Daedalus.
Airport Safeguarding Zone, which		Restrictions on development may apply.
covers the whole borough)?		Under Policy LP15 statutory bodies will be
		consulted.

Availability

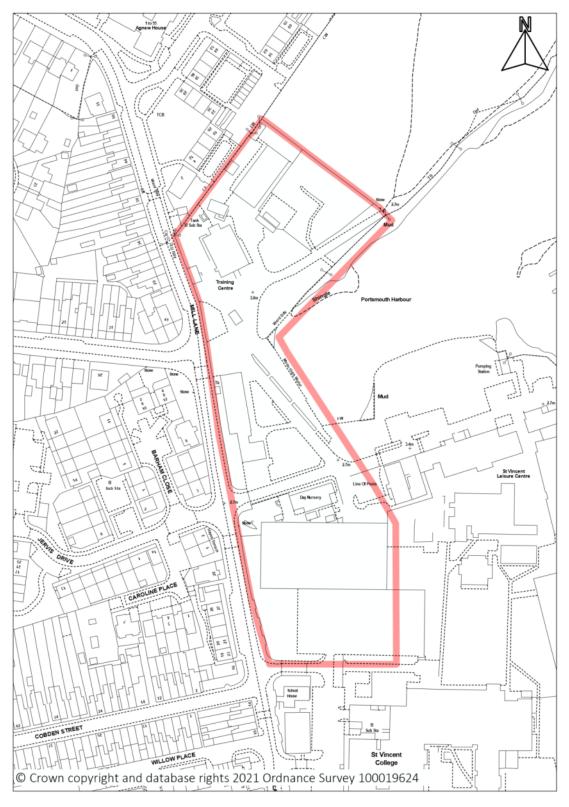
Issue	Availability	Comments
Does the site have multiple owners?	No	
Is the site owned by a developer or is the owner willing to sell?	Unknown	Site has been previously submitted to Call for Sites. Planning advice has been issued. No indication has been received that the land owner wishes to progress a scheme at this time.
Is it necessary to acquire land off- site to develop this site?	No	
Does the site have any legal issues (covenants, ransom strips)?	Unknown	
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown	
Are there any existing tenancies or operations on site?	Yes	Site is currently part of wider College campus. Existing operations would need to be transferred to alternative part of the existing campus.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Unknown	No indication has been received that the land owner wishes to progress a scheme.
Are there any known abnormal	Yes	Potential demolition and decontamination

Issue	Achievability	Comments
development costs (contamination, heritage conservation, demolition etc)?		costs. Funding or planning gain may be needed to make the site viable.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Site plan for St Vincent College, Mill Lane



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Retain community and built leisure facility designation

This is the Council's preferred option and would see the entire site retaining its existing GBLP 2011-2029 designation.

Option 2: Allocate for mixed use development

This would enable the college to redevelop parts of the site for a mix of uses, including housing. It would 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.

PART 3 – Sustainability Appraisal of potential options for St Vincent College, Mill Lane

		ts over time	_
++ major positive + posi	tive o neutral	? uncertai	n - negative major negative
Policy or site name			
Sustainability Theme	8 5 8 O	 g ≥ 0	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: R community built leisure designation	ptio loca ie de	effect, spatial scale, temporary/permanent
Decision Making Criteria	n 1: lun eist	n 2: ite 1 eve	effects, short/medium/long term effects and cumulative effects
Decision Making Criteria	Option 1: Retain community and built leisure facility designation	Option 2: Option Allocate for mixed use development	cumulative ejjects
Climate Change			
SA1 – To address climate change issues th	rough reducing g	greenhouse ga	as emissions.
1. Will it help to reduce carbon dioxide	O	0	Both options could introduce new emissions,
and other greenhouse gas emissions?			but they also provide opportunities to reduce
2. Will it support the transition to net	0	0	emissions. The overall effects are assessed as
zero carbon by 2050?			neutral. Option 1 would likely see little change
3. Will it deliver energy efficient buildings?	0	+?	on the site so is assessed as neutral in all regards. Option 2 could present opportunities
4. Will it support the charging of plug-in	0	0	to deliver energy efficiency buildings however
and other ultra-low emission vehicles?		•	this depends on detailed proposals so is also uncertain at this stage.
Overall effects identified SA1	O	0	
Transport and Accessibility			
SA2 - To reduce the need to travel and to	reduce the effect	ts of traffic or	n local communities.
1. Will it reduce traffic volumes and	0	-3	Option 1 is assessed as neutral as it is
congestion?			considered unlikely to be much change from
2. Will it reduce road traffic accidents?	0	ο?	the existing position on the site. Option 2 has
3. Will there be an increase in traffic	0	ο?	more uncertainty as the effects depend on the
related air and noise pollution?			type and amount of uses on the site. That said
			the scale of development is not expected to b
			significant and the traffic implications unlikely
O	_	- 1	to be significant.
Overall effects identified SA2	0	ο?	
	m use of the priv	ate car to oth	ner forms of travel including walking, cycling and
public transport.			Deducate and the site and an Oution 2
1. Will it increase the proportion of journeys using modes other than the	0	0	Redevelopment on the site under Option 2 could increase car use however this is not
private car?			certain and the effects are unlikely to be
private car:			significant.
2. Will it provide for high quality walking	O	0	Both options would be required to include
and cycling networks and supporting		J	appropriate cycle parking and other facilities.
facilities such as cycle parking?			appropriate cycle parking and other radiities.
Overall effects identified SA3	0	0	
	_		including health, transport, education, training,
employment and leisure opportunities.			gggggggg.
Will it improve access to local	О	ο?	Option 1 would see a continuation of the
services?			existing designation on the site and is assessed
2. Will it make access easier for those	0	0	as neutral. Option 2 could see a loss of
without a car?		-	community facilities however it is considered
3. Will it make access easier for disabled	О	0	that the site could be redeveloped for a mix o
and or elderly people?			uses whilst retaining similar levels of on-site
			facilities through an appropriately designed

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
	tive o neutra	ai ? uncertai	n - negative major negative	
Policy or site name				
Sustainability Theme	유 한 S O	us <u>A</u> Or	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	Option 1: R community built leisure designation	otio loca e d	effect, spatial scale, temporary/permanent	
Decision Making Criteria	n 1 nun leisi nati	n 2 ite : eve	effects, short/medium/long term effects and	
becision waking enteria	Option 1: Retain community and built leisure facility designation	Option 2: Option Allocate for mixed use development	cumulative effects	
			scheme.	
Overall effects identified SA4	О	O		
Community Activity and Neighbourho	oods			
SA5 - To provide opportunities for commu	nity interaction	and improve t	he quality of where people live.	
1. Will it provide opportunities for	+	+	Both options could see opportunities for	
engagement in community activities?			engagement in community activities on the	
2. Will it improve neighbourhoods as	+	+	site. In addition, both options are considered to	
places to live?			present opportunities to improve	
			neighbourhoods as places to live.	
Overall effects identified SA5	+	+		
Crime and Disorder				
SA6 - To reduce crime and disorder				
1. Will it reduce actual levels of crime	O	0		
and disorder?				
Overall effects identified SA6	0	0		
Poverty and Deprivation				
	on and close the	e gap between	Gosport and other areas in the South East	
region.				
1. Will it reduce poverty and social	+?	O		
exclusion in those areas most affected?	_			
Overall effects identified SA7	+?	0		
Health and Well-being				
-	1	ion, reduce ine	equalities in health and improve health facilities.	
1. Will it reduce health inequalities in	+?	?	Option 1 and retaining the existing community	
those areas most affected?			and built leisure designation presents	
2. Will it enable and support healthy	+?	?	opportunities to improve health outcomes	
lifestyles?			through engagement in community activities.	
			The effects of Option 2 are assessed as uncertain as it depends on the detail of re-	
			development proposals.	
3. Will it improve access to health	n/a	n/a	development proposals.	
facilities?	II/ d	II/d		
Overall effects identified SA8	+?	?		
Housing		•		
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.				
1. Will it reduce homelessness?	O turnity to live	+?	Mixed-use development on the site and the	
Will it reduce nomelessness: Will it increase the range and			provision of new housing could assist in	
affordability of housing for different	0	+	reducing homelessness and increasing the	
groups in the community?			range and affordability of housing.	
3. Will it increase the number of decent	0	+	,	
homes?		•		
Overall effects identified SA9	0	+		
Education and Skills	_	-		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Policy or site name Comments: consideration of likelihood of **Sustainability Theme** Allocate for mixed Option 2: Option built leisure facility use development esignation effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** effects, short/medium/long term effects and **Decision Making Criteria** cumulative effects 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 Both options can facilitate the improvement of skills of young people? qualifications and skills. 2. Will it improve the qualifications and +? +? skills of the population overall? Overall effects identified SA10 + + **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 n/a n/a the Borough? 2. Will it improve accessibility to work by n/a n/a public transport, walking and cycling? Overall effects identified SA11 n/a n/a 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? n/a n/a 2. Will it reduce long-term n/a n/a unemployment? 3. Will it provide job opportunities for n/a n/a those most in need of employment? 4. Will it help to improve average n/a n/a earnings? Overall effects identified SA12 n/a n/a 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 n/a n/a previously developed land? 2. Will it improve business development n/a n/a and enhance competitiveness? 3. Will it improve the resilience of n/a n/a business and the economy? 4. Will it promote growth in key sectors n/a n/a and clusters? 5. Will it make land and property n/a n/a available for business development? Overall effects identified SA13 n/a n/a SA14 - To encourage the development of a buoyant, sustainable tourism sector. 1. Will it positively contribute to the local n/a n/a tourism industry and improve the image of Gosport as a destination? Overall effects identified SA14 n/a n/a

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Policy or site name Comments: consideration of likelihood of **Sustainability Theme** Allocate for mixed Option 2: Option built leisure facility community and use development effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** effects, short/medium/long term effects and **Decision Making Criteria** cumulative effects **Towns and Neighbourhood Centres** SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and n/a n/a quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability n/a n/a of centres? Overall effects identified SA15 n/a n/a Leisure SA16 - To improve the quality and accessibility of leisure opportunities within the Borough. 1. Will it improve the range of sporting There is potential for sporting facilities to be +? n/a facilities in the Borough? part of the community facilities provided on the Overall effects identified SA16 +? n/a 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 O Borough's network of greenspace? 2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access? Overall effects identified SA17 0 0 **Biodiversity and Geodiversity** SA18 - To conserve and enhance the Borough's biodiversity and geological assets. 1. Will it result in a biodiversity net gain? Both options would be required to secure a +? +? biodiversity net gain. 2. Will it enhance biodiversity through 0 0 the restoration and creation of wellconnected multifunctional green infrastructure? 3. Will it maintain and enhance sites ? The impacts of both options are uncertain at ? this time. designated for their nature conservation interest? 4. Will it conserve and enhance local ? ? habitats and species diversity, and avoid harm to protected species? Overall effects identified SA18 ? ? **Heritage and Design** SA19 - To protect and enhance the historic environment. 1. Will it protect and enhance the +? Both options can protect and enhance the historic environment? historic environment. The effects of Option 2 2. Will it improve the condition of any n/a are uncertain until detailed proposals can be n/a

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Policy or site name					
Sustainability Theme	ិ <u>៤</u> ៥ 0	5 > 0	Comments: consideration of likelihood of		
Sustainability Appraisal Objective	Option 1: R community built leisure designation	ptic lloc	effect, spatial scale, temporary/permanent		
	on 1 nur leis	on 2 ate leve	effects, short/medium/long term effects and		
Decision Making Criteria	Option 1: Retain community and built leisure facility designation	Option 2: Option Allocate for mixed use development	cumulative effects		
heritage asset identified as at risk?			assessed but at a high level, redevelopment on the site could likely be achieved while protecting and enhancing the historic environment.		
Overall effects identified SA19	+	+?			
SA20 - To ensure that there is a high qualit surrounding spaces.	y townscape in	corporating go	od design principles for buildings and		
1. Will the design enhance the quality of the townscape?	+?	+?	Both options have the potential to enhance the quality of the townscape through good design. There is uncertainty at this early stage.		
Overall effects identified SA20	+?	+?			
Air Quality					
SA21 - To reduce air pollution and ensure a	air quality conti	nues to improv	/e.		
1. Will it improve air quality?	0	0			
Overall effects identified SA21	O	0			
Use of Energy Resources					
SA22 - To increase energy efficiency and th	ne proportion o	f energy gener	ated from renewable sources in the Borough.		
1. Will it reduce emissions of greenhouse	О	O	The overall effects are considered to be		
gases by reducing energy consumption?			neutral. Both options could lead to reductions		
2. Will it lead to an increased proportion	О	0	or increases in greenhouse gases from energy		
of energy needs being met from			consumption depending on where the energy is		
renewable resources? Overall effects identified SA22	_	_	sourced from.		
	0	0			
Use of Land Resources SA23 - To improve efficiency in land use through the re-use of previously developed land and existing buildings.					
1. Will it re-use previously developed			All options could see the re-use of PDL and		
land?	+	+	remediation of contaminated land.		
2. Will it remediate contaminated land?	+	+	remediation of contaminated land.		
Overall effects identified SA23	+	+			
Water Management	•	•			
SA24 - To maintain and improve the water	quality of the F	Rorough			
1. Will it improve compliance with the	7	?	This is uncertain at this stage.		
Water Framework Directive?	•	•	Time to arrest tank at time stage.		
Overall effects identified SA24	?	?			
SA25 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.					
1. Will it minimise the risk of flooding	?	?	It is uncertain at this stage as no detailed		
from all sources to people and property?			proposals have been provided. There is		
2. Will development be avoided in flood	?	?	potential that development on the site could be		
risk areas?			achieved while reducing the risk of flooding		
3. Can the site be made safe taking into	?	?	however further details will be required to		
account predicted sea level rise?			assess this.		
Overall effects identified SA25	?	?			
SA26 - To provide for sustainable sources of water supply.					

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Policy or site name Comments: consideration of likelihood of **Sustainability Theme** Allocate for mixed Option 2: Option use development effect, spatial scale, temporary/permanent **Sustainability Appraisal Objective** effects, short/medium/long term effects and **Decision Making Criteria** cumulative effects 1. Will it reduce water consumption? Option 2 would likely intensify the use of the site and therefore increase water consumption. Overall effects identified SA26 **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 New development on the site under Option 2 0 materials and resources? would likely increase the use of resources and 2. Will it reduce household waste? amount of waste produced. New homes could 0 present opportunities to increase recycling 3. Will it increase recycling? +? 0 however. Overall effects identified SA27

0

Option 1: Retain community and built leisure facility designation							
	nt College, M						
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			0				
SA2			0				
SA3			0				
SA4			0				
SA5		+					
SA6			0				
SA7		+?					
SA8		+?					
SA9			0				
SA10		+					
SA11			n/a				
SA12			n/a				
SA13			n/a				
SA14			n/a				
SA15			n/a				
SA16		+?					
SA17			О				
SA18				?			
SA19		+					
SA20		+?					
SA21			0				
SA22			0				
SA23		+					
SA24				?			
SA25				?			
SA26			0				
SA27			0				

PART 4 - 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	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 considered appropriate to retain the community and built leisure facility designation on the site.
Recommendation for Local Plan	Retain community and built leisure facility designation.

PART 5 – 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, Fareham Road

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.

PART 1 – Site profile for Units 2-9 Venture Park, Fareham Road

Site location

Site name	Units 2-9 Venture Industrial Park	Site reference	BS034
Site address and post	Units 2-9 Venture Industrial	Ward	Bridgemary South
code	Park, Fareham Road, Gosport,		
	PO13 OBA		

Site details

Site description	The site is an industrial park on the corner of Fareham Road and Bedenham Lane. The site is currently occupied by various industrial uses and is designated as an Existing Employment Area in the adopted Local Plan. The site has been submitted in the Call for Sites for consideration as a residential site.
Topography	Flat with hard surfacing
Existing land use	Various industrial uses
Surrounding land use and storey heights	The site sits within a wider existing employment area to the east of Fareham Road. Beyond the adjacent employment uses sits the Defence Munitions site. To the south are two storey residential properties on generous plots fronting onto Fareham Road.
Site size	0.3 ha
Development status	None

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area	Yes	
Boundary?		
Is the site allocated for	No	The site is designated as an existing
development?		employment area
Is the site in the Strategic Gap?	No	

Issue	Suitability	Comments
Is the site Protected Open Space?	No	
Is the site a Protected Employment Site?	Yes	Evidence of lack of employment is required in line with Policy LP16
Does the site have a community, culture or leisure use?	No	
Is the site within a Defined Shopping Area?	No	
Is the site currently tourist accommodation?	No	
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	No	
Ecology		
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	
Does the site have any TPO trees?	No	
Does the site contain any protected species (bats, badgers, Great crested newts)?	No	
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	The site is located within 400m of a Ramsar Site and SPA. A HRA will be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Site within 400m of SSSI. A HRA will be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site within 400m of a SINC. Proposals should protect the habitat.
Access		

Issue	Suitability	Comments
Can satisfactory vehicular access be achieved?	Yes	
Can safe pedestrian and cycle access be achieved?	Yes	
Can adequate emergency service and refuse truck access be provided?	Yes	
Heritage		
Is the site within or is adjacent to a Conservation Area?	No	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	No	
Does the site contain, or is adjacent to, any locally listed buildings?	No	
Is the site likely to be of archaeological interest?	No	
Contamination		
Is it likely the site could be contaminated?	Yes	Part of the site is within a contaminated land buffer area. As a former industrial area, contamination may also be an issue. A Contaminated Land Assessment and potential mitigation will be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	No	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Yes	The site is bordered by other industrial/employment uses including a paper recycling centre and steel fabrication supplier. Appropriate mitigation would therefore be required were residential uses to be in this location.
Services		
Is the site likely to be serviced by utilities?	Yes	
Is the site within a Safeguarded Area (other than Southampton	Yes	Site is within the Daedalus aerodrome, Fleetlands helipad Operational

Issue	Suitability	Comments
Airport Safeguarding Zone, which		Safeguarding Zones and Defence munitions
covers the whole borough)?		safeguarding zone. Restrictions on
		development may apply. Statutory bodies
		will need to be consulted.

Availability

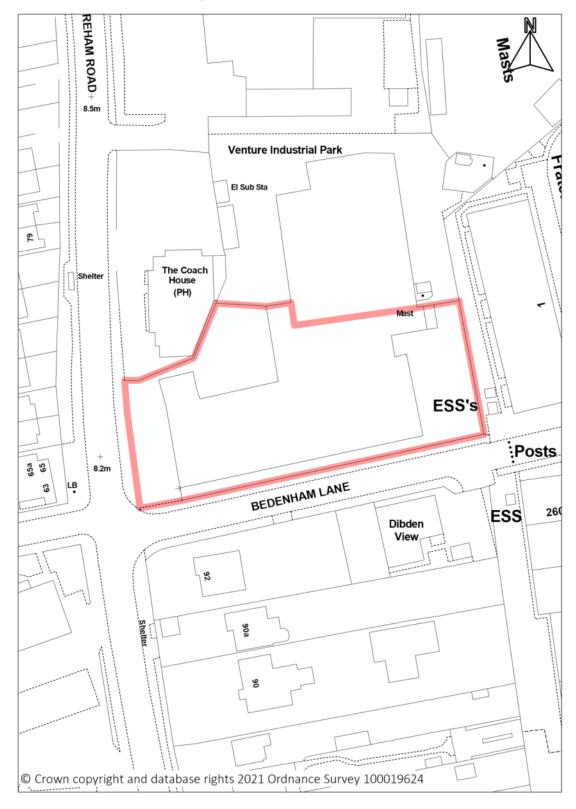
Issue	Availability	Comments
Does the site have multiple owners?	No	
Is the site owned by a developer or is the owner willing to sell?	Yes	Submitted in Call for Sites. The site is unavailable at this current time however and is occupied by viable business.
Is it necessary to acquire land off- site to develop this site?	No	
Does the site have any legal issues (covenants, ransom strips)?	No	
Are there any on-site constraints (pylons, rights of way, easements)?	No	
Are there any existing tenancies or operations on site?	Yes	The site is currently occupied and has been submitted by the landowner in anticipation of a future fall in demand for such employment space. No evidence has been provided to substantiate this claim at this time.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	The landowner has indicated the site may be available in the period 2022-2032. That said this is reliant on the assumption that the site is not required by businesses for industrial related purposes.
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	No	
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Issue	Figure	Assumptions
Developable area	0.3 ha	Based on whole site
Local area density	35dph	-
Development density	33dph	-
Capacity for dwellings	10	Based on figure submitted by land owner in Call for Sites.

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



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Retain employment land designation

The site is currently designated as an existing employment area. The Council's preferred option is to retain this allocation as there is no evidence that the site cannot operate viably for employment uses and existing Local Plan Policies provided flexibility for redevelopment while retaining employment uses on the site.

Option 2: Allocate residential

The site was submitted in the Call for Sites where it was indicated the site may become available for housing. It is therefore considered necessary to test this alongside the Council's preferred option.

PART 3 – Sustainability Appraisal of potential options for Units 2-9 Venture Park, Fareham Road

		ts over time		
++ major positive + posi	tive o neutral	? uncertaii	n - negative major negative	
Units 2-9 Venture Park, Fareham R	Road			
Sustainability Theme	Option 1: R employmer designation	Option 2: , residential	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Sustainability Appraisal Objective	າ 1: ym ıati	າ 2: ntia		
Decision Making Criteria	Option 1: Retain employment land designation	Option 2: Allocate residential		
Climate Change				
SA1 – To address climate change issues thr	ough reducing g	reenhouse ga	as emissions.	
Will it help to reduce carbon dioxide and other greenhouse gas emissions?	0	0	Both options provide potential opportunities to address climate change issues. Option 1 could	
2. Will it support the transition to net zero carbon by 2050?	O	0	provide employment opportunities which could reduce the need to travel for work. That said, a	
3. Will it deliver energy efficient buildings?	0	0	this stage the overall effects for both options are considered to be neutral and that any	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	n/a	n/a	positive/negative effects are likely to be neutra overall.	
Overall effects identified SA1	O	0		
Transport and Accessibility				
SA2 - To reduce the need to travel and to r	educe the effect	s of traffic on	local communities.	
1. Will it reduce traffic volumes and	+?	?	Option 1 is considered to provide the potential	
congestion?			to reduce traffic volumes and congestion as it	
2. Will it reduce road traffic accidents?	?	?	could ensure employment is provided on the	
3. Will there be an increase in traffic related air and noise pollution?	+?	ο?	site, thereby reducing the need to travel outside of the Borough for work. Option 2 result in increases in traffic however this is unlikely to be significant given the scale of development proposed.	
			The effects of both options on reducing road traffic accidents is uncertain at this stage.	
			Option 1 could ensure employment is provided reducing the need to travel and thereby reduce air and noise pollution. The scale of development proposed by Option 2 is unlikely to be significant and unlikely to result in an increase in traffic related air and noise pollution.	
Overall effects identified SA2	+?	?		
SA3 - To facilitate modal transfer away fror public transport.	m use of the priv	ate car to oth	ner forms of travel including walking, cycling and	
Will it increase the proportion of journeys using modes other than the private car?	+	+	Both options are considered to result in positive effects for reducing private car use. Option 1 would be in accordance with the Local	
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	o	0	Plan's development strategy and protect an employment site which appears to be operating viably at this time.	

++ major positive + posi		cts over time	:: n - negative major negative
Units 2-9 Venture Park, Fareham R	oad		
Sustainability Theme	Option 1: Retain employment land designation	Option 2:, residentia	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Sustainability Appraisal Objective	1: F me	2:/ tial	cumulative effects
Decision Making Criteria	Option 2: Allocate residential Option 1: Retain employment land designation		
Overall effects identified SA3	+	+	
	quality service	s and facilities	including health, transport, education, training,
employment and leisure opportunities.			
1. Will it improve access to local services?	+	O	Option 1 would see the site continued to be protected for employment uses. Option 2
2. Will it make access easier for those without a car?	o	0	would see no employment space on the site but would instead see housing provided.
3. Will it make access easier for disabled and or elderly people?	O	O	
Overall effects identified SA4	+0	0	
Community Activity and Neighbourho	nds		
SA5 - To provide opportunities for commun		and improve t	he quality of where people live
Will it provide opportunities for	n/a	n/a	lie quality of where people live.
engagement in community activities?	, -	, ۵	
Will it improve neighbourhoods as places to live?	n/a	n/a	
Overall effects identified SA5	n/a	n/a	
Crime and Disorder			
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime and disorder?	n/a	n/a	
Overall effects identified SA6	n/a	n/a	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusion region.	on and close the	gap between	Gosport and other areas in the South East
Will it reduce poverty and social exclusion in those areas most affected?	++	+	Both options are assessed as resulting in positive effects. Option 1 and the retention of the site for employment could provide major positive effects and help to reduce poverty. Option 2 is assessed as resulting in positive effects as the delivery of housing on the site
			may also help to reduce poverty – this is dependent on the amount of affordable housing delivered on the site.
Overall effects identified SA7	++	+	
Health and Well-being	CIL		
			qualities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	n/a	n/a	

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

	Units 2-9 Venture Par	k, Fareham Road
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Units 2-9 Venture Park, Fareham F	load			
Sustainability Theme	Option 1: Retain employment lan designation	Option 2: , residential	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Sustainability Appraisal Objective	1: /me	2: ntia	cumulative effects	
Decision Making Criteria	Option 1: Retain employment land designation	Option 2: Allocate residential	cumulative effects	
2. Will it enable and support healthy lifestyles?	n/a	n/a		
3. Will it improve access to health facilities?	n/a	n/a		
Overall effects identified SA8	n/a	n/a		
Housing				
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	d affordable home.	
1. Will it reduce homelessness?	0	+?	Option 2 could reduce homelessness, increase	
2. Will it increase the range and affordability of housing for different groups in the community?	0	+?	the range and affordability of housing and the number of decent homes by providing housing on the site. There is some uncertainty at this	
3. Will it increase the number of decent homes?	0	+?	stage as to what would be delivered on the site however there is potential for positive effects from this option.	
Overall effects identified SA9	0	+?		
SA10 - To raise educational achievement a and remain in work.1. Will it improve the qualifications and skills of young people?	nd develop the	opportunities o	for everyone to acquire the skills needed to find	
2. Will it improve the qualifications and skills of the population overall?	0	0		
Overall effects identified SA10	0	O		
Employment				
potential for people to use public transpor		to work.	out-commute and thereby provide greater	
1. Will it reduce out-commuting from the Borough?	+	-?	Option 1 and continuing to provide employment on the whole site provides the	
2. Will it improve accessibility to work by public transport, walking and cycling?	+	0	most potential to ensure residents can work locally rather than out-commute. Option 2 would likely see no employment on the site, potentially resulting in negative effects.	
Overall effects identified SA11	+	-?		
SA12 - To ensure high and stable levels of a Borough.	employment so	everyone can	benefit from the economic growth of the	
1. Will it reduce overall unemployment?	O	0	Both options are assessed as neutral. Option 1	
2. Will it reduce long-term unemployment?	?	?	would see the continuation of the existing employment designation and will likely not	
3. Will it provide job opportunities for those most in need of employment?	?	?	increase the amount of employees on the site. Option 2 would see no employment provided	
4. Will it help to improve average earnings?	?	?	on the site; however the overall impact on unemployment issues is unlikely to be	

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

Units 2-9 Venture Park, Fareham R	oad			
Sustainability Theme	Option 1: Retain employment land designation	Option 2: Allocate residential	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Sustainability Appraisal Objective	atic	2: ntia	cumulative effects	
Decision Making Criteria	Ret ent	Allo		
g .	tain lanc	ocat		
	_	(D		
		1	_	
			significant.	
			The impact of both options on the other criteria is uncertain.	
Overall effects identified SA12	0	О		
Economy				
SA13 - To increase investment in Gosport's	economy to fa	acilitate the sus	stainable regeneration of the Borough.	
1. Will it make more effective use of	+	+	Both Options could be considered effective use	
previously developed land?			of PDL. Given the site appears to be	
2. Will it improve business development	O	О	successfully operating it is considered to be an	
and enhance competitiveness?			effective use of PDL as an employment site.	
3. Will it improve the resilience of	0	О		
business and the economy?		_	_	
4. Will it promote growth in key sectors and clusters?	0	0		
5. Will it make land and property	0	0	_	
available for business development?	Ū			
Overall effects identified SA13	0	0		
SA14 - To encourage the development of a	buoyant, susta	ainable tourism	n sector.	
1. Will it positively contribute to the local	n/a	n/a		
tourism industry and improve the image		-		
of Gosport as a destination?				
Overall effects identified SA14	n/a	n/a		
Towns and Neighbourhood Centres				
SA15 - To ensure the vitality and viability of			rict, and neighbourhood centres.	
1. Will it improve the accessibility to, and	n/a	n/a		
quality of, main town centre uses (as				
defined in NPPF Annex 2)? 2. Will it improve the vitality and viability	n/a	-/-		
of centres?	n/a	n/a		
Overall effects identified SA15	n/a	n/a		
Leisure	, 4	,		
SA16 - To improve the quality and accessib	ility of leisure o	opportunities v	within the Borough.	
1. Will it improve the range of sporting	n/a	n/a		
facilities in the Borough?	, -	,		
Overall effects identified SA16	n/a	n/a		
SA17 - To ensure that the Borough protects	s and enhance:	s the quality of	its public areas and green spaces including the	
provision of good access to the coast and h	arbour.			
1. Will it protect or enhance the	n/a	n/a		
Borough's network of greenspace?				
2. Will it protect or enhance the quality	n/a	n/a		
of the Borough's coast and harbour				

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Units 2-9 Venture Park, Fareham Road Comments: consideration of likelihood of employment land **Sustainability Theme** effect, spatial scale, temporary/permanent effects, short/medium/long term effects and **Sustainability Appraisal Objective** cumulative effects **Decision Making Criteria** frontage and maintain or improve public Overall effects identified SA17 n/a n/a **Biodiversity and Geodiversity** SA18 - To conserve and enhance the Borough's biodiversity and geological assets. 1. Will it result in a biodiversity net gain? It is uncertain as to whether both options ? ? 2. Will it enhance biodiversity through would help to conserve and enhance the environment at this high level. The specific the restoration and creation of welldetails of development proposals are unknown. connected multifunctional green The implications of all proposals will need to be infrastructure? 3. Will it maintain and enhance sites ? ? assessed as part of the full plan HRA and throughout the development management designated for their nature conservation process. interest? ? ? 4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species? Overall effects identified SA18 ? ? **Heritage and Design SA19** - To protect and enhance the historic environment. 1. Will it protect and enhance the n/a n/a historic environment? 2. Will it improve the condition of any n/a n/a heritage asset identified as at risk? Overall effects identified SA19 n/a n/a 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 +? Option 1 would likely see little change to the O existing site and is therefore assessed as the townscape? neutral. Option 2 and residential redevelopment is assessed as potentially resulting in positive effects as it may see new buildings on the site and improvements to the design and quality of the built environment. Overall effects identified SA20 +? **Air Quality** SA21 - To reduce air pollution and ensure air quality continues to improve. 1. Will it improve air quality? Option 1 and retaining employment uses on +? 0? the whole site is considered most likely to result in positive effects in relation to air quality. This is primarily as it could reduce the need to travel by private car to employment

opportunities.

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative Units 2-9 Venture Park, Fareham Road Comments: consideration of likelihood of employment land **Sustainability Theme** effect, spatial scale, temporary/permanent effects, short/medium/long term effects and **Sustainability Appraisal Objective** cumulative effects **Decision Making Criteria** Overall effects identified SA21 +? ο? **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 ? ? Both options are considered to be uncertain at gases by reducing energy consumption? this stage. 2. Will it lead to an increased proportion ? ? of energy needs being met from renewable resources? Overall effects identified SA22 ? ? **Use of Land Resources** SA23 - To improve efficiency in land use through the re-use of previously developed land and existing buildings. 1. Will it re-use previously developed Both options will see the use of PDL which could result in positive effects. Through the land? 2. Will it remediate contaminated land? redevelopment of the site Option 2 would likely +? be required to remediate contaminated land which could result in positive effects. Overall effects identified SA23 **Water Management** SA24 - To maintain and improve the water quality of the Borough. 1. Will it improve compliance with the At this stage the effects of both options are Water Framework Directive? uncertain. Both options will see water consumed which could have impacts on water quality. The impact of development proposals will need to be assessed at the detailed proposal stage. Overall effects identified SA24 ? ? SA25 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment. 1. Will it minimise the risk of flooding n/a n/a from all sources to people and property? 2. Will development be avoided in flood n/a n/a risk areas? 3. Can the site be made safe taking into n/a n/a account predicted sea level rise? Overall effects identified SA25 n/a n/a SA26 - To provide for sustainable sources of water supply. 1. Will it reduce water consumption? -? Both options are unlikely to reduce water -? consumption however there is uncertainty. Overall effects identified SA26 -? -? **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 -? Option 1 is assessed as neutral as it is likely to

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

Units 2-9 Venture Park, Fareham Road

Sustainability Theme	Optior emplo design	Option 2:, residentia	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and		
Sustainability Appraisal Objective	ymo	ı 2: ntia	cumulative effects		
Decision Making Criteria	Retain ent land on	Allocate I			
materials and resources?			be a continuation of the existing situation.		
2. Will it reduce household waste?	0	-?	Option 2 could lead to increases in waste and		
3. Will it increase recycling?	O	+?	consumption however this is uncertain as it is dependent on the mix of uses and future occupiers of the site.		
Overall effects identified SA27	0	-?			

	Venture Pa						
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L term)
SA1			0				
SA2		+?					
SA3		+					
SA4		+0					
SA5			n/a				
SA6			n/a				
SA7	++						
SA8			n/a				
SA9			0				
SA10			0				
SA11		+					
SA12			0				
SA13			0				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20			0				
SA21		+?					
SA22				?			
SA23		+					
SA24				?			
SA25			n/a				
SA26					-?		M/L
SA27			О				

PART 4 - 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	Retain employment land designation and maintain employment land			
Local Plan	policy flexibility in relevant Local Plan policy.			

PART 5 – 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.

Mitigati	ng 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.

PART 1 – Site profile for The Towers

Site location

Site name	The Towers, Forton Road	Site reference	LL014
Site address and post	The Crossways, Gosport, PO12	Ward	Leesland
code	4RH		

Site details

Site description	Bingo Hall (former cinema) located to the south of The Crossways. Some
	housing is also situated on the site in former shops.
Topography	Flat
Existing land use	Cinema and some residential
Surrounding land	Residential (two and three storey houses and flats)
use and storey	
heights	
Site size	0.13 ha
Development status	None

Suitability

Issue	Suitability	Comments				
Local plan designations	Local plan designations					
Is the site within the Urban Area	Yes					
Boundary?						
Is the site allocated for	No	Site may still be appropriate for				
development?		development.				
Is the site in the Strategic Gap?	No					
Is the site Protected Open Space?	No					
Is the site a Protected Employment	No					
Site?						
Does the site have a community,	No					
culture or leisure use?						
Is the site within a Defined	No					
Shopping Area?						

Issue	Suitability	Comments
Is the site currently tourist	No	
accommodation?		
Flooding	<u> </u>	
Is the site in Flood Zone 2 or 3?	Yes	The site is in Flood Zone 2. Strategic
		Flood Risk Assessment is required.
Is the site predicted to be in Flood	Yes	The site is predicted to be in Flood zone
Zone 2 or 3 in 2115?		2 and 3 by 2115. Strategic Flood Risk
		Assessment is required.
Ecology		·
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any protected	No	
species (bats, badgers, Great		
crested newts)?		
Does the site contain, or is within	Yes	Site within 400m of Brent Goose site at
400m of, a SAC or possible SAC, SPA		Forton Playing Field (Core Primary). An
or potential SPA, Ramsar site or		ecological survey may be required.
proposed Ramsar site, a Brent		Development will not be permitted
Goose site or proposed Brent		unless no adverse impact upon the
Goose site, or a biodiversity-offset		habitat can be demonstrated.
site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	No	
proximity of, a SINC, candidate SINC		
or a Local Green Space?		
Access		
Can satisfactory vehicular access be	Yes	If a large amount of traffic needed to
achieved?		access the site this may cause some
		difficulties depending on the design of
		access.
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage	1	
Is the site within or is adjacent to a	No	
Conservation Area?		
Does the site contain, or is adjacent	No	Potential historic significant of the
to, any Designated Heritage Assets		building on this site. Will need to be

Issue	Suitability	Comments
(listed buildings, scheduled ancient	·	considered by Conservation and Design.
monuments or registered parks and		
gardens)?		
Does the site contain, or is adjacent	Yes	Locally listed Trafalgar Square No. 1 is
to, any locally listed buildings?		within close proximity.
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Site is in 20m buffer area. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will be required.
Amenity		
Is development likely to have an	No	
adverse impact upon neighbouring		
amenity?		
Are neighbouring uses likely to	Yes	Potential impact from surrounding
have an adverse impact upon the		highways will need to be considered.
amenity of future occupiers		Potential mitigation may be required.
(industrial uses, major roads)?		
Services	<u>, </u>	
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	No	
Area (other than Southampton		
Airport Safeguarding Zone, which		
covers the whole borough)?		

Availability

Issue	Availability	Comments
Does the site have multiple owners?	No	Land owner established in Call for Sites.
Is the site owned by a developer or is the owner willing to sell?	Yes	Land owner intentions established in Call for Sites.
Is it necessary to acquire land offsite to develop this site?	No	Although there could be some impact on the highway during construction given the site is surrounded by roads.
Does the site have any legal issues (covenants, ransom strips)?	No	
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown	
Are there any existing tenancies or operations on site?	Yes	Bingo facility is still open and there are some residential properties on the site which would have to be fully considered in any proposal. Confirmation will be needed

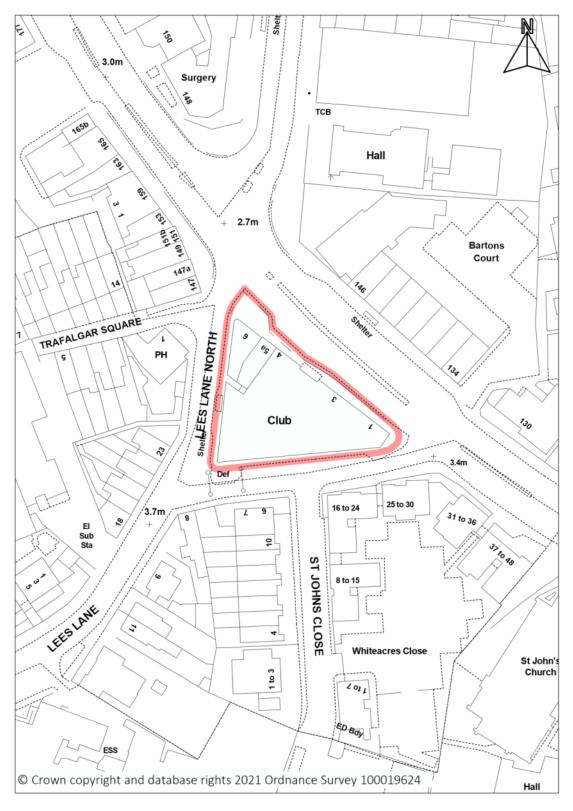
Issue	Availability	Comments
		if they can be ended or relocated.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan	Yes	
period?		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Decontamination and site clearance costs. Funding or planning gain may be needed to make the site viable.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Issue	Figure	Assumptions		
Developable area	0.13 ha	Based on whole site.		
Local area density	70/80dph	Medium/High		
Development density	153- 307dph	Density of developable area.		
Capacity for dwellings	20 to 40	Based on figure suggested by land owner.		
	28	As proposed in pre-app P.103/051/19		

Site plan for The Towers



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Allocate residential

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 required to facilitate the number of flats the land owner may wish to deliver. The option of allocating the site for residential development has been tested through the SA.

Option 2: Retain as white land

It is considered appropriate to test this option as an alternative to the proposal submitted in the Call for Sites which would see the site redeveloped for housing. This option would see the site retained as white land inside the urban area boundary.

PART 3 – Sustainability Appraisal of potential options for The Towers, Forton

		s over time:	
++ major positive + posit	ive o neutral	? uncertain	ı - negative major negative
The Towers, Forton Road			
Sustainability Theme	Or	<u> </u>	Comments: consideration of likelihood of
Sustainability Appraisal Objective	Option 1: , residentia	Option 2: I white land	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	nti:	າ 2: lan	cumulative effects
	Option 1: Allocate residential	Option 2: Retain as white land Option 1: Allocate	cumulative ejjects
Climate Change			
SA1 – To address climate change issues thro	ough reducing gr	eenhouse gas	s emissions.
1. Will it help to reduce carbon dioxide	O	O	Option 1 could introduce new emissions. The
and other greenhouse gas emissions?			overall effect is assessed as neutral as there
			may also be opportunities to reduce emissions.
2. Will it support the transition to net	0	0	Both options are assessed as neutral. Option 1
zero carbon by 2050?			would provide opportunities to support net
			zero carbon by 2050, however option 2 would
			see no Local Plan allocation on the site which
			could also help to support net zero by not
0.14511.5.1.15			introducing any new carbon emissions.
3. Will it deliver energy efficient	+	0	Option 1 could see new dwellings built to a high
buildings?			standard of energy efficiency.
4. Will it support the charging of plug-in	0	-	The site currently has no provision for electric
and other ultra-low emission vehicles?			vehicle charging. Option 1 would provide the
			potential to incorporate facilities into new
			dwellings however the development may not meet the threshold for this so is assessed as
			neutral at this stage.
Overall effects identified SA1	0	0	neutrar at this stage.
	U	0	
Transport and Accessibility SA2 - To reduce the need to travel and to re		- f + ff:	la ant na manumitina
1. Will it reduce traffic volumes and congestion?	o?	0	For option 1 new dwellings on the site could lead to increased traffic volumes and
Will it reduce road traffic accidents?	-2		congestion, road accidents, and pollution
	0?	0	however the effects are considered to be
3. Will there be an increase in traffic	ο?	0	minimal and of limited effect to the overall
related air and noise pollution?			road network. It is also uncertain whether all
			occupiers would have vehicles. Option 2 is a
			continuation of the existing situation and
			assessed as neutral.
Overall effects identified SA2	ο?	0	
SA3 - To facilitate modal transfer away from	n use of the priva	ate car to oth	er forms of travel including walking, cycling and
public transport.			5 5, ,
1. Will it increase the proportion of	ο?	0	New dwellings on the site could result in
journeys using modes other than the			additional car use however this is not certain as
private car?			occupiers may use other modes. The site is also
			located in proximity to a neighbourhood centre
			which will reduce the need to travel for certain
			provisions.
2. Will it provide for high quality walking	+	0	Option 1 with new dwellings provides the
			opportunity to provide suitable cycle provision.

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
, , ,	tive o neutra	ii : uncertai	ii - negative major negative		
The Towers, Forton Road					
Sustainability Theme	reg Op	<u> </u>	Comments: consideration of likelihood of		
Sustainability Appraisal Objective	Option 1: , residentia	Option 2: I white land	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and		
Decision Making Criteria	າ 1: ntia	າ 2: lan	cumulative effects		
	Option 1: Allocate residential	Option 2: Retain as white land			
facilities such as cycle parking?					
Overall effects identified SA3	0	0			
			including health, transport, education, training,		
employment and leisure opportunities.	944, 5555				
1. Will it improve access to local	n/a	n/a			
services?	_				
2. Will it make access easier for those	n/a	n/a			
without a car?		-	_		
3. Will it make access easier for disabled	n/a	n/a			
and or elderly people? Overall effects identified SA4	/-	/-			
	n/a	n/a			
Community Activity and Neighbourho			ha markka afaah maran la kan		
SA5 - To provide opportunities for community. Will it provide opportunities for			the quality of where people live.		
engagement in community activities?	n/a	n/a			
2. Will it improve neighbourhoods as	+	0	By implementing option 1 and developing the		
places to live?	•	, and the second	site there will be an improvement of the built environment which could improve the neighbourhood as a place to live.		
Overall effects identified SA5	+	0			
Crime and Disorder					
SA6 - To reduce crime and disorder					
1. Will it reduce actual levels of crime and disorder?	n/a	n/a			
Overall effects identified SA6	n/a	n/a			
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?	+	0	Option 1 could see affordable housing built as part of the mix of new dwellings on the site.		
Overall effects identified SA7	+	0			
Health and Well-being					
-			equalities in health and improve health facilities.		
1. Will it reduce health inequalities in	n/a	n/a			
those areas most affected?			New kink worlden kondling 2011		
2. Will it enable and support healthy lifestyles?	+	0	New high quality dwellings will improve the Borough's overall housing stock. This could help to support healthy lifestyles.		
3. Will it improve access to health facilities?	n/a	n/a			
Overall effects identified SA8	+	0			
Housing					
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.					

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
The Towers, Forton Road	tive oneutre	ar arrection	iii negative major negative		
			Comments: consideration of likelihood of		
Sustainability Theme	Option 1: , residentia	Option 2: I white land	effect, spatial scale, temporary/permanent		
Sustainability Appraisal Objective	ion den	te :	effects, short/medium/long term effects and		
Decision Making Criteria	Option 1: Allocate residential	Option 2: Retain as white land	cumulative effects		
1. Will it reduce homelessness?	+?	0	Option 1 would provide housing which will have		
2. Will it increase the range and affordability of housing for different groups in the community?	+	O	positive effects for increasing the range and affordability of housing and the number of decent homes. New housing also has potential		
3. Will it increase the number of decent homes?	+	o	to contribute towards reducing homelessness.		
Overall effects identified SA9	+	0			
Education and Skills					
and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find		
1. Will it improve the qualifications and skills of young people?	n/a	n/a			
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a			
Overall effects identified SA10	n/a	n/a			
potential for people to use public transpor 1. Will it reduce out-commuting from			Out-commute and thereby provide greater While option 2 assumes nothing would happen		
the Borough?			on the site at this stage, as the previous		
2. Will it improve accessibility to work by public transport, walking and cycling?	0	O	business relocated to a new premises, there is potential that the site could be reoccupied for employment/ community uses could potentially reduce out-commuting from the Borough for work.		
Overall effects identified SA11	0	0			
SA12 - To ensure high and stable levels of e Borough.	employment so	everyone can	benefit from the economic growth of the		
1. Will it reduce overall unemployment?	n/a	n/a			
2. Will it reduce long-term unemployment?	n/a	n/a			
3. Will it provide job opportunities for those most in need of employment?	n/a	n/a			
4. Will it help to improve average earnings?	n/a	n/a			
Overall effects identified SA12	n/a	n/a			
Economy					
SA13 - To increase investment in Gosport's	economy to fa	cilitate the sus			
1. Will it make more effective use of previously developed land?	0	О	Redeveloping the site for housing is considered to be an effective use of PDL. However,		
2. Will it improve business development and enhance competitiveness?	O	O	retaining the site could see it developed for other purposes in the future.		
3. Will it improve the resilience of	0	0			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
The Towers, Forton Road					
		4.5	Comments: consideration of likelihood of		
Sustainability Theme	Option 1: , residentia	Whi	effect, spatial scale, temporary/permanent		
Sustainability Appraisal Objective	ion der	te –	effects, short/medium/long term effects and		
Decision Making Criteria	Option 1: Allocate residential	Option 2: Retain as white land	cumulative effects		
business and the economy?					
4. Will it promote growth in key sectors and clusters?	O	O			
5. Will it make land and property	0	O			
available for business development?					
Overall effects identified SA13	0	0			
SA14 - To encourage the development of a	1	1	n sector.		
1. Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	n/a	n/a			
Overall effects identified SA14	n/a	n/a			
Towns and Neighbourhood Centres					
SA15 - To ensure the vitality and viability o	f the Borough's	principal, dist	rict, and neighbourhood centres.		
1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)?	0	0	Option 1 could improve the vitality and viability of local centres by introducing additional customers.		
2. Will it improve the vitality and viability of centres?	+	O			
Overall effects identified SA15	О	О			
Leisure					
SA16 - To improve the quality and accessib			vithin the Borough.		
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a			
Overall effects identified SA16	n/a	n/a			
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 I					
Will it protect or enhance the Borough's network of greenspace? Will it protect or enhance the green space?	0	0	-		
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	0	0			
Overall effects identified SA17	О	0			
Biodiversity and Geodiversity					
SA18 - To conserve and enhance the Borou	ugh's biodiversi	ty and geologic			
1. Will it result in a biodiversity net gain?	+	O	Option 1 will be required to secure a biodiversity net gain. The site currently has limited biodiversity and there are significant opportunities for net gains on the site.		
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	n/a	n/a	_		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
	tive o neutra	ai Funcertai	ii - negative major negative	
The Towers, Forton Road				
Sustainability Theme	Option 2: I white land white land Option 1: I residential		Comments: consideration of likelihood of	
Sustainability Appraisal Objective			effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Decision Making Criteria	n 2: lan n 1: entia		cumulative effects	
	Option 2: Retain as white land Option 1: Allocate residential			
	ro C	as		
3. Will it maintain and enhance sites	?	?	The impact created by option 1 is uncertain.	
designated for their nature conservation				
interest?				
4. Will it conserve and enhance local	?	?		
habitats and species diversity, and avoid				
harm to protected species?				
Overall effects identified SA18	?	ο?		
Heritage and Design				
SA19 - To protect and enhance the historic				
1. Will it protect and enhance the	n/a	n/a		
historic environment?			_	
2. Will it improve the condition of any	n/a	n/a		
heritage asset identified as at risk? Overall effects identified SA19		/-		
	n/a	n/a		
SA20 - To ensure that there is a high qualit	y townscape in	corporating go	ood design principles for buildings and	
surrounding spaces.			Ontion 1 should see devellings designed to a	
1. Will the design enhance the quality of the townscape?	+?	-	Option 1 should see dwellings designed to a high standard which would enhance the quality	
the townscape:			of the townscape. However there is some	
			uncertainty at this early stage.	
Overall effects identified SA20	+?	_	, , ,	
Air Quality				
SA21 - To reduce air pollution and ensure a	air quality conti	nues to improv	ve.	
1. Will it improve air quality?	n/a	n/a		
Overall effects identified SA21	n/a	n/a		
Use of Energy Resources	11, 4	, a		
	ne proportion o	ıf energy gener	rated from renewable sources in the Borough.	
1. Will it reduce emissions of greenhouse	0	O	The overall effects are considered to be	
gases by reducing energy consumption?	Ū		neutral. Option 1 could lead to reductions or	
2. Will it lead to an increased proportion	0	О	increase in greenhouse gases from energy	
of energy needs being met from	_	_	consumption depending on where the energy is	
renewable resources?			sourced from.	
Overall effects identified SA22	0	О		
Use of Land Resources				
SA23 - To improve efficiency in land use through the re-use of previously developed land and existing buildings.				
1. Will it re-use previously developed	+	ο?	Option 1 would help to re-use a site which has	
land?			been unused. Option 2 is assessed as having	
2. Will it remediate contaminated land?	+	ο?	neutral/uncertain effects at this stage as the	
			option does not prevent development but is	
			also not specifically allocating development on	
Occupation of the state of the			the site.	
Overall effects identified SA23	+	ο?		
Water Management				

The effects over time:				
++ major positive + positive o neutral ? uncertain - negative major negative				
The Towers, Forton Road				
Sustainability Theme	o 5	€ 0	Comments: consideration of likelihood of	
Sustainability Appraisal Objective	Option 1: , residential	pt ic hite	effect, spatial scale, temporary/permanent	
Decision Making Criteria	on 1 enti	Option 2: I white land	effects, short/medium/long term effects and	
Decision Making Citteria	Option 1: Allocate residential	Option 2: Retain as white land	cumulative effects	
SA24 - To maintain and improve the water	quality of the E	Borough.	_	
1. Will it improve compliance with the Water Framework Directive?	?	?	It is uncertain at this stage.	
Overall effects identified SA24	?	?		
SA25 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.				
1. Will it minimise the risk of flooding	?	0	It is uncertain at this stage as to whether	
from all sources to people and property?			Option 1 will result in an increased risk of surface water run off within the site.	
2. Will development be avoided in flood risk areas?	O	O	The site is not in a flood zone.	
3. Can the site be made safe taking into account predicted sea level rise?	0	O	The site is not predicted to be effected by sea level rise.	
Overall effects identified SA25	0	0		
SA26 - To provide for sustainable sources of water supply.				
1. Will it reduce water consumption?	-	0	Option 1 could increase water consumption on the site and cumulatively within the Borough.	
Overall effects identified SA26	-	0		
Natural Resources and Waste Manage	ement			
		eve the sustai	nable consumption of natural resources and	
management of waste.				
1. Will it lead to reduced consumption of	-	0	Building new homes on the site would increase	
materials and resources?			the use of resources and result in more	
2. Will it reduce household waste?	-	0	household waste, both of which will result in	
3. Will it increase recycling?	O	0	negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.	
Overall effects identified SA27	-	0		

Option 2	: Retain whi	te land					
	ers, Forton I						
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (L) term)
SA1			0				
SA2			0				
SA3			0				
SA4			n/a				
SA5			О				
SA6			n/a				
SA7			0				
SA8			0				
SA9			0				
SA10			n/a				
SA11			0				
SA12			n/a				
SA13			0				
SA14			n/a				
SA15			0				
SA16			n/a				
SA17			0				
SA18			ο?				
SA19			n/a				
SA20					-		M/L
SA21			n/a				
SA22			0				
SA23			ο?				
SA24				?			
SA25			0				
SA26			0				
SA27			0				

PART 4 - 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.

PART 5 – 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.

PART 1 – Site profile for The Sanderson Centre

Site location

Site name	The Sanderson Centre	Site reference	LL015
Site address and post	Lees Lane, Gosport, PO12 3UL	Ward	Leesland
code			
Last updated	August 2021		

Site details

Site description	The site comprises a multi-purpose, multi-occupancy business centre built circa 1947. The site was submitted as part of the Call for Sites.
Topography	Flat
Existing land use	Business/Industrial
Surrounding land use and storey heights	The site is surrounded by predominantly residential areas consisting of terraced streets of two-storey properties. To the north of the site is the A32 Forton Road. To the east of the site is the industrial area situated around Toronto Road.
Site size	1.5 ha
Development status	None

Suitability

Issue	Suitability	Comments			
Local plan designations					
Is the site within the Urban Area	Yes				
Boundary?					
Is the site allocated for	No				
development?					
Is the site in the Strategic Gap?	No				
Is the site Protected Open Space?	No				
Is the site a Protected	Yes	The site is designated within an existing			
Employment Site?		employment area and should be protected			
		for employment purposes. Policy LP16			

Issue	Suitability	Comments
	_	allows for redevelopment in certain
		circumstances.
Does the site have a community,	No	
culture or leisure use?		
Is the site within a Defined	No	
Shopping Area?		
Is the site currently tourist	No	
accommodation?		
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	No	
irreplaceable habitats (such as		
ancient woodland or ancient and		
veteran trees)?		
Does the site have any TPO trees?	No	
Does the site contain any	Unknown	Further investigation will be required.
protected species (bats, badgers,		
Great crested newts)?		
Does the site contain, or is within	No	
400m of, a SAC or possible SAC,		
SPA or potential SPA, Ramsar site		
or proposed Ramsar site, a Brent		
Goose site or proposed Brent		
Goose site, or a biodiversity-offset		
site?		
Does the site contain, or is in	No	
proximity of, a SSSI or candidate		
SSSI?		
Does the site contain, or is in	No	
proximity of, a SINC, candidate		
SINC or a Local Green Space?		
Access		
Can satisfactory vehicular access	Yes	
be achieved?		
Can safe pedestrian and cycle	Yes	
access be achieved?		
Can adequate emergency service	Yes	
and refuse truck access be		
provided?		
Heritage		
Is the site within or is adjacent to	No	
a Conservation Area?		

Issue	Suitability	Comments
Does the site contain, or is	No	
adjacent to, any Designated		
Heritage Assets (listed buildings,		
scheduled ancient monuments or		
registered parks and gardens)?		
Does the site contain, or is	Yes	The locally listed Church of St John the
adjacent to, any locally listed		Evangelist at Forton Road is adjacent to the
buildings?		site. Proposals should preserve or enhance
		the heritage assets.
Is the site likely to be of	No	
archaeological interest?		
Contamination		
Is it likely the site could be	Yes	Site within a 20m buffer area. A
contaminated?		Contaminated Land Assessment and
		potential mitigation will be required.
Amenity		
Is development likely to have an	No	
adverse impact upon		
neighbouring amenity?		
Are neighbouring uses likely to	No	
have an adverse impact upon the		
amenity of future occupiers		
(industrial uses, major roads)?		
Services	7	
Is the site likely to be serviced by	Yes	
utilities?		
Is the site within a Safeguarded	No	
Area (other than Southampton		
Airport Safeguarding Zone, which		
covers the whole borough)?		

Availability

Issue	Availability	Comments
Does the site have multiple	No	
owners?		
Is the site owned by a developer or is the owner willing to sell?	Yes	The site owner has indicated in a Call for Sites submission they may wish to redevelop the site. The owners of the site are considering their development options given the age of the buildings on site and the emergence of new stock. That said,
		there has been no further development proposal presented at this stage so it is uncertain as to when the site would be redeveloped.

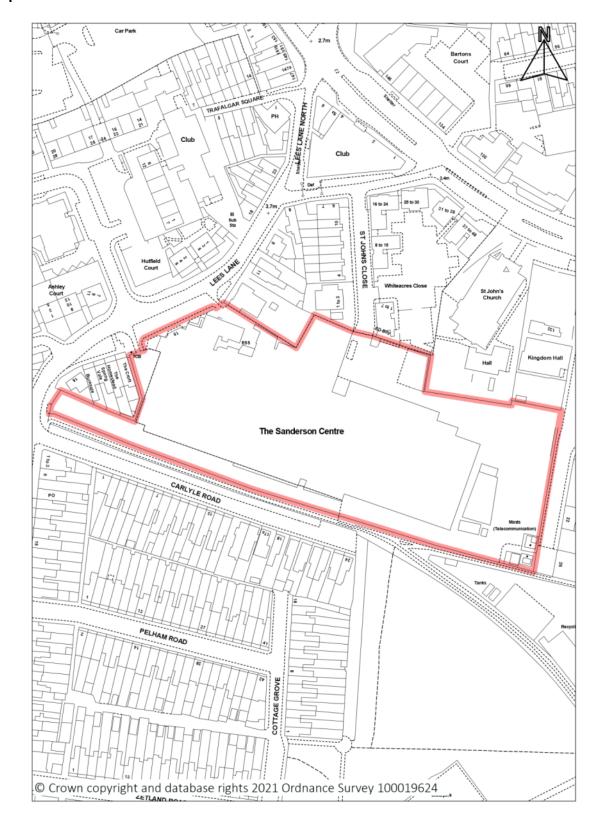
Issue	Availability	Comments
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	No	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	Yes	It is understood that the site is occupied by
operations on site?		a significant number of businesses which
		are operating successfully.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the	Yes	Between 2022 and 2026. However further
site would come forward for		evidence is required to demonstrate this.
development within the plan		At this stage the site appears to be
period?		successfully occupied by businesses. As the
		site is currently occupied by various
		tenants, there will be a legal requirement
		to serve notice on the tenants. The amount
		of time that this would take is unknown.
Are there any known abnormal	Yes	Potential costs of demolition and
development costs (contamination,		contamination issues on the site including
heritage conservation, demolition		asbestos. Further investigation would be
etc.)?		required by the site promoter.
Does the site require significant	No	
new infrastructure investment in		
order to be suitable for		
development?		

Issue	Figure	Assumptions
Developable area	1.5 ha	Based on whole site.
Local area density	-	-
Development density	66 dph	Based on numbers proposed in Call for Sites.
Capacity for dwellings	100	As proposed in Call for Sites submission.

Site plan for The Sanderson Centre



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Retain employment land designation

Option 1 is the Council's preferred Option and would see the existing employment land designation retained to ensure the site is protected for primarily employment generating uses. The site appears to be successfully occupied at this current time and no evidence has been presented to suggest the site cannot remain a successful business centre. In addition, Local Plan policies are considered to provide sufficient flexibility to allow for the redevelopment of the site providing the policy tests are met

Option 2: Mixed-use redevelopment with residential and employment

Option 2 would see the site redeveloped to provide both residential and employment uses in line with the submissionin the Call for Sites. This option would see the employment land designation removed.

PART 3 – Sustainability Appraisal of potential options for The Sanderson Centre

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative				
The Sanderson Centre				
Sustainability Theme	Option 2: Mixed-residential and employment were signation designation stainability Appraisal Objective ecision Making Criteria		Comments: consideration of likelihood of effect, spatial scale, temporary/permanent	
Sustainability Appraisal Objective			effects, short/medium/long term effects and cumulative effects	
Decision Making Criteria	Retain ent land on	Option 2: Mixed-use redevelopment with residential and employment		
Climate Change				
SA1 – To address climate change issues thr	ough reducing	greenhouse ga	as emissions.	
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	0	0	Both options provide potential opportunities to address climate change issues. Option 1 could	
2. Will it support the transition to net zero carbon by 2050?	0	O	provide employment opportunities which could reduce the need to travel for work. Option 1	
3. Will it deliver energy efficient buildings?	O	O	could provide a mix of uses on the site which may also reduce the need to travel. That said,	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	n/a	n/a	at this stage the overall effects for both options are considered to be neutral and that any positive/negative effects are likely to be neutral overall.	
Overall effects identified SA1	0	О		
Transport and Accessibility				
SA2 - To reduce the need to travel and to r	educe the effe	cts of traffic or	local communities.	
1. Will it reduce traffic volumes and congestion?	+?	?	Option 1 is considered to provide the potential to reduce traffic volumes and congestion as it	
2. Will it reduce road traffic accidents?	?	?	could ensure employment is provided on the	
3. Will there be an increase in traffic related air and noise pollution?	+?	+?	site, thereby reducing the need to travel outside of the Borough for work. Option 2 may result in similar effects, however there is more uncertainty as it is dependent on the mix of uses provided on the site.	

The effects over time:

++ major positive + posi	tive o neutra	al ? uncertai	in - negative major negative
The Sanderson Centre			
Sustainability Theme	Option 1: Retain employment land designation	Option 2: Mixe redevelopment residential and employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Sustainability Appraisal Objective	1: F	2: Nopr	cumulative effects
Decision Making Criteria	Retain nt land n	Option 2: Mixed-use redevelopment with residential and employment	
			The effects of both options on reducing road traffic accidents is uncertain at this stage.
			Both options could reduce traffic related air and noise pollution. For example, Option 1 could ensure employment is provided, reducing the need to travel. Option 2 could provide a mix of uses which may also minimise the need to travel.
Overall effects identified SA2	+?	?	
SA3 - To facilitate modal transfer away from public transport.	m use of the pr	ivate car to oth	ner forms of travel including walking, cycling and
 Will it increase the proportion of journeys using modes other than the private car? 	+	+	Both options are considered to result in positive effects for reducing private car use. Option 1 would be in accordance with the Local
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	О	O	Plan's development strategy and protect an important employment site.
Overall effects identified SA3	+	+	
SA4 - To improve accessibility to a range of employment and leisure opportunities.	quality service	es and facilities	including health, transport, education, training,
1. Will it improve access to local services?	+	O	Option 1 would see the site continued to be protected for employment uses. Option 2
2. Will it make access easier for those without a car?	O	O	would reduce the employment space on the site which at this time is considered neutral. It
3. Will it make access easier for disabled and or elderly people?	О	O	is recognised that reducing the employment floorspace may not reduce the number of jobs the site could provide.
Overall effects identified SA4	+0	0	
Community Activity and Neighbourho	oods		
SA5 - To provide opportunities for commun		and improve t	the quality of where people live
Will it provide opportunities for engagement in community activities?	n/a	n/a	and grant, or more people inter
Will it improve neighbourhoods as places to live?	n/a	n/a	
Overall effects identified SA5	n/a	n/a	
	II/ d	II/ d	
Crime and Disorder			
SA6 - To reduce crime and disorder 1. Will it reduce actual levels of crime	- /-	-/-	
and disorder?	n/a	n/a	

++ major positive + posi		ects over time al ? uncertai	e: n - negative major negative
The Sanderson Centre			
Sustainability Theme	Option 1: Ruemploymer designation	Option 2: Mixe redevelopmen residential and employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Decision Making Criteria	Option 2: Mixed-use redevelopment with residential and employment Option 1: Retain Option 1: Retain designation		cumulative effects
Overall effects identified SA6	n/a	n/a	
Poverty and Deprivation	•		
SA7 - To reduce poverty and social exclusion region.	on and close th	e gap between	Gosport and other areas in the South East
1. Will it reduce poverty and social exclusion in those areas most affected?	++	+	Both options are assessed as resulting in positive effects. Option 1 and the retention of the site for employment could provide major positive effects and help to reduce poverty. Option 2 is assessed as resulting in positive effects as the delivery of housing on the site may also help to reduce poverty – this is dependent on the amount of affordable housing delivered on the site.
Overall effects identified SA7	++	+	
Health and Well-being			
SA8 - To improve the health and wellbeing	of the populat	ion, reduce ine	equalities in health and improve health facilities.
1. Will it reduce health inequalities in those areas most affected?	n/a	n/a	
2. Will it enable and support healthy lifestyles?	n/a	n/a	
3. Will it improve access to health facilities?	n/a	n/a	
Overall effects identified SA8	n/a	n/a	
Housing			
SA9 - To ensure that everyone has the opp	ortunity to live	in a decent an	
1. Will it reduce homelessness?	0	+?	Option 2 could reduce homelessness, increase
2. Will it increase the range and affordability of housing for different groups in the community?	0	+?	the range and affordability of housing and the number of decent homes by providing housing on the site. There is some uncertainty at this
3. Will it increase the number of decent homes?	0	+?	stage as to what would be delivered on the site however there is potential for positive effects from this option.
Overall effects identified SA9	0	+?	
Education and Skills			
SA10 - To raise educational achievement and remain in work.	nd develop the	opportunities	for everyone to acquire the skills needed to find
Will it improve the qualifications and skills of young people?	0	O	
2. Will it improve the qualifications and skills of the population overall?	0	0	

The effects over time:				
++ major positive + positive o neutral ? uncertain - negative major negative				
The Sanderson Centre				
Sustainability Theme	Option 1: Retain employment land designation	Option 2: Mixe redevelopment residential and employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Sustainability Appraisal Objective	1: r me	2: I lopi ltial 'me	cumulative effects	
Decision Making Criteria	Retain ent land n	Option 2: Mixed-use redevelopment with residential and employment		
Overall effects identified SA10	О	О		
Employment		_		
	nts to work loca	ally rather than	out-commute and thereby provide greater	
potential for people to use public transpor			out commute and thereby provide greater	
1. Will it reduce out-commuting from	+	-?	Option 1 and continuing to provide	
the Borough?		-	employment on the whole site provides the	
2. Will it improve accessibility to work by	+	0	most potential to ensure residents can work	
public transport, walking and cycling?			locally rather than out-commute. Option 2	
			would likely provide employment on the site,	
			however the reduced employment on the site	
			means the option is assessed as resulting in	
			negative effects.	
Overall effects identified SA11	+	-?		
SA12 - To ensure high and stable levels of 6 Borough.	employment sc	everyone can	benefit from the economic growth of the	
1. Will it reduce overall unemployment?	O	O	Both options are assessed as neutral. Option 1	
2. Will it reduce long-term	?	?	would see the continuation of the existing	
unemployment?			employment designation and will likely not	
3. Will it provide job opportunities for	?	?	increase the amount of employees on the site.	
those most in need of employment?			Option 2 is also unlikely to increase	
4. Will it help to improve average			employment on the site; however it is uncertain as to whether the number of	
earnings?			employment opportunities would decline.	
			employment opportunities would decline.	
			The impact of both options on the other criteria	
			is uncertain.	
Overall effects identified SA12	0	0		
Economy	_			
SA13 - To increase investment in Gosport's	s economy to fa	acilitate the sus	stainable regeneration of the Borough	
1. Will it make more effective use of	+	+	Both Options could be considered effective use	
previously developed land?	•		of PDL. Given the site appears to be	
2. Will it improve business development	0	0	successfully operating it is considered to be an	
and enhance competitiveness?	_	_	effective use of PDL as an employment site.	
3. Will it improve the resilience of	0	O		
business and the economy?				
4. Will it promote growth in key sectors	0	О		
and clusters?				
5. Will it make land and property	О	0		
available for business development?				
Overall effects identified SA13	0	O		
SA14 - To encourage the development of a	buoyant, susta	ainable tourism	sector.	
1. Will it positively contribute to the local	n/a	n/a		
tourism industry and improve the image				

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **The Sanderson Centre** Comments: consideration of likelihood of Option 2: Mixed-use employment land Option 1: Retain residential and redevelopment w **Sustainability Theme** effect, spatial scale, temporary/permanent effects, short/medium/long term effects and **Sustainability Appraisal Objective** cumulative effects **Decision Making Criteria** of Gosport as a destination? Overall effects identified SA14 n/a n/a **Towns and Neighbourhood Centres** SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres. 1. Will it improve the accessibility to, and n/a n/a quality of, main town centre uses (as defined in NPPF Annex 2)? 2. Will it improve the vitality and viability n/a n/a of centres? Overall effects identified SA15 n/a n/a Leisure SA16 - To improve the quality and accessibility of leisure opportunities within the Borough. 1. Will it improve the range of sporting n/a n/a facilities in the Borough? Overall effects identified SA16 n/a n/a 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 n/a n/a Borough's network of greenspace? 2. Will it protect or enhance the quality n/a n/a of the Borough's coast and harbour frontage and maintain or improve public access? Overall effects identified SA17 n/a n/a **Biodiversity and Geodiversity** SA18 - To conserve and enhance the Borough's biodiversity and geological assets. 1. Will it result in a biodiversity net gain? It is uncertain as to whether both options ? ? would help to conserve and enhance the 2. Will it enhance biodiversity through ? environment at this high level. The specific the restoration and creation of welldetails of development proposals are unknown. connected multifunctional green The implications of all proposals will need to be infrastructure? assessed as part of the full plan HRA and 3. Will it maintain and enhance sites ? ? throughout the development management designated for their nature conservation process. interest? 4. Will it conserve and enhance local ? ? habitats and species diversity, and avoid harm to protected species? Overall effects identified SA18 ? ? Heritage and Design SA19 - To protect and enhance the historic environment. 1. Will it protect and enhance the n/a n/a historic environment?

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative **The Sanderson Centre** Comments: consideration of likelihood of Option 2: Mixed-use employment land Option 1: Retain residential and redevelopment with **Sustainability Theme** effect, spatial scale, temporary/permanent effects, short/medium/long term effects and **Sustainability Appraisal Objective** cumulative effects **Decision Making Criteria** 2. Will it improve the condition of any n/a n/a heritage asset identified as at risk? Overall effects identified SA19 n/a n/a 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 +? Option 1 would likely see little change to the 0 existing site and is therefore assessed as the townscape? neutral. Option 2 and mixed-use redevelopment is assessed as potentially resulting in positive effects as it may see new buildings on the site and improvements to the design and quality of the built environment. Overall effects identified SA20 +? O **Air Quality** SA21 - To reduce air pollution and ensure air quality continues to improve. 1. Will it improve air quality? Option 1 and retaining employment uses on +? 0? the whole site is considered most likely to result in positive effects in relation to air quality. This is primarily as it could reduce the need to travel by private car to employment opportunities. Overall effects identified SA21 +? ο? **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 ? ? Both options are considered to be uncertain at gases by reducing energy consumption? this stage. 2. Will it lead to an increased proportion ? of energy needs being met from renewable resources? Overall effects identified SA22 ? ? **Use of Land Resources** SA23 - To improve efficiency in land use through the re-use of previously developed land and existing buildings. 1. Will it re-use previously developed Both options will see the use of PDL which land? could result in positive effects. Through the 2. Will it remediate contaminated land? redevelopment of the site Option 2 would likely +? be required to remediate contaminated land which could result in positive effects. Overall effects identified SA23 + **Water Management** SA24 - To maintain and improve the water quality of the Borough. 1. Will it improve compliance with the At this stage the effects of both options are ? ? Water Framework Directive? uncertain. Both options will see water

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

The Sanderson Centre				
Sustainability Theme	Option 1: Roemploymer designation	Option 2: Mixe redevelopmen residential and employment	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Sustainability Appraisal Objective	n 1: bym hatic	n 2: elop entia	cumulative effects	
Decision Making Criteria	Option 1: Retain employment land designation	Option 2: Mixed-use redevelopment with residential and employment		
			consumed which could have impacts on water quality. The impact of development proposals	
			will need to be assessed at the detailed proposal stage.	
Overall effects identified SA24	?	?		
SA25 - To reduce the risk of flooding and th	e resulting de	triment to pub	lic well-being, the economy and the environment.	
1. Will it minimise the risk of flooding from all sources to people and property?	n/a	n/a		
2. Will development be avoided in flood risk areas?	n/a	n/a		
3. Can the site be made safe taking into account predicted sea level rise?	n/a	n/a		
Overall effects identified SA25	n/a	n/a		
SA26 - To provide for sustainable sources of	f water supply			
1. Will it reduce water consumption?	-?	-?	Both options are unlikely to reduce water consumption however there is uncertainty.	
Overall effects identified SA26	-?	-?		
Natural Resources and Waste Manage	ment			
SA27 - To reduce waste generation and disp management of waste.	oosal, and ach	ieve the sustair	nable consumption of natural resources and	
1. Will it lead to reduced consumption of materials and resources?	O	-?	Option 1 is assessed as neutral as it is likely to be a continuation of the existing situation.	
Will it reduce household waste?	0	-?	Option 2 could lead to increases in waste and	
3. Will it increase recycling?	0	+?	consumption however this is uncertain as it is dependent on the mix of uses and future occupiers of the site.	
Overall effects identified SA27	0	-?		

			nd designatior	1			
The Sand	derson Centr	·e					
SA Objective	Major positive ++	Positive +	Neutral/not applicable o	Uncertain ?	Negative -	Major negative	Impact timeframe (short (S), Medium (M), Long (term)
SA1			0				
SA2		+?					
SA3		+					
SA4		+0					
SA5			n/a				
SA6			n/a				
SA7	++						
SA8			n/a				
SA9			0				
SA10			0				
SA11		+					
SA12			0				
SA13			0				
SA14			n/a				
SA15			n/a				
SA16			n/a				
SA17			n/a				
SA18				?			
SA19			n/a				
SA20			0				
SA21		+?					
SA22				?			
SA23		+					
SA24				?			
SA25			n/a				
SA26					-?		M/L
SA27			0				

PART 4 - 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

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

PART 5 – 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.

Mitigatir	ng 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.

PART 1 – Site profile for Royal Sailors Rest, Grange Lane

Site location

Site name	Site of Former Royal Sailors Rest,	Site reference	RH008
	Grange Lane		
Site address and post Grange Lane, Gosport, PO13 9RX		Ward	Rowner and
code			Holbrook

Site details

Site description	Former community centre which was destroyed by fire. The building has now
	been demolished leaving a largely clear site with only limited waste
	remaining.
Topography	Flat with mature tree row to the northern site boundary.
Existing land use	None
Surrounding land	To the east are semidetached residential dwellings (two storeys). To the
use and storey	south is the Crossley Community Centre. To the west on the opposite site of
heights	Grange Lane is the Grange Junior School with playing fields. To the north is
	the Rowner Bowling Club.
Site size	0.27 ha
Development status	Application received 06/2014 (14/00305/FULL) for 6 no. three bedroom
	houses and 7 no. two bedroom houses. Refused and then Dismissed at
	appeal.
	19/00415/FULL ERECTION OF 8 NO. THREE BEDROOM HOUSES AND 1 NO.
	TWO BEDROOM HOUSE WITH ASSOCIATED ACCESS, CAR PARKING AND
	LANDSCAPING (ADJACENT TO CONSERVATION AREA)

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area Boundary?	Yes	

Issue	Suitability	Comments
Is the site allocated for	No	Site may still be appropriate for
development?		development.
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	No	
Is the site a Protected Employment Site?	No	
Does the site have a community, culture or leisure use?	Yes	The site would need to provide an appropriate community facility onsite or in a suitable location off site. Proposals will need to comply with the requirements of Policy LP32.
Is the site within a Defined Shopping Area?	No	
Is the site currently tourist accommodation?	No	
Flooding		
Is the site in Flood Zone 2 or 3?	No	
Is the site predicted to be in Flood	No	
Zone 2 or 3 in 2115?		
Ecology		
Does the site contain any	Yes	An ecology survey may be required.
irreplaceable habitats (such as		Development will not be permitted
ancient woodland or ancient and		unless no adverse impact upon the
veteran trees)?		habitat can be demonstrated.
Does the site have any TPO trees?	Yes	1 NO.OAK in site boundary and 6 NO. ALDER on northern border. Proposals will need to protect and enhance the trees.
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	May do due to vegetation/ large trees.
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	No	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	No	
Does the site contain, or is in	Yes	Site within 230m of Rowner Copse SINC.

Issue	Suitability	Comments
proximity of, a SINC, candidate SINC or a Local Green Space?		Proposals should protect the habitat.
Access		
Can satisfactory vehicular access be achieved?	Yes	
Can safe pedestrian and cycle access be achieved?	Yes	
Can adequate emergency service and refuse truck access be provided?	Yes	
Heritage		
Is the site within or is adjacent to a Conservation Area?	Yes	Adjacent to Rowner Conservation Area. A Heritage Statement will be required. Proposals will need to preserve or enhance the character of the conservation area.
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	No	
Does the site contain, or is adjacent to, any locally listed buildings?	No	
Is the site likely to be of archaeological interest?	No	
Contamination		
Is it likely the site could be contaminated?	Yes	Site within 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	No	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No	
Services		
Is the site likely to be serviced by	Yes	

Issue	Suitability	Comments
utilities?		
Is the site within a Safeguarded	Yes	Site is within Fleetlands helipad
Area (other than Southampton		safeguarded area. Restrictions on
Airport Safeguarding Zone, which		development may apply. Under Policy
covers the whole borough)?		LP15 statutory bodies will be consulted.

Availability

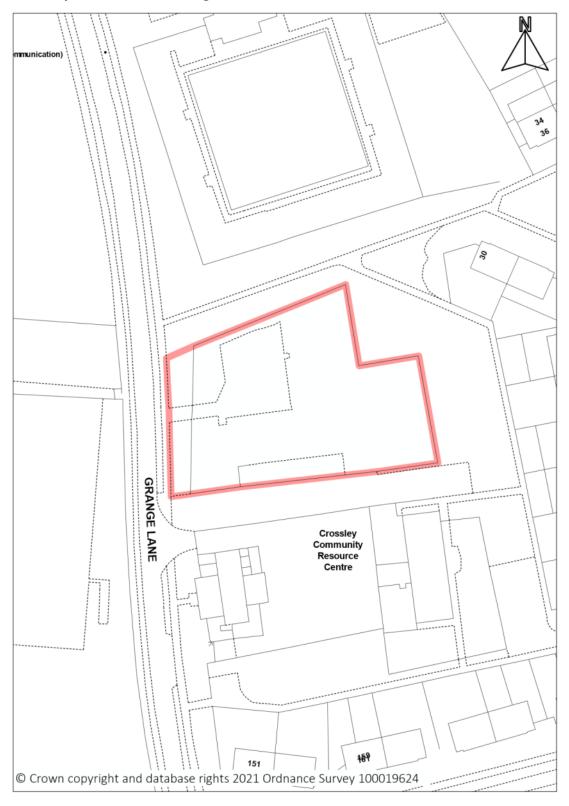
Issue	Availability	Comments
Does the site have multiple	Unknown	
owners?		
Is the site owned by a developer or	Unknown	
is the owner willing to sell?		
Is it necessary to acquire land off-	No	
site to develop this site?		
Does the site have any legal issues	Unknown	
(covenants, ransom strips)?		
Are there any on-site constraints	Unknown	
(pylons, rights of way, easements)?		
Are there any existing tenancies or	Unknown	Site currently unoccupied
operations on site?		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Unknown	
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

Issue	Figure	Assumptions	
Developable area	0.27 ha	Based on whole site.	
Local area density	Medium	40dph	
Development density	30dph	Density of developable area.	

Site plan for Royal Sailors Rest, Grange Lane



PART 2 – Consideration of potential options

The following options are considered for the Local Plan and assessed in Part 3:

Option 1: Allocate residential

The landowner wishes to develop the site for housing. This option tests allocating the site for residential development. This option would see the removal of the community and built leisure facility designation.

Option 2: Mixed-use site with community facility

This option is considered to test the potential for the site to accommodate a mix of residential development with a community facility provided on the site.

Option 3: Retain community and built leisure facility designation

This option would see the site redeveloped with a similar sized community facility to that which previously occupied the site prior to 2014. It is considered appropriate to retain the site as a community and built leisure facility until such time that an appropriate financial contribution is received to ensure the loss of the facility is mitigated for. The sites designation will be reviewed at Regulation 19 stage.

PART 3 - Sustainability Appraisal of potential options for Royal Sailors Rest, Grange Lane

	The	effects ov	er time:	
++ major positive + pos				- negative major negative
Royal Sailors Rest, Grange Lane	itive one	aciai • a	Troct turn	The Bath to Thing of the Bath to
Sustainability Theme	Option 1: Allocate residential	Option 2: N with comm	Option 3: Retain community and built leisure facility design	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and
Sustainability Appraisal Objective Decision Making Criteria	llocate	Option 2: Mixed-use site with community facility	Option 3: Retain community and built leisure facility designation	cumulative effects
Climate Change				
SA1 – To address climate change issues t	hrough red	ucing greer	nhouse gas	emissions.
1. Will it help to reduce carbon dioxide and other greenhouse gas emissions?	O	O	O	All options could introduce new emissions, but all options also provide opportunities to reduce emissions. The overall effects of all options are assessed as neutral.
2. Will it support the transition to net zero carbon by 2050?	O	O	0	All options are assessed as neutral. All options provide opportunities to support net zero carbon by 2050.
3. Will it deliver energy efficient buildings?	+?	+?	+?	All options have potential to deliver energy efficient buildings if this is integrated into the building design.
4. Will it support the charging of plugin and other ultra-low emission vehicles?	o	O	O	All options have the potential to integrate charging facilities however it is unknown at this stage if each type of development would do so. All options are therefore assessed as neutral at this stage.
Overall effects identified SA1	0	0	0	
Transport and Accessibility				
SA2 - To reduce the need to travel and to	reduce the	effects of	traffic on lo	ocal communities.
Will it reduce traffic volumes and congection?	ο?	ο?	+?	All options may result in additional traffic volumes and congestion, road accidents
congestion? 2. Will it reduce road traffic accidents?	0?	ο?		and pollution. However the extent of
3. Will there be an increase in traffic	0?	0?	0	these effects is unknown. Option 3 could
related air and noise pollution?	Of	O:	O	reduce traffic volumes and congestion as the provision of a community facility could reduce residents need to travel. The scale of development under each option is considered to have limited effect
Overall effects identified CA2	-2	-2		on the overall road network.
Overall effects identified SA2 SA3 - To facilitate modal transfer away frand public transport.	o? om use of t	o? he private	car to other	r forms of travel including walking, cycling
1. Will it increase the proportion of journeys using modes other than the private car?	O	O	0	New dwellings on the site could result in additional car use however this is not certain as occupiers may use other modes to travel.
2. Will it provide for high quality	0	0	0	All options would be required to include
=: :::::: Promacio: mgn quant,				= paration in a dia de l'equilleu to infolude

++ major positive + posi		effects ov utral ? u		- negative major negative	
Royal Sailors Rest, Grange Lane					
Sustainability Theme	Option 1: Allocate residential	Option 2: Mixed-use sit with community facility	Option 3: Retain community and built leisure facility designation	Comments: consideration of likelihood o effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Sustainability Appraisal Objective		Nix.		cumulative effects	
Decision Making Criteria	cate	Option 2: Mixed-use site with community facility Option 1: Allocate residential			
walking and cycling networks and supporting facilities such as cycle parking?				appropriate cycle parking provision.	
Overall effects identified SA3	0	0	0		
SA4 - To improve accessibility to a range of training, employment and leisure opportu		ervices and	facilities in		
1. Will it improve access to local services?	0	+	++	Options 2 and 3 would improve access to community facilities. In particular Option 3	
2. Will it make access easier for those without a car?	0	0	0	would see the provision of a community facility provided on the site.	
3. Will it make access easier for disabled and or elderly people?	0	0	0		
Overall effects identified SA4	0	+	++		
Community Activity and Neighbourh	oods				
SA5 - To provide opportunities for commu	unity intera	ction and i	mprove the		
1. Will it provide opportunities for engagement in community activities?	0	+	++	Options 2 and 3 would see community facilities built on the site which would provide opportunities for engagement in community activities.	
2. Will it improve neighbourhoods as places to live?	0	0	+	All options have potential to improve neighbourhoods as places to live. In particular Option 3 is considered to have the potential to result in positive effects.	
Overall effects identified SA5	0	o/+	++		
Crime and Disorder				·	
SA6 - To reduce crime and disorder					
Will it reduce actual levels of crime and disorder?	0	0	O		
Overall effects identified SA6	0	0	0		
Poverty and Deprivation					
SA7 - To reduce poverty and social exclus region.	ion and clo	se the gap	between G	osport and other areas in the South East	
Will it reduce poverty and social exclusion in those areas most affected?	+?	+?	+?	All options are considered to have potential positive effects in this regard. It is difficult to distinguish between which option would result in the most benefit as all options could result in varying benefits	
Overall effects identified SA7	+?	+?	+?		
Health and Well-being SA8 - To improve the health and wellbein facilities.	g of the po	oulation, re	educe inequ	ualities in health and improve health	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative					
Royal Sailors Rest, Grange Lane					
Sustainability Theme	Option 1: Allocate residential	Option 2: N with comm	Option 3: Retain community and built leisure facility design	Comments: consideration of likelihood operfect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Sustainability Appraisal Objective Decision Making Criteria	llocate	Option 2: Mixed-use site with community facility	3: Retain unity and built facility designation	cumulative effects	
Will it reduce health inequalities in those areas most affected?	n/a	n/a	n/a		
2. Will it enable and support healthy lifestyles?	n/a	n/a	n/a		
3. Will it improve access to health facilities?	n/a	n/a	n/a		
Overall effects identified SA8	n/a	n/a	n/a		
Housing					
SA9 - To ensure that everyone has the op					
1. Will it reduce homelessness?	+?	+?	0	Options 1 and 2 would provide housing which could assist in reducing homelessness.	
Will it increase the range and affordability of housing for different groups in the community?	+	+	O	Options 1 and 2 would be required to provide affordable housing on the site.	
3. Will it increase the number of decent homes?	+	+	0		
Overall effects identified SA9	+	+	0		
Education and Skills					
find and remain in work.				r everyone to acquire the skills needed to	
1. Will it improve the qualifications and skills of young people?	n/a	n/a	n/a		
2. Will it improve the qualifications and skills of the population overall?	n/a	n/a	n/a		
Overall effects identified SA10	n/a	n/a	n/a		
Employment CA11		l. I II	Maria di		
SA11 - To provide opportunities for reside potential for people to use public transport				ut-commute and thereby provide greater	
Will it reduce out-commuting from	n/a	n/a	n/a	n/a	
the Borough?	11/4	11/4	11/4		
Will it improve accessibility to work by public transport, walking and cycling?	n/a	n/a	n/a		
Overall effects identified SA11	n/a	n/a	n/a		
SA12 - To ensure high and stable levels o Borough.	•			enefit from the economic growth of the	
Will it reduce overall unemployment?	n/a	n/a	n/a	n/a	
2. Will it reduce long-term unemployment?	n/a	n/a	n/a		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative major negative							
Royal Sailors Rest, Grange Lane							
Sustainability Theme	Option 1: Allocate residential	Option 2: N with comm	Option 3: Retain community and built leisure facility design	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and			
Sustainability Appraisal Objective Decision Making Criteria	llocate	Option 2: Mixed-use site with community facility	Option 3: Retain community and built leisure facility designation	cumulative effects			
3. Will it provide job opportunities for those most in need of employment?	n/a	n/a	n/a				
4. Will it help to improve average earnings?	n/a	n/a	n/a				
Overall effects identified SA12	n/a	n/a	n/a				
Economy							
SA13 - To increase investment in Gosport	s economy	to facilita	te the susta	inable regeneration of the Borough.			
Will it make more effective use of previously developed land?	+	+	+	Redeveloping the site for housing could be an effective use of PDL in this location as it can assist in meeting housing requirements. A community facility on the site would also be very beneficial and would replace that facility which previously occupied the site.			
2. Will it improve business development and enhance competitiveness?	0	O	0	n/a			
3. Will it improve the resilience of business and the economy?	0	O	0				
4. Will it promote growth in key sectors and clusters?	0	0	0				
5. Will it make land and property available for business development?	0	0	0				
Overall effects identified SA13	0	0	0				
SA14 - To encourage the development of 1. Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?	a buoyant, n/a	sustainabl n/a	e tourism s n/a	ector.			
Overall effects identified SA14	n/a	n/a	n/a				
Towns and Neighbourhood Centres		,					
	SA15 - To ensure the vitality and viability of the Borough's principal, district, and neighbourhood centres.						
1. Will it improve the accessibility to, and quality of, main town centre uses (as defined in NPPF Annex 2)?	0	0	0				
2. Will it improve the vitality and viability of centres?	0	0	0				
Overall effects identified SA15	0	0	0				
Leisure							
SA16 - To improve the quality and access	ibility of leis		1	1			
1. Will it improve the range of sporting facilities in the Borough?	0	ο?	0?	There is potential for sporting facilities to be provided depending on the nature of			

± major nositive ± nosi		effects ov		- negative major negative	
Royal Sailors Rest, Grange Lane	itive o ne	utrar : u	incertain .	- Hegative Hajor Hegative	
noyal sallors heat, crange salle	7.0		= 0.0	Comments: consideration of likelihood of	
Sustainability Theme	Option 1: Allocate residential	Option 2: Mixed-use sit with community facility	Option 3: Retain community and built leisure facility design	effect, spatial scale, temporary/permanent effects, short/medium/long term effects and	
Sustainability Appraisal Objective	Illo	/lixe	teta / an lity	cumulative effects	
Decision Making Criteria	Option 2: Mixed-use site with community facility Option 1: Allocate residential		Option 3: Retain community and built leisure facility designation		
				the community facility on the site. This is however uncertain at this stage.	
Overall effects identified SA16	0	ο?	0?		
SA17 - To ensure that the Borough prote	cts and enh	ances the	quality of its	s public areas and green spaces including the	
provision of good access to the coast and	harbour.	ı			
1. Will it protect or enhance the Borough's network of greenspace?	0	0	0	n/a	
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	0	O	0		
Overall effects identified SA17	0	0	0		
Biodiversity and Geodiversity					
SA18 - To conserve and enhance the Bord	ough's biod	iversity and	d geological	l assets.	
1. Will it result in a biodiversity net gain?	+	+?	ο?	Options 1 and 2 will be required to secure a biodiversity net gain.	
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	O	o	0		
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?	,	The impacts created by the options is uncertain at this time.	
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	?		
Overall effects identified SA18	?	?	?		
Heritage and Design					
SA19 - To protect and enhance the histor	ic environn	nent.			
1. Will it protect and enhance the historic environment?	O	0	O	n/a	
2. Will it improve the condition of any heritage asset identified as at risk?	0	0	0		
Overall effects identified SA19	0	О	О		
SA20 - To ensure that there is a high qual surrounding spaces.		_		d design principles for buildings and	
Will the design enhance the quality of the townscape?	+?	+?	+?	All options have the potential to enhance the quality of the townscape through good design. There is uncertainty at this early stage.	
Overall effects identified SA20	+?	+?	+?	/1	
	1 1	<u> </u>	1 1	1	

The effects over time: ++ major positive + positive oneutral ? uncertain - negative major negative					
Royal Sailors Rest, Grange Lane				gae	
Sustainability Theme Sustainability Appraisal Objective Decision Making Criteria	Option 1: Allocate residential	Option 2: Mixed-use site with community facility	Option 3: Retain community and built leisure facility designation	Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects	
Ain Ourslibu					
Air Quality					
SA21 - To reduce air pollution and ensure 1. Will it improve air quality?			T .	n/a	
Overall effects identified SA21	0	0	0	II/a	
	0	0	0		
Use of Energy Resources	*	f		and from the manual language in the Danauah	
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	O	O	O O	The overall effects are considered to be neutral. All options could lead to reductions or increases in greenhouse	
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	О	O	0	gases from energy consumption depending on where the energy is sourced from.	
Overall effects identified SA22	0	0	0		
Use of Land Resources					
SA23 - To improve efficiency in land use t					
Will it re-use previously developed land?	+	+	+	All options would see the re-use of PDL and remediation of contaminated land.	
2. Will it remediate contaminated land?	+	+	+		
Overall effects identified SA23	+	+	+		
Water Management					
SA24 - To maintain and improve the water	er quality of	the Borou	gh.		
1. Will it improve compliance with the Water Framework Directive?	?	?	?	This is uncertain at this stage.	
Overall effects identified SA24	?	?	?		
SA25 - To reduce the risk of flooding and environment.	the resultir	ng detrimer	nt to public	well-being, the economy and the	
1. Will it minimise the risk of flooding from all sources to people and property?	?	?	?	It is uncertain at this stage as to whether the options will result in an increased risk of surface water run off within the site.	
2. Will development be avoided in flood risk areas?	+	+	+	The site is not in a flood zone.	
3. Can the site be made safe taking into account predicted sea level rise?	+	+	+	The site is not predicted to be affected by sea level rise.	
Overall effects identified SA25	+	+	+		
SA26 - To provide for sustainable sources	of water su	upply.		·	
1. Will it reduce water consumption?	-	-	-	All options would increase water consumption on the site and cumulatively within the Borough.	
Overall effects identified SA26	-		-		

The effects over time:

++ major positive + positive o neutral ? uncertain - negative -- major negative

Royal Sailors Rest, Grange Lane

Sustainability Theme

Sustainability Appraisal Objective

Decision Making Criteria

Option 1: Allocat residential

community and built leisure facility designation Option 2: Mixed-use site with community facility

Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects

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	-	-	-	Any
of materials and resources?				inci
2. Will it reduce household waste?	-	-	0	WO
3. Will it increase recycling?	0	0	O	opt rec
Overall effects identified SA27	_	-	0	

Any new development on the site would increase the use of resources. New homes would result in additional household waste which is a negative effect. All options will introduce opportunities for recycling.

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			0				·
SA2			0				
SA3			О				
SA4	++						
SA5	++						
SA6			0				
SA7		+?					
SA8			n/a				
SA9			0				
SA10			n/a				
SA11			n/a				
SA12			n/a				
SA13			0				
SA14			n/a				
SA15			0				
SA16			ο?				
SA17			0				
SA18				?			
SA19			O				
SA20		+?					
SA21			О				
SA22			О				
SA23		+					
SA24				?			
SA25		+					
SA26					-		M/L
SA27			0				

PART 4 - 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	Retain community and built leisure facility designation and review
Local Plan	before Regulation 19 stage.

PART 5 – 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

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Sustainability Appraisal

Annex B – Detailed Sustainability Appraisal Proforma for the Strategic Development Sites and Other Allocation Sites

Gosport Borough Council

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