

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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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 code	-	Ward	Town, 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 Boundary?	Yes	
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 proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	SS1 is adjacent to Priddy's Hard SINC at the north. SS2 is adjacent to 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 provided?	Yes	
Heritage		
Is the site within or is adjacent to a Conservation Area?	Yes	The site contains the Royal Clarence Yard 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 adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	The area contains many designated heritage assets which include listed buildings, and the scheduled ancient monument called the Earthwork Defences 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 adjacent to, any locally listed buildings?	Yes	
Is the site likely to be of archaeological interest?	Yes	Further investigation will be 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 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	Further investigation may be required

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

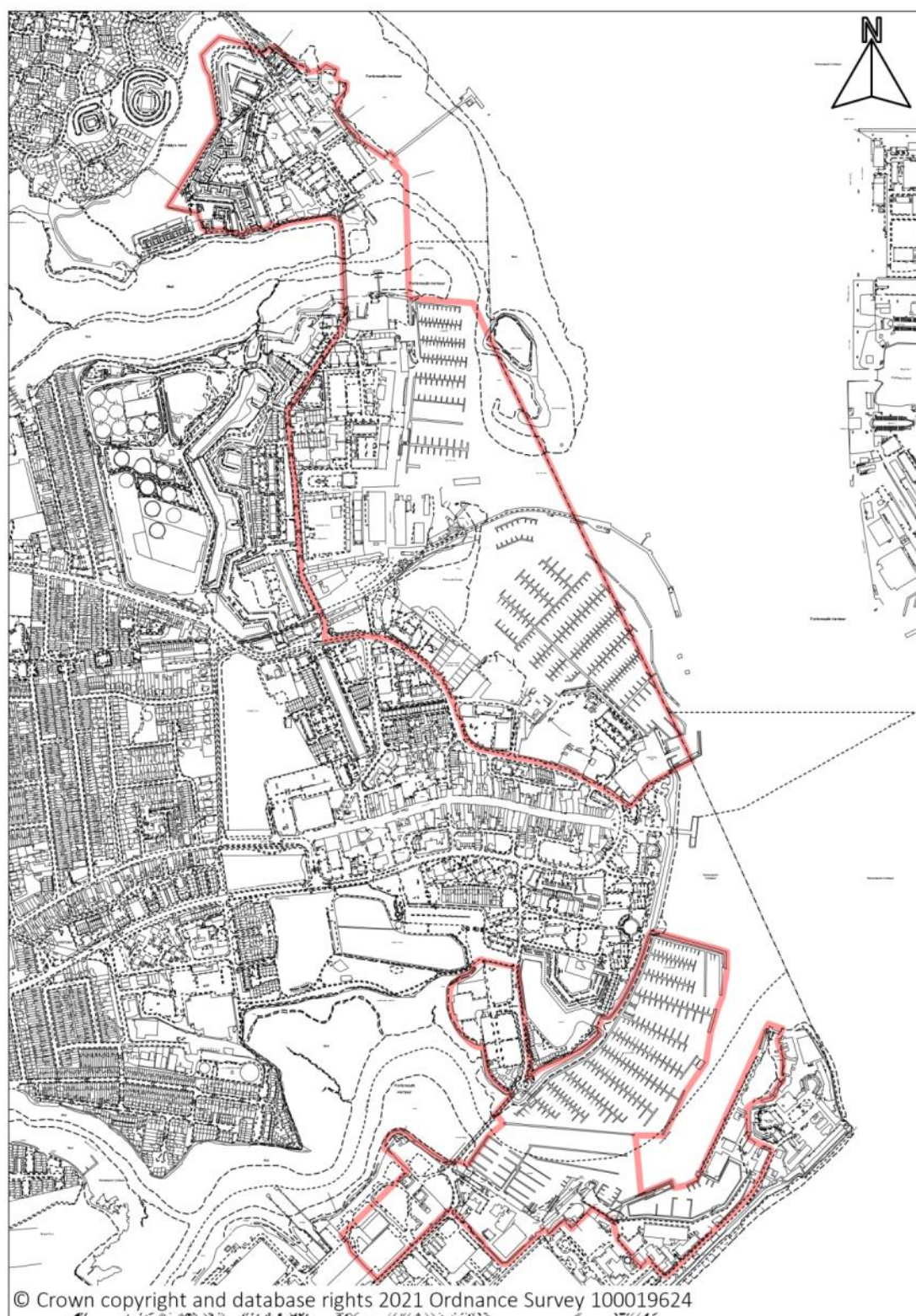
Availability

Issue	Availability	Comments
Does the site have multiple owners?	Yes	
Is the site owned by a developer or is the owner willing to sell?	Yes	There are various sites which land owners wish to develop over the plan period.
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	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. 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 Employment				
Policy SS2: Gosport Waterfront – Mixed Use				
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				
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?	o	o	o	Option 1 could increase emissions as it could see significant growth within Gosport Waterfront. However, the Option also provides the opportunity to address climate change issues through improving the quality of buildings, reducing the need
2. Will it support the transition to net zero carbon by 2050?	o	o	o	
3. Will it deliver energy efficient buildings?	o	o	o	

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	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				
				<p>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.</p> <p>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.</p> <p>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 of additional emissions may be lower.</p>
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	o	o	o	
Transport and Accessibility				
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.				
1. Will it reduce traffic volumes and congestion?	+?	?	?	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				
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				
2. Will it reduce road traffic accidents?	?	?	?	noise pollution as it proposes a mix of uses in the area which will reduce the need to travel. By maximising space for 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.
3. Will there be an increase in traffic related air and noise pollution?	+?	?	?	
Overall effects identified SA2	+?	?	?	

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	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				
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?	++	?	o	Option 1 is considered to provide the greatest potential for major positive effects as it will reduce the need to travel 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 out-commuting may be exacerbated.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	++	++	o	
Overall effects identified SA3	++	++	o	
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 services?	+	+	o	It is possible that Options 1 and 2 could help to improve accessibility to services. Option 1 is considered more likely to result in positive effects as it seeks to also ensure there are appropriate retail and leisure uses. In addition, locating significant residential development in
2. Will it make access easier for those without a car?	+	+	o	
3. Will it make access easier for disabled and or elderly people?	+	+	o	

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	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				
				<p>close proximity to Gosport Town Centre means that people will be located with better access to local services.</p> <p>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.</p>
Overall effects identified SA4	+	+	o	
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?	+	+	o	<p>Both Options 1 and 2 could help to encourage engagement in community activities. Much would depend upon whether the employment, retail and leisure uses that could be established would encourage such involvement.</p> <p>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.</p> <p>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</p>
2. Will it improve neighbourhoods as places to live?	++	++	o?	

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	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				
				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	++	++	o	
Crime and Disorder				
SA6 - To reduce crime and disorder				
1. 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, 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	?	?	o?	
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?	+?	+?	-?	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				
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				
				<p>assets which can help to secure skilled jobs in the marine sector and increase the number of jobs in the Borough.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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	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				
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?	++	++	o	Both Option 1 and 2 could result in positive effects for health and wellbeing outcomes. By regenerating the waterfront area there can be tangible improvements to the built environment which may make it a healthier place to live. Option 1 would seek to increase employment opportunities which has the potential to significantly 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.
2. Will it enable and support healthy lifestyles?	++	++	o	
3. Will it improve access to health facilities?	o	o	o	
Overall effects identified SA8	++	++	o	
Housing				
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.				
1. Will it reduce homelessness?	++	++	o?	Both Option 1 and 2 are expected to be able to help reduce homelessness and increase the range and affordability of housing. These effects could be greater 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
2. Will it increase the range and affordability of housing for different groups in the community?	+	+	o?	
3. Will it increase the number of decent homes?	++	++	-?	

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 leisure 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				
				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	++	+	o	
Education and Skills				
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.				
1. Will it improve the qualifications and skills of young people?	+	++	o	Options 1 and 2 could both help towards improving the qualifications and skills of 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.
2. Will it improve the qualifications and skills of the population overall?	+	++	o	
Overall effects identified SA10	+	++	o	
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?	+	?	o	Option 1 is considered to provide the greatest potential to reduce out-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
2. Will it improve accessibility to work by public transport, walking and cycling?	++	++	o	

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 leisure 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				
				<p>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.</p> <p>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.</p> <p>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.</p>
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	Options 1 and 2 could help to reduce overall unemployment. This could particularly be the case for Option 1 which maximises employment uses within the Gosport Waterfront area. These employment opportunities would likely be accessible to residents and provide opportunities to maximise the 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
2. Will it reduce long-term unemployment?	?	?	o	
3. Will it provide job opportunities for those most in need of employment?	?	?	o	
4. Will it help to improve average earnings?	?	?	o	

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 leisure 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				
				<p>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.</p> <p>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.</p> <p>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.</p>
Overall effects identified SA12	++?	++?	o	
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?	++	+	?	Option 1 is considered to provide the greatest potential for major positive effects as it will see the re-use of previously developed land, primarily for employment uses. This has the potential to increase inward investment into the area and lead to the regeneration of the area over time. Option 1 would seek to maximise appropriate areas for
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?	++	+	?	

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	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				
5. Will it make land and property available for business development?	++	+	?	<p>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.</p> <p>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.</p> <p>Option 3 is assessed as uncertain in all aspects as it is difficult to predict how the situation would evolve without a strategic approach.</p>
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?	+	+	?	<p>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.</p>

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 leisure 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				
				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, and quality of, main town centre uses (as defined in NPPF Annex 2)?	++	++	o	Option 1 could result in major positive effects for Gosport Town Centre. Firstly Option 1 can facilitate many more people working in the area, as well as new residents. This could also bring additional 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.
2. Will it improve the vitality and viability of centres?	++	++	o	
Overall effects identified SA15	++	++	o	
Leisure				

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	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				
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.				
1. Will it improve the range of sporting facilities in the Borough?	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	
SA17 - To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.				
1. Will it protect or enhance the Borough’s network of greenspace?	+	+	o?	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?	+	+	o?	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	+	+	o?	
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 environment. This is because at this high level the specific details of development proposals are not fully known. The
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green	?	?	?	

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 leisure 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				
infrastructure?				implications of all proposals will need to be assessed as part of the full plan HRA and throughout the development management process.
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 environment.				
1. Will it protect and enhance the historic environment?	+?	+?	o	Both Options 1 and 2 could 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.
2. Will it improve the condition of any heritage asset identified as at risk?	+?	+?	o	
Overall effects identified SA19	+?	+?	o	
SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.				
1. Will the design enhance the quality of the townscape?	+	+	?	<p>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.</p> <p>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.</p>
Overall effects identified SA20	+	+	?	
Air Quality				
SA21 - To reduce air pollution and ensure air quality continues to improve.				
1. Will it improve air quality?	+?	?	o	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 Employment				
Policy SS2: Gosport Waterfront – Mixed Use				
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				
				<p>significant land for new employment in the Waterfront area there is potential to reduce out-commuting.</p> <p>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 reliance on the private car.</p>
Overall effects identified SA21	++	+	o	
Use of Energy Resources				
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.				
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	++	+	o	<p>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.</p> <p>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.</p>
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	?	?	?	
Overall effects identified SA22	++	+	o	

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

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 leisure 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				
from all sources to people and property?				that could be pursued could increase the potential risk of flooding given their location in areas of flood risk. This could particularly be the case with Option 2 as it 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 pursued 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.
2. Will development be avoided in flood risk areas?	-	-	-	
3. Can the site be made safe taking into account predicted sea level rise?	++	++	?	

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 leisure 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				
Overall effects identified SA25	-	-	-	
SA26 - To provide for sustainable sources of water supply.				
1. Will it reduce water consumption?	-	-	o	Both Option 1 and Option 2 would likely increase water consumption.
Overall effects identified SA26	-	-	o	
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?	-?	-?	o?	By pursuing Option 1 it is likely that waste generation will increase as there will be more development within Gosport Waterfront. In addition to residential 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.
2. Will it reduce household waste?	-?	--?	o?	
3. Will it increase recycling?	o	o	o?	
Overall effects identified SA27	-?	-?	o?	

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

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

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.

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

	make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.
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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 code	Broad area including High Street, 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.	Ward	Town

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
Local plan designations		
Is the site within the Urban Area Boundary?	Yes	
Is the site allocated for development?	Yes	Large parts of the broad area are identified 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 Employment Site?	Yes	The broad area contains protected 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 Shopping Area?	Yes	Contains the Borough's Principal Centre: Gosport Town Centre.
Is the site currently tourist accommodation?	Yes	The broad area contains tourist 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		
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 Goose site or proposed Brent Goose site, or a biodiversity-offset site?		and Ramsar site. 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 SSSI or candidate SSSI?	Yes	Within 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	The St. George's Barracks Playing Field SINC and Bastion No.1 Moat SINC are within the Gosport Town Centre area.
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	There are 4 Conservation Areas within this area. These are: High Street No.5, St Georges Barracks North No.10, St Georges Barracks South No.12, and Royal Clarence Yard No.11.
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	The area contains many designated heritage assets which include listed buildings, and two scheduled ancient monuments encompassing the fortifications north of Mumby Road (Gosport Lines) and Bastion No.1.
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	
Is the site likely to be of archaeological interest?	Potential	Potential in some areas which will need further investigation.
Contamination		
Is it likely the site could be contaminated?	Yes	Part of site in 20 m buffer area. A Contaminated Land Assessment and potential mitigation will likely be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	There is potential for impacts upon neighbouring amenity for example from tall buildings. These will have to be satisfactorily 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

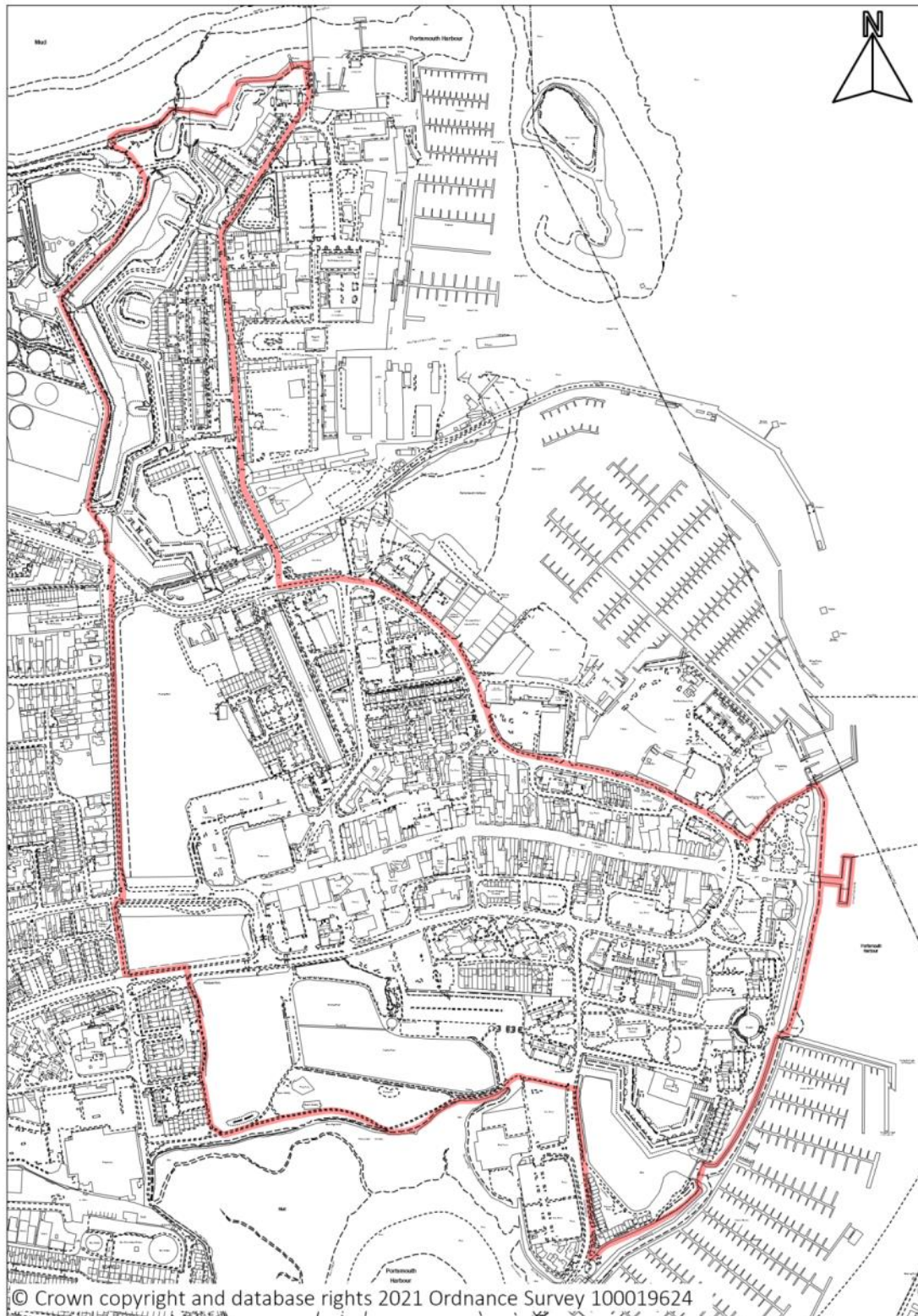
Issue	Availability	Comments
Does the site have multiple owners?	Yes	Various private owners within the Town Centre. Gosport Borough Council owns some sites including Gosport Bus Station and many surface car parks.
Is the site owned by a developer or is the owner willing to sell?	Yes	Subject to Council approval for detailed proposals there are likely to be opportunities for development on Council owned sites within Gosport Town Centre.
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	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. Potential infrastructure requirements.
Does the site require significant	No	Not expected to need significant

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

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 criteria:**
- a) Sufficient vehicular parking spaces, refuse storage and cycle storage;**
 - b) Semi-private or private amenity spaces for residential uses;**
 - c) Positive contributions to the wider townscape and street scene through positive design;**
 - d) Provision of high quality residential amenity through addressing privacy, light levels and overbearing impacts; and**
 - e) No significant impacts on the ongoing operation of commercial functions including ground floor retail units.**

7. Flood risk from all sources of flooding must be fully taken into account for sites within Gosport Town Centre through site-specific FRA(s). New development will be safely managed through the application of appropriate flood risk mitigation measures.

8. Proposals will need to accord with the NPPF and Policy DE5 relating to protecting the integrity of internationally important habitats.

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 + 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	Option 2: No Town Centre Strategy: leave to market and expanded Permitted Development Rights	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	Option 1 could increase emissions as it would see planned growth within Gosport Town Centre. However, the Option also provides
2. Will it support the transition to net	o	o	

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	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			
Decision Making Criteria			
zero carbon by 2050?			
3. Will it deliver energy efficient buildings?	o	o	<p>opportunities to address climate change issues 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.</p> <p>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.</p>
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	n/a	n/a	
Overall effects identified SA1	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	+?	-?	<p>It is possible that pursuing Option 1 could help to reduce traffic volumes and congestion, as well as traffic relation pollution by improving 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.</p>
2. Will it reduce road traffic accidents?	o	o	
3. Will there be an increase in traffic related air and noise pollution?	+?	-?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS3: Gosport Town Centre			
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Sustainability Appraisal Objective			
Decision Making Criteria			
			<p>This could reduce car borne trips and potentially lessen the impacts upon traffic volumes, congestion and traffic related air and noise pollution.</p> <p>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.</p>
Overall effects identified SA2	+?	-?	
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?	+?	?	<p>Option 1 could help to increase the proportion of journeys use modes other than the private car as it will improve permeability between 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.</p> <p>Option 1 would also see investment in walking and cycling routes promoted. This would result in positive effects.</p>
2. Will it provide for high quality walking and cycling networks and supporting 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 services?	++	o?	<p>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</p>

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	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			
Decision Making Criteria			
			<p>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.</p> <p>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.</p>
2. Will it make access easier for those without a car?	++	o?	<p>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.</p>
3. Will it make access easier for disabled and or elderly people?	++	o?	
Overall effects identified SA4	++	o?	
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?	+	o	<p>Option 1 has the potential to improve community engagement in activities through improved community facilities. Regeneration and investment in the Harbour Regeneration Area can facilitate improvements to spaces</p>
2. Will it improve neighbourhoods as places to live?	++	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS3: Gosport Town Centre			
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Sustainability Appraisal Objective			
Decision Making Criteria			
			<p>where people can interact.</p> <p>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.</p> <p>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.</p>
Overall effects identified SA5	+	o	
Crime and Disorder			
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime and disorder?	?	?	<p>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.</p> <p>It is therefore uncertain as to how both options will influence crime and disorder.</p>
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 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. This could be possible since a

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS3: Gosport Town Centre			
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Sustainability Appraisal Objective			
Decision Making Criteria			
			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 of the population, reduce inequalities 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	o	
3. Will it improve access to health facilities?	o	o	
Overall effects identified SA8	o	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	+	+	It is possible that both options could help to reduce homelessness, increase the range and affordability of housing and increase the number of decent homes. This is considered 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
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?	+	+	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
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Sustainability Appraisal Objective			
Decision Making Criteria			
			through a planned approach.
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 and remain in work.			
1. Will it improve the qualifications and skills of young people?	+?	o	Option 1 provides the most potential to improve qualifications and skills through 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.
2. Will it improve the qualifications and skills of the population overall?	+?	o	
Overall effects identified SA10	+?	o	
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?	+	-?	Option 1 is considered likely to help reduce out-commuting and improve accessibility to 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.
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?	+?	-?	Option 1 is expected to reduce overall unemployment. A strategic approach toward
2. Will it reduce long-term	?	?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
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Sustainability Appraisal Objective			
Decision Making Criteria			
unemployment?			Town Centre regeneration can help to provide a more vibrant area with increased footfall which can lead to more successful businesses and more job opportunities. In relation to other factors such as long-term unemployment, the 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.
3. Will it provide job opportunities for those most in need of employment?	?	?	
4. Will it help to improve average earnings?	o	o	
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 previously developed land?	++	?	Option 1 is considered likely to result in more effective use of PDL in Gosport Town Centre. In addition, by taking a strategic approach to Town Centre regeneration Option 1 provides potential to improve the local economy and improve business development and growth. It is recognised that the degree to which the economy is positively affected extends to other factors beyond the Local Plan and there is 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
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?	+	?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS3: Gosport Town Centre			
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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 tourism industry and improve the image of Gosport as a destination?	++	?	It is assessed as likely that Option 1 will positively contribute to the local tourism 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 quality of, main town centre uses (as defined in NPPF Annex 2)?	++	-?	It is considered very likely that pursuing Option 1 would result in major positive effects for this decision making criteria. The policy seeks to provide a flexible approach to planning for 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
2. Will it improve the vitality and viability of centres?	++	-?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS3: Gosport Town Centre			
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Sustainability Appraisal Objective			
Decision Making Criteria			
			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 accessibility of leisure opportunities within the Borough.			
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 protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.			
1. Will it protect or enhance the Borough's network of greenspace?	++	?	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 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 biodiversity and geological assets and result in biodiversity net gain. Parts of the Gosport Town Centre designation are location directly adjacent to the harbour where there a number of sensitive nature conservation designations. Option 1 could potentially impact upon
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?	?	?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS3: Gosport Town Centre			
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Sustainability Appraisal Objective			
Decision Making Criteria			
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	?	sensitive habitats. Proposals will need to be assessed at the detailed decision making 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?	+?	-?	It is possible that development proposals under Option 1 could lead to improvements in the 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.
2. Will it improve the condition of any 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 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	+?	-?	
Air Quality			

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	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			
Decision Making Criteria			
SA21 - To reduce air pollution and ensure air quality continues to improve.			
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			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	++	?	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			
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?	++	?	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.

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	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			
Decision Making Criteria			
			Option 2 is assessed as uncertain as this approach could see little investment and development on PDL.
2. Will it remediate contaminated land?	++	?	
Overall effects identified SA23	++	?	
Water Management			
SA24 - To maintain and improve the water quality of the Borough.			
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 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?	o?	It is uncertain in respect of both options that could be pursued 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 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.
2. Will development be avoided in flood risk areas?	o?	o?	
3. Can the site be made safe taking into account predicted sea level rise?	o?	o?	
Overall effects identified SA25	o?	-?	
SA26 - To provide for sustainable sources of water supply.			
1. Will it reduce water consumption?	-	?	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

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	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			
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.			
1. Will it lead to reduced consumption of materials and resources?	-?	o?	By pursuing Option 1 it is likely that waste generation will increase as there will be more development within Gosport Town Centre. In 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.
2. Will it reduce household waste?	-?	o?	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-?	o?	

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

Policy SS3: Gosport Town Centre

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

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.

Mitigating adverse effects	
SA2	The policy relating to Gosport Town Centre and/or an alternative policy will need to ensure that measures are introduced that can minimise the effects of travel.
SA3	The policy relating to Gosport Town Centre and/or an alternative policy needs to ensure sites are well connected to public transport links and for cycling and walking.
SA18	Consider whether the policy and/or an alternative policy should make reference to maintain and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that the policy for Gosport Town Centre fully incorporates appropriate flood risk requirements. It should ensure relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy for Gosport Town Centre and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy for Gosport Town Centre and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.
Maximising beneficial effects	
SA9	Consider whether the policy for Gosport Town Centre and/or an alternative policy enables site to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.

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

Policy SS4: Blockhouse and Haslar Gunboat Sheds

Policy SS5: Fort Blockhouse

Overview

The Haslar Peninsula comprises a number of distinct sites and as such is covered by a number of site specific policies which must be read in conjunction with the overarching policy requirements set out in Policy D3. Policy SS4 relates specifically to the Blockhouse and Haslar Gunboat Sheds site and details how these areas should be regenerated to become accessible mixed-use neighbourhoods. This includes the provision of new residential dwellings, strategic open spaces, a mixed-use neighbourhood centre, and vehicular parking and pedestrian and cycle routes. The Policy states that redevelopment of the area should be in accordance with a Strategic Masterplan to be agreed between the Local Planning Authority and the Site Promoters and lists what the Masterplan should achieve. The policy contains criteria related to the re-use of Haslar Gunboat Sheds. In addition, the policy provides support for cultural development proposals in the area. The area now included within Policy SS4 was previously incorporated into Policy LP6 of the GBLP 2011-2029.

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

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

Site location

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

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
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	<p>Services Adventurous Sail Training Centre (JSASTC). The museum is a popular tourist attraction.</p> <p>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.</p>
Topography	Flat and mostly hardstanding with some green space
Existing land use	Military
Surrounding land use and storey heights	The Solent, Haslar Lake, Haslar Hospital, Haslar Marine Technology Park
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	<p>Site contains the following designated heritage assets:</p> <p>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,</p> <p>Fort Blockhouse Scheduled Ancient Monument, Gunboat Traverser System Scheduled Ancient Monument,</p> <p>The site is also adjacent to Royal Haslar Hospital which contains a significant number of heritage assets.</p> <p>Proposals will need to preserve or enhance the listed buildings.</p>
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	

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 utilities?	Yes	Further investigation will be required regarding capacity.
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	No	

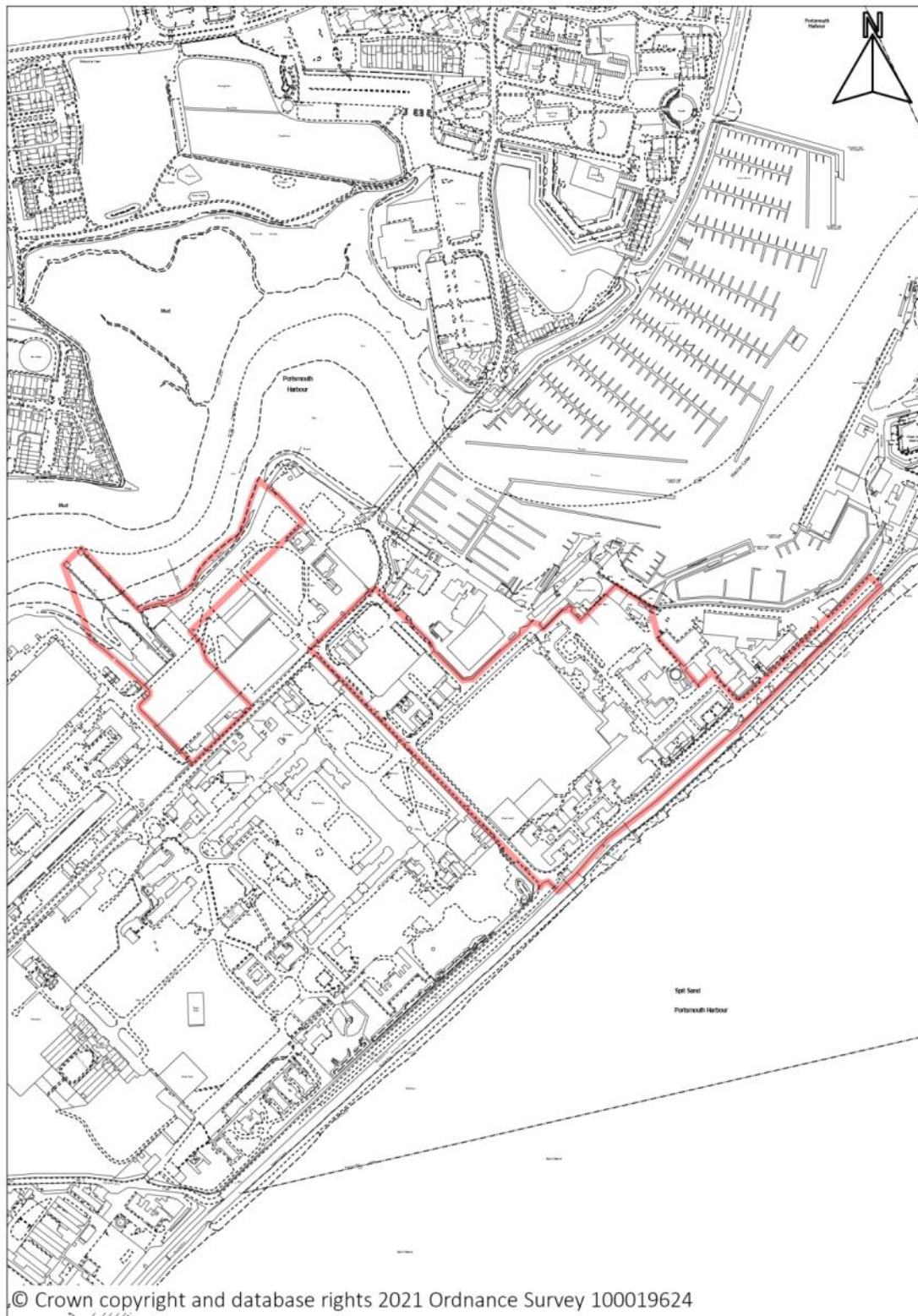
Availability

Issue	Availability	Comments
Does the site have multiple owners?	No	Owned by the Ministry of Defence.
Is the site owned by a developer or is the owner willing to sell?	Yes	Defence Infrastructure Organisation responsible for sites disposal.
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	The site currently remains operational however it is understood the site is in process of being disposed of however the Council is currently not certain when this will occur.

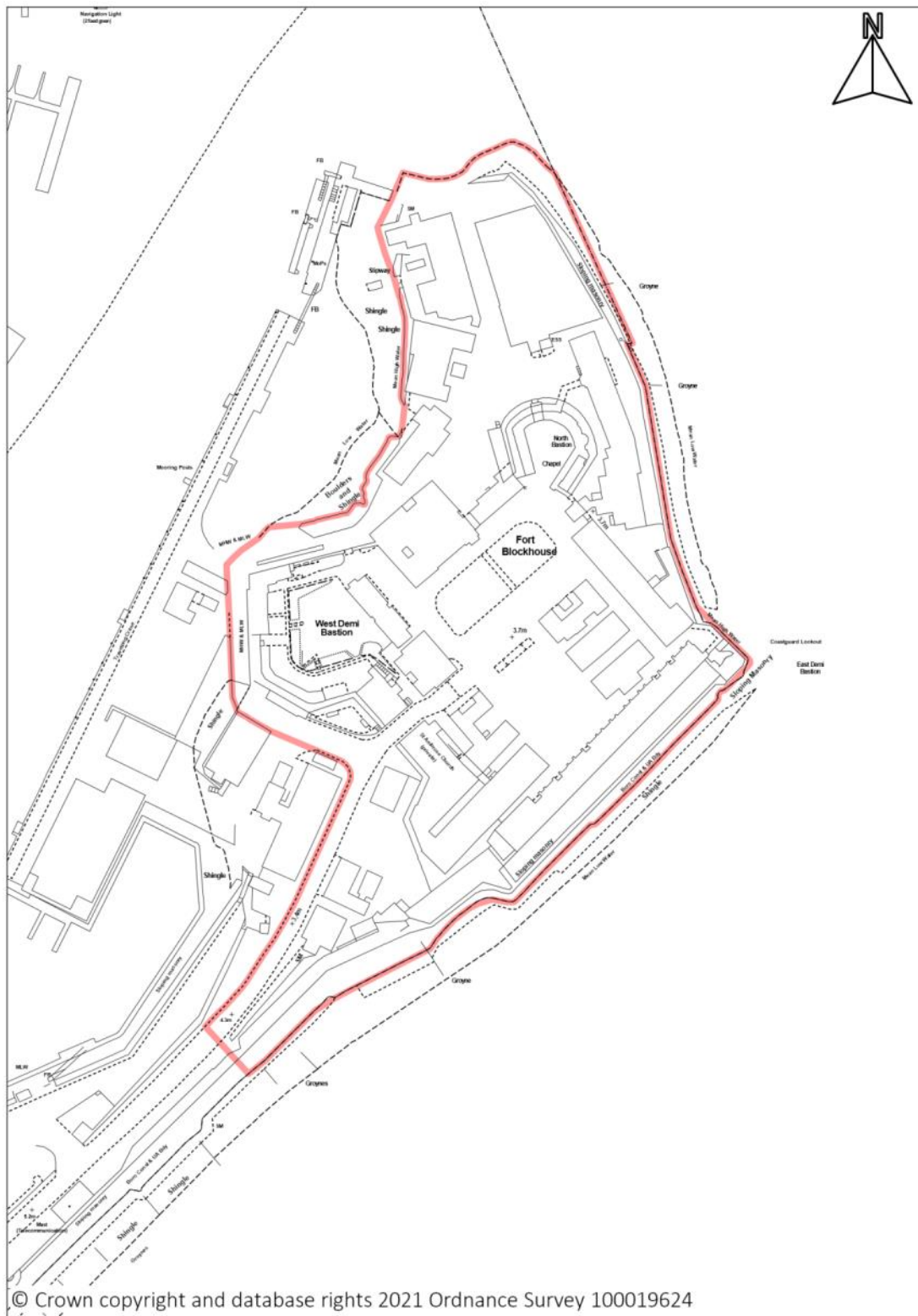
Achievable

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 off-road bus stop to serve the site;**
 - d) Strategic surface vehicular parking area sited south of Haslar Road to support the future viability of employment, leisure, visitor attractions and the future redevelopment of Fort Blockhouse; and**
 - e) A network of fully accessible pedestrian and cycle routes.**
- 3. The redevelopment of Blockhouse should be in accordance with a Strategic Masterplan to be agreed between the Local Planning Authority and the Site Promoters. The Strategic Masterplan should:**
 - a) Reflect the principles set out in the Blockhouse Parameters Plan (below);**
 - b) Be supplemented by a Design Code which takes account of national design guidance and the Haslar Peninsula Conservation Area Appraisal (March 2007);**
 - c) Identify the phasing of development and set out an supporting Infrastructure Delivery Schedule to identify key infrastructure needs and delivery;**
 - d) Retain the existing road network and accesses for vehicular access and egress onto the wider road network and not preclude the commercial redevelopment of the adjacent Haslar Gunboat Yard;**
 - e) Take account of the potential for a park and ride scheme at Walpole Car Park adjacent to Gosport Town Centre; and**
 - f) accord with the NPPF and Policy DE5 relating to protecting the integrity of internationally important habitats and species.**
- 4. The Council will positively consider the re-use of the Haslar Gunboat Sheds and Traverser area, for any viable use where it is clearly demonstrated that:**

- a) The significance of heritage assets is sustained and enhanced and is consistent with their long-term conservation;
 - b) The proposed uses would not give rise to significant harm to the amenity of neighbouring residents; and
 - c) The site can be suitably accessed by vehicles, pedestrians and cyclists.
5. Support will be given for cultural development proposals which protect and enhance existing facilities, including the Royal Navy Submarine Museum, and provide appropriately designed new cultural and community facilities.
 6. Flood risk from all sources of flooding must be fully taken into account for both the Blockhouse and the Haslar Gunboat Shed sites through site-specific FRA(s). New development will be safely managed through the application of appropriate mitigation.

POLICY SS5: FORT BLOCKHOUSE

1. Fort Blockhouse, as shown on the Policies Map, is allocated for heritage-led regeneration. The Council will positively consider the re-use of Fort Blockhouse's heritage assets for approximately 150 residential dwellings and any viable Main Town Centre use or sui generis uses where it is clearly demonstrated that the significance of heritage assets is sustained and enhanced and is consistent with their long-term conservation.
2. The demolition and redevelopment of existing buildings which are not identified as designated heritage assets or undesignated buildings of historic interest in the Haslar Peninsula Conservation Area Appraisal (March 2007) is acceptable in principle. Proposals should however be of the highest quality urban design and architecture and compatible with the unique heritage of the site and its setting.
3. In line with the Haslar Peninsula Conservation Area Appraisal (March 2007), Buildings 64 (Clyde Block) and 65 (Clyde Block North) could be demolished to form a formally landscaped public open space upon their footprint and hence provide a new long vista across Portsmouth Harbour to significantly better reveal the historic significance of the adjacent listed North Bastion. Appropriate recording will be necessary.
4. Redevelopment proposals should provide integrated and publicly accessible pedestrian routes onto and around the Haslar, Portsmouth Harbour and Solent waterfronts, and high quality landscaped public open spaces within and around the Fort Blockhouse Scheduled Ancient Monument.
5. Fort Blockhouse has significant archaeological assets. Further archaeological investigations should be undertaken to inform development proposals and mitigation strategies set out.
6. Flood risk from all sources of flooding must be fully taken into account at Fort

Blockhouse through site-specific FRA(s). New development will be safely managed through the application of appropriate flood risk mitigation measures.

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 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				
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?	o	o	o	Option 1 could increase emissions as it would see additional development on the Blockhouse peninsula. However, the Option also provides the opportunity to address climate change issues through
2. Will it support the transition to net zero carbon by 2050?	o	o	o	
3. Will it deliver energy efficient	o	o	o	

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 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				
Decision Making Criteria				
buildings?				<p>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.</p> <p>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.</p> <p>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.</p> <p>Overall, the positive and negative effects are considered to cancel each other out at this stage.</p>
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	o	o	o	
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 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				
Decision Making Criteria				
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?	++	o	?	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 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
2. Will it reduce road traffic accidents?	?	?	?	
3. Will there be an increase in traffic related air and noise pollution?	++	++	?	

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 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				
Decision Making Criteria				
				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 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?	+	+	?	Option 1 is considered to provide the most potential for positive effects as it seeks to provide a mix of uses at the 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
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	++	+	?	

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 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				
Decision Making Criteria				
				potential to introduce a park-and-ride scheme at Walpole Car park. This often underutilised 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 of quality services and facilities including health, transport, education, training, employment and leisure opportunities.				
1. Will it improve access to local services?	+	o?	o	Option 1 and 2 could help to improve accessibility to services. Option 1 is considered more likely to result in positive effects as it pursues a mixed-used 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
2. Will it make access easier for those without a car?	+	?	o	
3. Will it make access easier for disabled and or elderly people?	o?	o?	o	

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 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				
Decision Making Criteria				
				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	+	o?	o	
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?	+	+	o	Both Option 1 and Option 2 could help to encourage engagement in community activities. Much would depend on 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 improving the area as a place to live.
2. Will it improve neighbourhoods as places to live?	++	++	o	
Overall effects identified SA5	++	++	o	
Crime and Disorder				

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 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				
Decision Making Criteria				
SA6 - To reduce crime and disorder				
1. 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	?	?	o	
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?	++	++	o?	<p>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.</p> <p>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.</p> <p>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</p>

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 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				
Decision Making Criteria				
				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	+?	+?	o?	
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?	+?	+?	o	Both Option 1 and Option 2 could result in positive effects for health and wellbeing. By encouraging the regeneration of the Blockhouse site, Fort Blockhouse, and 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.
2. Will it enable and support healthy lifestyles?	+?	+?	o	
3. Will it improve access to health facilities?	o	o	o	
Overall effects identified SA8	+?	+?	o	
Housing				
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.				
1. Will it reduce homelessness?	+?	+?	o?	Both Option 1 and Option 2 are expected to be able to help reduce homelessness and increase the range and affordability of housing. These effects could be greater 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 mixed-use development, Option 1 can ensure a
2. Will it increase the range and affordability of housing for different groups in the community?	+	+	o?	
3. Will it increase the number of decent homes?	+?	+?	o?	

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 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				
Decision Making Criteria				
				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	++	++	o	
Education and Skills				
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.				
1. Will it improve the qualifications and skills of young people?	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				
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?	+	+	o	Options 1 and 2 will bot deliver new residential development in close proximity to other development proposals at Gosport Waterfront which will ensure new housing is delivered in proximity to employment land.
2. Will it improve accessibility to work by public transport, walking and cycling?	++	++	o	
				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	++	++	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?	While Option 1 would not see the delivery of employment floorspace within the identified extent of the Policy, the option
2. Will it reduce long-term	?	?	o?	

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 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				
Decision Making Criteria				
unemployment?				is part of the overall approach to the Haslar Peninsula and wider Harbour Regeneration Area. By prioritising a mix of uses within Blockhouse, Fort Blockhouse and Haslar Gunboat Sheds, Option 1 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.
3. Will it provide job opportunities for those most in need of employment?	?	?	o?	
4. Will it help to improve average earnings?	?	?	o?	
Overall effects identified SA12	+?	-?	o?	
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?	++	+	?	While Option 1 would not see the delivery of significant land for employment within the identified extent of the Policy, the option is part of the overall approach to the Haslar Peninsula and wider Harbour Regeneration Area. By prioritising a mix of uses within Blockhouse, Fort Blockhouse and Haslar Gunboat Sheds, Option 1 ensures that areas of land adjacent to the
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?	+	?	?	

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 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				
Decision Making Criteria				
5. Will it make land and property available for business development?	++	?	?	<p>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.</p> <p>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.</p> <p>Option 3 is assessed as neutral/uncertain in all aspects due to the uncertainty associated with not planning for the sites release.</p>
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?	++	+o	-?	<p>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.</p>

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 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				
Decision Making Criteria				
				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	++	+o	-?	
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)?	++	+?	o?	Option 1 would include provision for a mixed-use neighbourhood centre on the site to serve development on the Haslar 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.
2. Will it improve the vitality and viability of centres?	+	+?	o?	
Overall effects identified SA15	+	+?	o?	

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 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				
Decision Making Criteria				
Leisure				
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.				
1. Will it improve the range of sporting facilities in the Borough?	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 protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.				
1. Will it protect or enhance the Borough’s network of greenspace?	+	-?	o	Option 1 will protect and enhance the Borough’s network of greenspace by 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.
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	+	-?	-?	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.
Biodiversity and Geodiversity				

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 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				
Decision Making Criteria				
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 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 be assessed as part of the full plan HRA and throughout the development management process.
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?	?	?	?	
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 historic environment?	++	++	-	<p>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.</p> <p>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.</p>

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 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				
Decision Making Criteria				
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	++	+	-	
SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.				
1. Will the design enhance the quality of the townscape?	++	+	o?	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 open 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	++	+	o?	
Air Quality				
SA21 - To reduce air pollution and ensure air quality continues to improve.				
1. Will it improve air quality?	++	?	o?	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 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				
Decision Making Criteria				
				<p>area and reducing the need to travel. By supporting significant employment provision within the Harbour Regeneration Area there is potentially to reduce out-commuting.</p> <p>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.</p>
Overall effects identified SA21	++	?	o?	
Use of Energy Resources				
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.				
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	++	?	?	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 through the re-use of previously developed land and existing buildings.				
1. Will it re-use previously developed land?	++	++	?	Option 1 and Option 2 will likely result in the re-use of previously developed land which could result in major positive effects. Both options would ensure
2. Will it remediate contaminated land?	++	++	?	

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 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				
Decision Making Criteria				
				<p>growth is directed to PDL and development proposals would also likely involve the remediation of contaminated land.</p> <p>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.</p>
Overall effects identified SA23	++	++	?	
Water Management				
SA24 - To maintain and improve the water quality of the Borough.				
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 located in an area of significant flood risk. This would particularly be the case with 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
2. Will development be avoided in flood risk areas?	-	-	o	
3. Can the site be made safe taking into account predicted sea level rise?	+?	+?	o	

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 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				
Decision Making Criteria				
				<p>risk where it can also be mitigated.</p> <p>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 pursued 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.</p>
Overall effects identified SA25	-	-	o	
SA26 - To provide for sustainable sources of water supply.				
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				
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				
Decision Making Criteria				
Overall effects identified SA26	-	-	o?	
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?	-?	-?	?	By pursuing Option 1 is it likely that waste generation will increase as these will be more development at Blockhouse. 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, 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 waste production.
2. Will it reduce household waste?	-?	--?	?	
3. Will it increase recycling?	o	o	?	
Overall effects identified SA27	-?	--?	?	

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

Policy SS4: Blockhouse and Haslar Gunboat Sheds

Policy SS5: Fort Blockhouse

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

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	<p>The preferred option has been based on the assessment of options in Part 3 which shows that developing a policy which seeks mixed-use sites with heritage-led residential development and supporting leisure, retail and town centre uses would result in the highest number of positive effects (Option 1). In addition, Option 1 can be seen as part of the wider strategy for regeneration within the Harbour Regeneration Area. By developing the Blockhouse, Fort Blockhouse and Haslar Gunboat Sheds for a mix of uses, wider regeneration for employment uses at Gosport Waterfront can also be achieved.</p> <p>While Option 2 and prioritising residential development would also result in positive effects, it is considered that this approach would hinder the wider redevelopment of the Haslar Peninsula and likely negatively impact employment proposals at Gosport Waterfront. Overall Option 1 therefore is considered to provide the best use of land and would result in significant positive effects.</p>
Justification	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.

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

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

Maximising beneficial effects

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

Policy SS6: Royal Haslar Hospital

Overview

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

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

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

Site location

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

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 use and storey heights	Fort Blockhouse (MOD base): (two+ storeys) Qinetic (secure industrial park): (one-three storeys) 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 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?	No	
Is the site a Protected Employment Site?	Yes	Site is allocated for mixed use 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 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?	Yes	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	Site does contain a large number of mature trees though.
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 protected species (bats, badgers, Great crested newts)?	Unknown	Possible due to the age of the buildings and amount of trees/open space. 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, or a biodiversity-offset site?	Yes	Site is within 400m of the Portsmouth Harbour SPA/SSSI/Ramsar. Also within 400m of Gosport Park, 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.

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

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

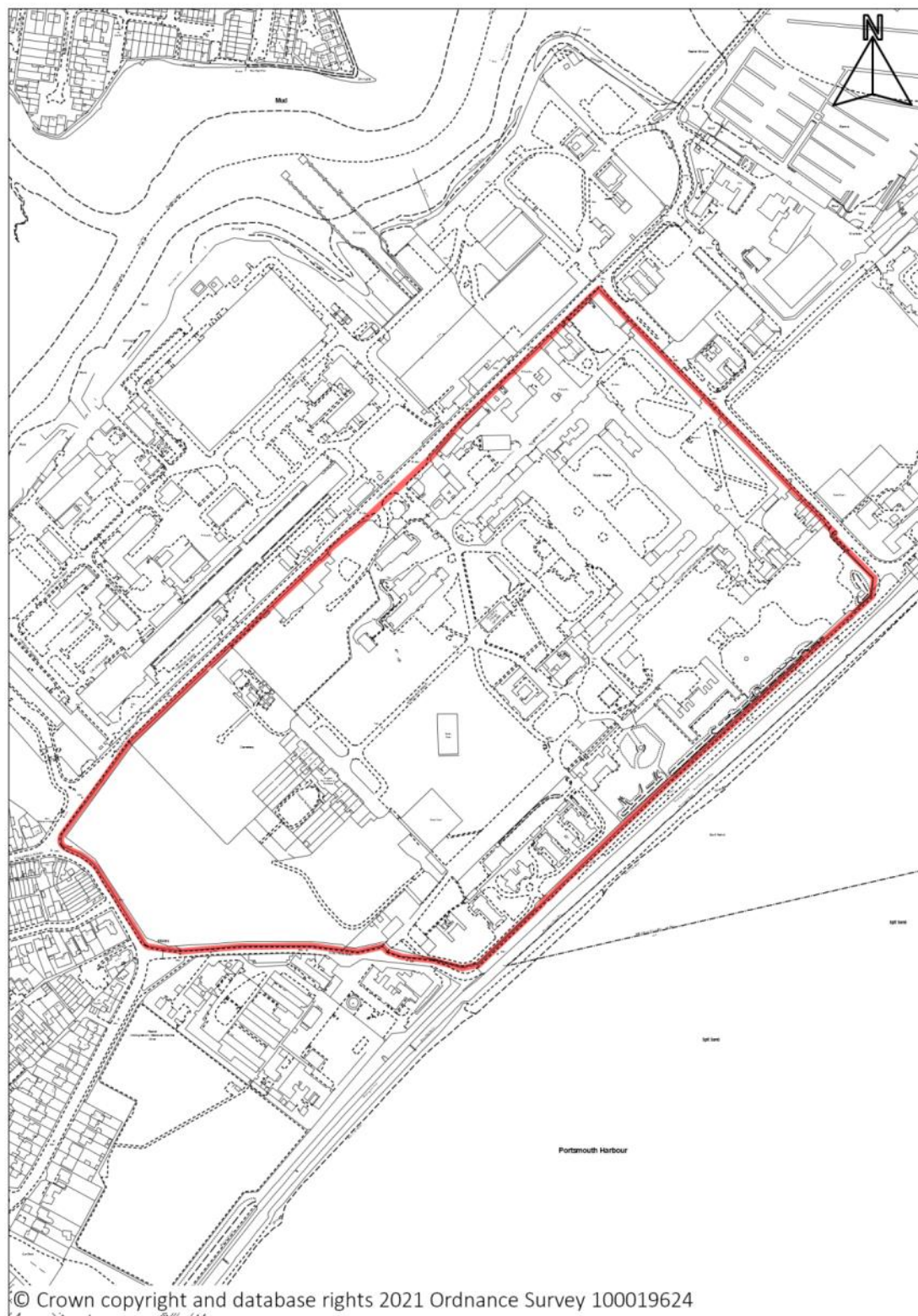
Availability

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

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.

PART 3 – Sustainability Appraisal of potential options for Policy SS6: Royal Haslar Hospital

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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	o	Option 1 would facilitate additional development above that already consented on the site which could introduce additional emissions. That said, re-development of the site provided for by Options 1 and 2 both provide opportunities to address climate change issues.
2. Will it support the transition to net zero carbon by 2050?	o	o	o	
3. Will it deliver energy efficient buildings?	o	o	o	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	n/a	n/a	n/a	Option 1 seeks to provide a mix of uses on the site which will reduce the need to travel, in addition the site is within proximity of other proposals on the Haslar Peninsula, Gosport Waterfront and Gosport Town Centre. This will reduce the need to travel outside of the Borough.
Overall effects identified SA1	o	o	o	
Transport and Accessibility				

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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
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?	++	++	?	Both Option 1 and 2 are likely to see an increase in traffic volumes as both would see development at the site. However 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.
2. Will it reduce road traffic accidents?	?	?	?	
3. Will there be an increase in traffic related air and noise pollution?	++	++	?	
Overall effects identified SA2	++	++	?	
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?	+	+	-?	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 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.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	+	-?	
				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	+	+	-?	
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 services?	+	+	o	Option 1 and 2 could both help to improve accessibility to services as both seek to provide a mix of uses commensurate to the scale of development on the site. In
2. Will it make access easier for those without a car?	+	+	o	

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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
3. Will it make access easier for disabled and or elderly people?	+	+	o	<p>addition, proximity to other development proposals at Blockhouse can ensure that the combined neighbourhoods are well served by services and facilities.</p> <p>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.</p>
Overall effects identified SA4	+	+	o	
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?	++	++	o	Both Option 1 and Option 2 could help to encourage engagement in community activities by facilitating community uses on the site.
2. Will it improve neighbourhoods as places to live?	++	++	o	<p>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.</p> <p>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 improving the area as a place to live.</p>
Overall effects identified SA5	++	++	o	

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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
Crime and Disorder				
SA6 - To reduce crime and disorder				
1. 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	+	+	o	
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?	+	+	o	Option 1 provides potential to assist in 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	+	+	o	
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?	+	+	o	Both Option 1 and Option 2 are considered to result in positive effects in relation to health and wellbeing. This is partly due to the proposed improvements 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.
2. Will it enable and support healthy lifestyles?	+	+	o	
3. Will it improve access to health facilities?	++	++	o	

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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
				The provision of a significant amount of C2 accommodation on the site can enhance the provision available in the Borough.
Overall effects identified SA8	+	+	o	
Housing				
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.				
1. Will it reduce homelessness?	++	++	o?	Both Option 1 and Option 2 are expected to be able to help reduce homelessness and increase the range and affordability of housing.
2. Will it increase the range and affordability of housing for different groups in the community?	+	+	o?	
3. Will it increase the number of decent homes?	+	+	o?	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	+	+	o?	
Education and Skills				
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.				
1. Will it improve the qualifications and skills of young people?	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				
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?	+	+	o?	Option 1 and 2 both facilitate employment uses on the site including the re-use of buildings for small offices and workshops. In addition the mixed-use redevelopment
2. Will it improve accessibility to work by public transport, walking and	+	+	o?	

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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
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 out-commuting by providing local employment opportunities.
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 1 and 2 both facilitate employment uses on the site including the re-use of buildings for small offices and workshops. In addition the mixed-use redevelopment 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 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?	?	?	?	
				The effects for other decision making criteria are considered 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 previously developed land?	++	+	?	Option 1 is considered to make the most effective use of PDL as it seeks to provide sufficient flexibility to ensure the site can be successfully redeveloped over time. Both Option 1 and 2 seek to achieve mixed use redevelopment of the site which will ensure the site can be successfully re-used.
2. Will it improve business development and enhance competitiveness?	o	o	o	
3. Will it improve the resilience of business and the economy?	o	o	o	
4. Will it promote growth in key sectors and clusters?	o	o	o	
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	++o	+o	o?	
SA14 - To encourage the development of a buoyant, sustainable tourism sector.				
1. Will it positively contribute to the	+	+	?	Both Option 1 and 2 will help to ensure

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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
local tourism industry and improve the image of Gosport as a destination?				<p>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.</p> <p>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 Gosport as a destination.</p>
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)?	+	+	?	<p>Option 1 facilitates a limited amount of retail floorspace on the site to serve the immediate site, while also ensuring the vitality and viability of others centres is not negatively affected.</p> <p>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.</p>
2. Will it improve the vitality and viability of centres?	+	+	?	
Overall effects identified SA15	+	+	?	
Leisure				
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.				
1. Will it improve the range of sporting facilities in the Borough?	+	+	?	<p>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.</p>
Overall effects identified SA16	+	+	?	

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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
SA17 - To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.				
1. Will it protect or enhance the Borough’s network of greenspace?	+	+	?	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 park and garden and the Solent frontage.
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	+	+	?	
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 all Options would help to conserve and enhance the environment. However it is considered likely that Option 1 and 2 are able to adequately address these issues as demonstrated by the previously consented scheme. However at this stage and high level the specific details of development proposals are not fully known. The implications of all proposals will need to be assessed as part of the full plan HRA and throughout the development management process.
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?	?	?	?	
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 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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
historic environment?				
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a	n/a	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 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	++	++	?	
SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.				
1. Will the design enhance the quality of the townscape?	++	+	o?	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	++	+	o?	
Air Quality				
SA21 - To reduce air pollution and ensure air quality continues to improve.				
1. Will it improve air quality?	+	+	?	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 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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
Use of Energy Resources				
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.				
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	++	++	?	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 re-use of previously developed land and existing buildings.				
1. Will it re-use previously developed land?	++	++	?	Option 1 and Option 2 will result in the re-use of previously developed land which 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.
2. Will it remediate contaminated land?	++	++	?	
Overall effects identified SA23	++	++	?	
Water Management				
SA24 - To maintain and improve the water quality of the Borough.				
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	?	?	?	
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	-	-	?	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				
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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
property?				
2. Will development be avoided in flood risk areas?	+?	+?	?	potential risk of flooding given the site is located in an area of flood risk. However both Option 1 and 2 will allow the most vulnerable uses to be located in areas of less risk and suitable mitigation to be put in place.
3. Can the site be made safe taking into account predicted sea level rise?	+?	+?	?	<p>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.</p> <p>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.</p>
Overall effects identified SA25	+?	+?	?	
SA26 - To provide for sustainable sources of water supply.				
1. 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				
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 and 2 is it likely that

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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
of materials and resources?				waste generation will increase as these will be more development on the site. 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.
2. Will it reduce household waste?	-?	-?	?	
3. Will it increase recycling?	o	o	?	
Overall effects identified SA27	-?	-?	?	

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

Policy SS6: Royal Haslar Hospital

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

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.

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

Maximising beneficial effects

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

Policy SS7: Haslar Barracks

Overview

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

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

Location

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

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 use and storey heights	Residential (two storeys), Haslar Hospital site.
Site size	6.3 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	White land within the urban area boundary.
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?	No	
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?	Yes	Site within 400m of Gosport Golf Course 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?	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 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?	Yes	Multiple locally listed buildings on the site.
Is the site likely to be of archaeological interest?	Yes	Site of archaeological interest for Military Hospital. An Archaeological Assessment will be required.
Contamination		
Is it likely the site could be contaminated?	Yes	Site is in 20m buffer area. A Contaminated Land Assessment and potential mitigation will be likely 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)?	No	

Availability

Issue	Availability	Comments
Does the site have multiple owners?	No	Ministry of Justice
Is the site owned by a developer or is the owner willing to sell?	Yes	The land owner is looking to sell the site for redevelopment.
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	Unknown	

Issue	Availability	Comments
(pylons, rights of way, easements)?		
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?	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



PART 1B – 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 effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS7: Haslar Barracks			
Sustainability Theme	Option 1: Heritage-led mixed-use scheme with open space improvements	Option 2: Do not plan for sites release by Ministry of Justice (Moj)	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			
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?	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?	o	o?	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 deliver energy efficient buildings on the site including the conversion of existing historic buildings to a 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 secure charging facilities into the new development.
Overall effects identified SA1	o	o?	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	-	o?	Option 1 may lead to increase traffic volumes and congestion; however the effect is unlikely to be significant and can likely be mitigated. 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.
2. Will it reduce road traffic accidents?	o	o	
3. Will there be an increase in traffic related air and noise pollution?	-	o?	
Overall effects identified SA2	-	o?	
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?	-?	o	Residential development on the site would likely lead to increased car use, however there are opportunities for walking, cycling and public transport from the site and improved accessibility to the Solent coastline through the 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			
Sustainability Theme	Option 1: Heritage-led mixed-use scheme with open space improvements	Option 2: Do not plan for sites release by Ministry of Justice (MoJ)	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			
			redevelopment of the site.
Overall effects identified SA3	-?	o	
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 services?	o	o	Option 1 could include ancillary small-scale commercial uses on the site which would ensure there is provision of local facilities. However this is not certain and it depends on the proposals brought forward for the site. Option 1 could see the barracks part of the 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.
2. Will it make access easier for those without a car?	o?	o	
3. Will it make access easier for disabled and or elderly people?	o?	o	
Overall effects identified SA4	o?	o	
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?	+	-	By pursuing a heritage-led mixed use scheme on the site there is significant potential to improve the neighbourhood as a place to live. Option 1 would see the removal of 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.
2. Will it 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 and disorder?	n/a	n/a	
Overall effects identified SA6	n/a	n/a	
Poverty and Deprivation			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS7: Haslar Barracks			
Sustainability Theme	Option 1: Heritage-led mixed-use scheme with open space improvements	Option 2: Do not plan for sites release by Ministry of Justice (MoJ)	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			
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?	+	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	+	o	
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?	n/a	n/a	
2. Will it enable and support healthy lifestyles?	+	o	Depending on the tenure of dwellings built, Option 1 could help improve access to health 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.
3. Will it improve access to health facilities?	?	o	
Overall effects identified SA8	+	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	++	-	The provision of up to 225 dwellings with Option 1 would have major positive effects for reducing homelessness and increase the range and affordability of housing.
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 and remain in work.			
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	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS7: Haslar Barracks			
Sustainability Theme	Option 1: Heritage-led mixed-use scheme with open space improvements	Option 2: Do not plan for sites release by Ministry of Justice (MoJ)	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			
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?	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 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?	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 facilitate the sustainable 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, sustainable 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 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)?	o	o	Option 1 could improve the vitality and viability of the Borough’s centres by introducing additional shoppers however these is uncertainty about the magnitude of this effect
2. Will it improve the vitality and viability	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS7: Haslar Barracks			
Sustainability Theme	Option 1: Heritage-led mixed-use scheme with open space improvements	Option 2: Do not plan for sites release by Ministry of Justice (MoJ)	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			
of centres?			and its considered neutral at this time.
Overall effects identified SA15	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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 Borough's network of greenspace?	-	o	Option 1 would result in the loss of open space 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 of the Borough's coast and harbour frontage and maintain or improve public access?	++	-	By pursuing option 1 and re-developing the site, including providing public access to the Solent shoreline, there will be major positive effects for improving public access to the coastal frontage.
Overall effects identified SA17	+	o	
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 restoration and creation of well-connected multifunctional green infrastructure?	?	o	It is noted that the field adjacent to Haslar Barracks, proposed to be built on in Option 1, is a brent goose site. Suitable mitigation will therefore be required.
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	o	
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	o	
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?	++	-	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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS7: Haslar Barracks			
Sustainability Theme	Option 1: Heritage-led mixed-use scheme with open space improvements	Option 2: Do not plan for sites release by Ministry of Justice (MoJ)	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			
			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 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. Will the design enhance the quality of the townscape?	+?	-	There is some uncertainty at this stage and the detailed design will need to be addressed at the 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 gases by reducing energy consumption?	o	o	Both options are considered neutral. Option 1 would likely lead to increases in emissions due to increase energy consumption, however the effects of this are dependent on the source of energy and this is largely beyond the control of the Local Plan.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	o	o	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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS7: Haslar Barracks			
Sustainability Theme	Option 1: Heritage-led mixed-use scheme with open space improvements	Option 2: Do not plan for sites release by Ministry of Justice (MoJ)	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			
			effects are therefore assessed as neutral.
2. Will it remediate contaminated land?	n/a	n/a	
Overall effects identified SA23	o	o	
Water Management			
SA24 - To maintain and improve the water quality of the Borough.			
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 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	o	The site is partly located within Flood Zones 2 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?	o	o	As stated above, development will only be permitted on the site if proposals are suitably designed to minimise flood risk. Detailed proposals will need to be assessed to ensure they satisfactorily address flood risk.
3. Can the site be made safe taking into account predicted sea level rise?	o?	o	
Overall effects identified SA25	o	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Redeveloping the site under Option 1 would likely increase the use of resources and also result in more household waste, both of which 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.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

Policy SS7: Haslar Barracks

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

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

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.

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

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

Policy SS8: The Piggeries

Overview

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

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

Site location

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

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 use and storey heights	Creek, industrial estate, housing and cemetery
Site size (hectares)	3 ha
Development status	None

Suitability

Issue	Suitability	Comments
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 is Protected 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 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 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	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		
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		
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 and refuse truck be provided	No	Highway infrastructure works may be required
Heritage		
Is the site within or is adjacent to a Conservation Area?	Yes	Site is adjacent to the Anglesey 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 adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Site is adjacent to Haslar Cemetery, which is a listed park. 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	Known archaeological features below ground.
Contamination		
Is there a possibility the site could be contaminated?	Yes	Land is considered to be potentially contaminated. A site assessment will likely be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Proposals would need to not impact housing to the south. 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	Undeveloped land but services nearby. Confirmation will be required from utilities that they can provide services.
Is the site within an Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	No	

Availability

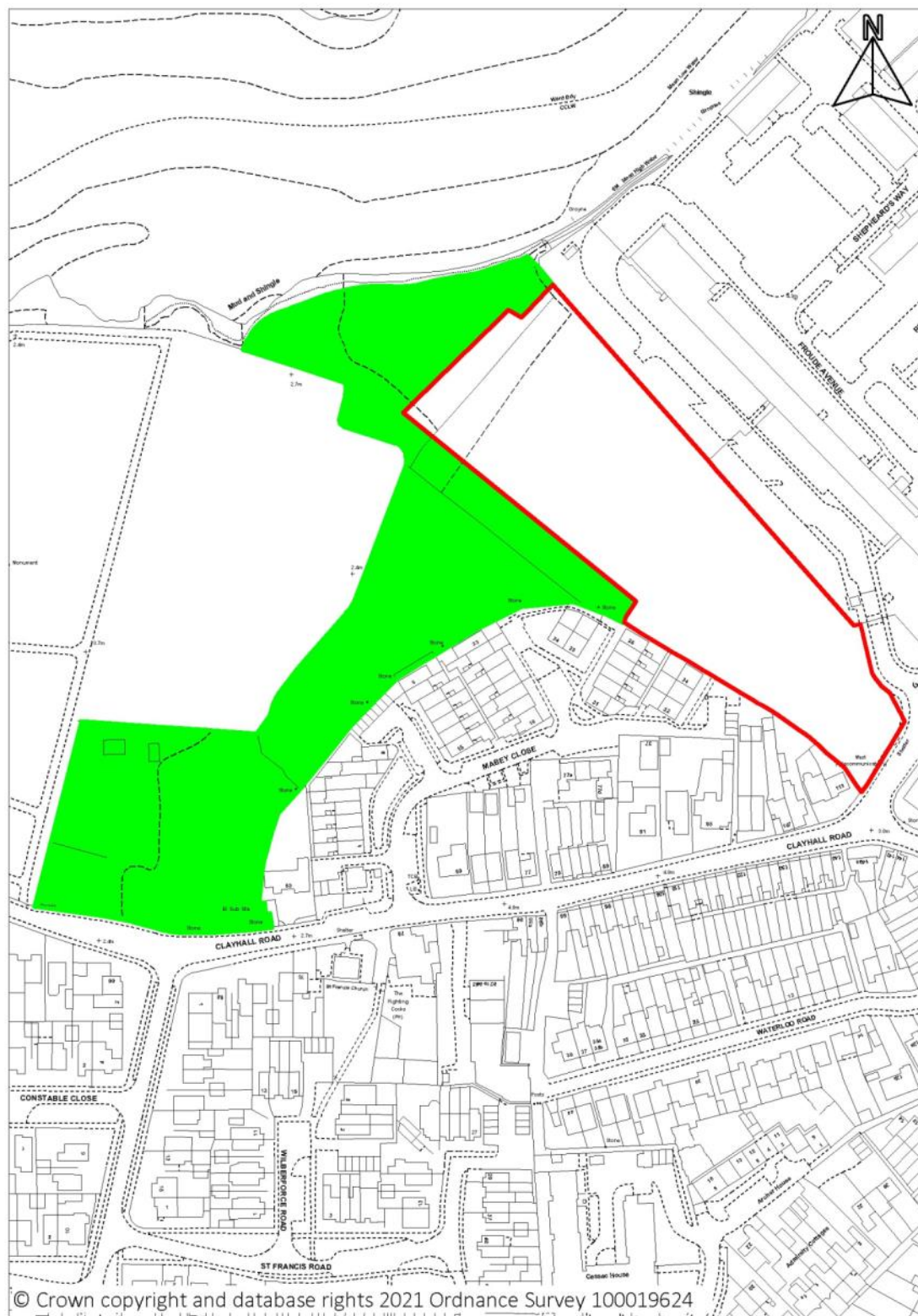
Issue	Availability	Comments
Does the site have multiple owners?	No	
Is the site owned by a developer or is the owner willing to sell?	Yes	Developer pursuing residential options on the site.

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?	No	

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	The Council understands the developer is looking to progress a scheme in the short term.
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 + positive o neutral ? uncertain - negative -- major negative			
Policy SS8: The Piggeries			
Sustainability Theme	Option 1: Residential with public open space provision	Option 2: Retain for open space	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			
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?	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?	o	o	Both options are assessed as neutral. Option 1 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			
Policy SS8: The Piggeries			
Sustainability Theme	Option 1: Residential with public open space provision	Option 2: Retain for open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			not introduce the same level of additional emissions.
3. Will it deliver energy efficient buildings?	+	o	Option 1 would see new dwellings required to be built to a high standard of energy efficiency.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	+	o	Option 1 would provide opportunities to incorporate charging facilities into new dwellings. However option 2 would not require this provision.
Overall effects identified SA1	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	-	?o	Option 1 and providing residential may result in negative effects as it may result in additional traffic; however the effect is unlikely to be 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.
2. Will it reduce road traffic accidents?	o	o	
3. Will there be an increase in traffic related air and noise pollution?	-	?o	
Overall effects identified SA2	-	o	
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?	-	?	Residential development on the site would likely lead to increased car use, however there are opportunities for walking, cycling and public transport from the site. Accessibility to the coastline would improve the walking and cycling network in this location.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	+	
			Retaining the site as open space could facilitate modal transfer away from the private car as the 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.
Overall effects identified SA3	-	?	
SA4 - To improve accessibility to a range of quality services and facilities including health, transport, education, training,			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS8: The Piggeries			
Sustainability Theme	Option 1: Residential with public open space provision	Option 2: Retain for open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 location in the Borough. However the site is within proximity of bus routes so this negative effect is not considered significant. The provision of housing on the site and securing public access at this location also offers significant benefits.
2. Will it make access easier for those without a car?	-	o	
3. Will it make access easier for disabled and or elderly people?	-	o	
Overall effects identified SA4	-	o	
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?	+	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?	+	o	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	+	o	
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?	+	o	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	+	o	
Health and Well-being			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS8: The Piggeries			
Sustainability Theme	Option 1: Residential with public open space provision	Option 2: Retain for open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	n/a	n/a	
2. Will it enable and support healthy lifestyles?	+	+	New dwellings built to a high standard could 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 facilities?	n/a	n/a	
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?	++	-	The provision of up to 60 dwellings on the site would have major positive effects for reducing homelessness and increasing the range and affordability of housing.
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 and remain in work.			
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 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?	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 employment so everyone can benefit from the economic growth of the Borough.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS8: The Piggeries			
Sustainability Theme	Option 1: Residential with public open space provision	Option 2: Retain for open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 facilitate the sustainable 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, sustainable 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 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)?	o	n/a	Option 1 could improve the vitality and viability of the Borough's centres by introducing additional shoppers however there is significant uncertainty and the overall effect is considered neutral.
2. Will it improve the vitality and viability of centres?	o	n/a	
Overall effects identified SA15	o	n/a	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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 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	Option 1: Residential with public open space provision	Option 2: Retain for open space	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			
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 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 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?	?	o	
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?	o?	o	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 heritage asset identified as at risk?	n/a	n/a	
Overall effects identified SA19	o?	o	
SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.			
1. Will the design enhance the quality of the townscape?	?	o	This is uncertain at this stage. Whilst well designed development has the potential to enhance the townscape in this location,

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS8: The Piggeries			
Sustainability Theme	Option 1: Residential with public open space provision	Option 2: Retain for open space	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			
			detailed assessment will be required at the development management stage.
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?	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 gases by reducing energy consumption?	o	o	The overall effects of both options are considered neutral. Option 1 could lead to increases in emissions due to energy consumption however this is highly dependent on the source of energy.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	-	o	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	-	o	
Water Management			
SA24 - To maintain and improve the water quality of the Borough.			
1. Will it improve compliance with the Water Framework Directive?	?	o	This is uncertain at this stage.
Overall effects identified SA24	?	o	
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	o	The site is partly located within Flood Zones 2 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 flooding is minimised.
2. Will development be avoided in flood risk areas?	+?	o	As stated above, residential development will only be permitted on the site if proposals are suitably designed to minimise flood risk. The Council's identified the part of the site with
3. Can the site be made safe taking into account predicted sea level rise?	+?	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS8: The Piggeries			
Sustainability Theme	Option 1: Residential with public open space provision	Option 2: Retain for open space	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			
			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	+?	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Building new homes on the site under Option 1 would increase the use of resources and result in more household waste, both of which will 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.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

Option 1: Residential with public open space provision

Policy SS8: The Piggeries

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

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 Park	Site reference	-
Site address and post code	Haslar Road, Gosport, PO12 2AG	Ward	Anglesey

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

Issue	Suitability	Comments
Shopping Area?		
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?	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 archaeological interest?	Unknown	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 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	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

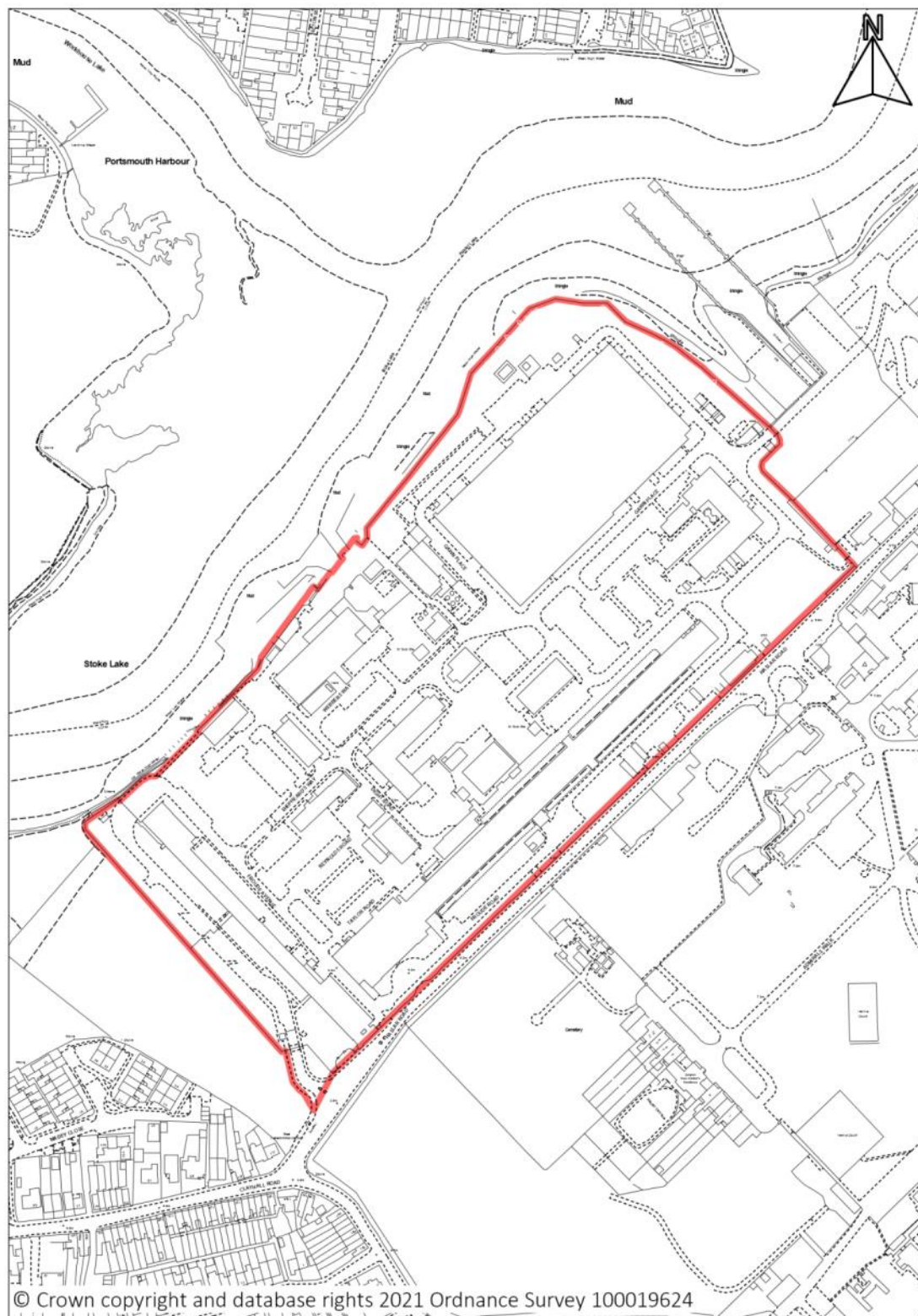
Issue	Availability	Comments
Does the site have multiple owners?	No	Owned by QinetiQ.
Is the site owned by a developer or is the owner willing to sell?	No	The Owner is not looking to sell or develop the site.

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

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 Park

N/A

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

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

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 code	Military Road, Gosport, PO12 3BY	Ward	

Site details

Site description	<p>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.</p> <p>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 its 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.</p>
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 Boundary?	Yes	
Is the site allocated for development?	Yes	The Rowner part of the site was allocated 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 Employment Site?	Yes	The HMS Sultan site is a designated 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, culture or leisure use?	Yes	There are various community, cultural and leisure uses throughout the identified strategic site. Appropriate provision will need to be provided with any new development.
Is the site within a Defined Shopping Area?	Yes	The Centre at Alver Village is designated as a Neighbourhood Centre.
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)?	Unknown	Further investigations 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	Yes	Multiple Brent Goose sites within 400m of the boundary of the strategic site. An ecological survey may be required. Development will not be permitted unless

Issue	Suitability	Comments
Goose site or proposed Brent Goose site, or a biodiversity-offset site?		no adverse impact upon the habitat can be demonstrated.
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	To the western boundary of the strategic site is the Wildgrounds 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	Fort Rowner and Fort Grange SINC. Multiple other SINC located within close proximity to the strategic site area.
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	
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 site in 20 m buffer area. 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 have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No	

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

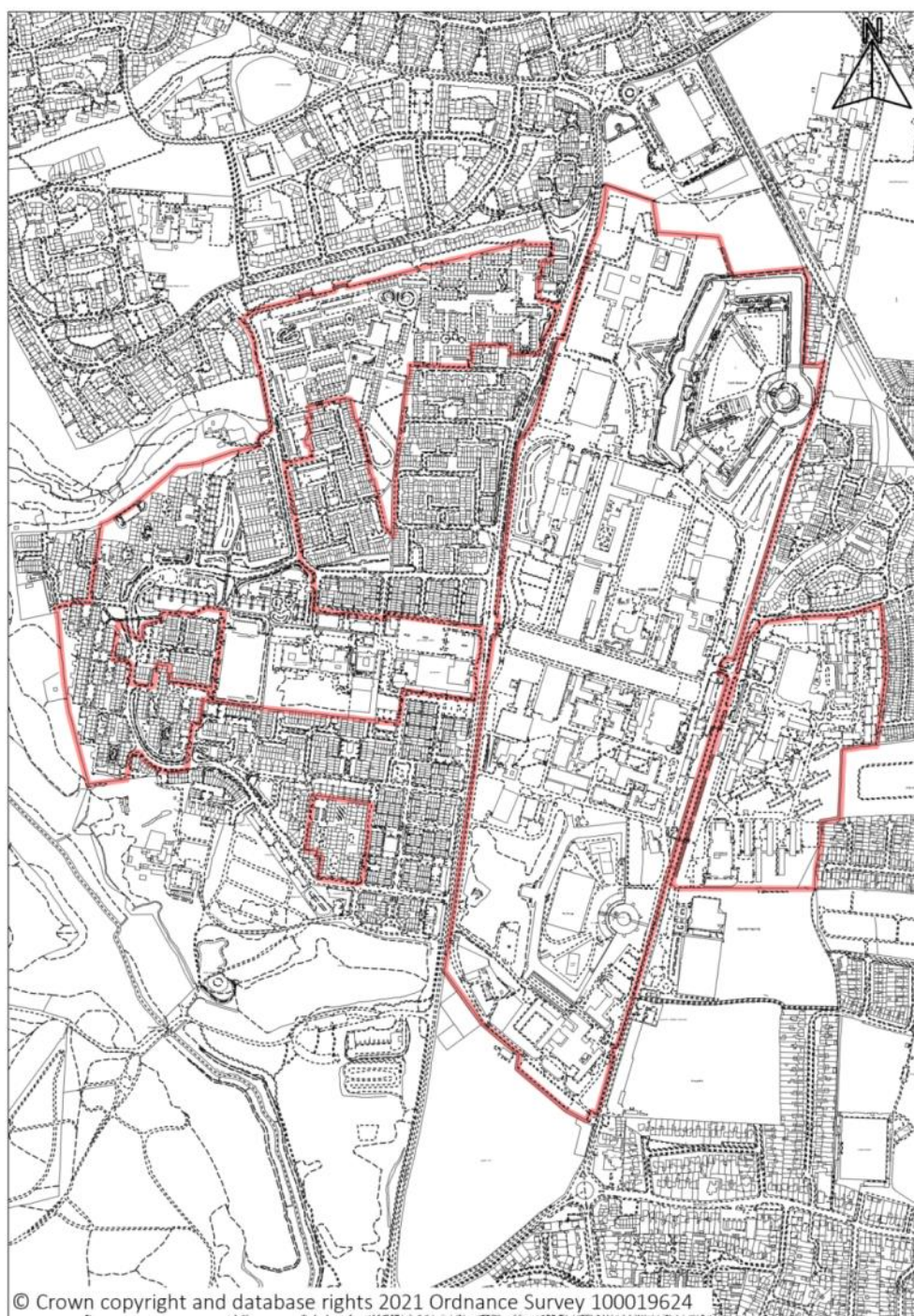
Issue	Availability	Comments
Does the site have multiple owners?	Yes	Various owners of different areas. HMS Sultan is owned by the MoD. Parts of Rowner are owned by the Borough Council and some parts by private individuals and other companies.
Is the site owned by a developer or is the owner willing to 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, heritage conservation, demolition etc)?		clearance and costs associated with temporary relocation of existing residents.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	Further investigations will however be required to ascertain the required infrastructure provision depending on the 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 co-designed with the residents of Rowner and subject to comprehensive local consultation.**
- 2. A Strategic Masterplan for Rowner should positively address the following:**
 - a) Significant enhancement of the quality of the local environment through high quality urban design and landscaping;**
 - b) Provision of sustainable housing with a suitable mix of sizes, typologies and tenures;**
 - c) Mitigation of any impacts on the Strategic Road Network or other parts of the highway network;**
 - d) Creation of legible pedestrian and cycle linkages to and from neighbouring places including the Alver Valley;**
 - e) Improvements to public transport and other suitable measures to reduce car use;**
 - f) Appropriate mitigation to address flood risk;**
 - g) Enhancement of biodiversity through new green infrastructure and improvements to the built environment; and**
 - h) Development to be served by necessary infrastructure improvements.**
- 3. Land at HMS Sultan, as shown on the Policies Map, is scheduled to be released by the Ministry of Defence for redevelopment in 2029 at the earliest. The following proposals will be considered at the site:**
 - a) Proposals to encourage the intensification of employment uses will be permitted provided it accords with other Local Plan policies;**
 - b) Proposals to re-use Fort Rowner for residential and commercial uses will be permitted provided:**
 - i. Heritage assets are protected and enhanced;**
 - ii. Safe access and egress can be demonstrated; and**
 - iii. Sufficient vehicular parking to meet the Council's Adopted Parking Standards.**
 - c) If HMS Sultan is released, either wholly or partially, priority will be sought for employment and complementary commercial or community uses (as shown on the Policies Map as an Employment Priority Site) which help to deliver the Local Plan's objectives in accordance with a planned and coordinated programme of land release to be set out in a Supplementary Planning Document.**

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 regenerate 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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS10: Rowner and HMS Sultan			
Sustainability Theme	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
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?	o	o	Option 1 could increase emissions. However, the Option also provides opportunities to address climate change issues 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. 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.
2. Will it support the transition to net zero carbon by 2050?	o	o	
3. Will it deliver energy efficient buildings?	o	o?	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	n/a	n/a	
Overall effects identified SA1	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS10: Rowner and HMS Sultan			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	+	o?	Option 1 could help to reduce traffic volumes and congestion; particularly as it will seek to intensify employment uses at HMS Sultan should it be released. This will provide more 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.
2. Will it reduce road traffic accidents?	o	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o?	
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	+	o?	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 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.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	++	o?	
Overall effects identified SA3	+	o?	
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 services?	+	o?	Option 1 aims to create a range of accessible community facilities in any future redevelopment of Rowner. This will ensure redevelopment is accompanied by appropriate facilities and services for residents. The redevelopment of Rowner and improvement of accessibility throughout the neighbourhood can also make access easier for those without a car and disabled and/or elderly people.
2. Will it make access easier for those without a car?	++	o?	
3. Will it make access easier for disabled and or elderly people?	+	o?	
Overall effects identified SA4	+	o?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS10: Rowner and HMS Sultan			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	++	?	Option 1 will provide potential to improve community interaction through the 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.
2. Will it 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 and disorder?	+?	o?	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	+?	o?	
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?	++	--	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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS10: Rowner and HMS Sultan			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			<p>communities there is potential for significant social benefits for residents.</p> <p>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.</p> <p>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.</p>
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?	++	o	<p>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.</p> <p>The Rowner area experiences significant health deprivation, therefore a pro-active approach to positively address social issues is considered the most suitable approach.</p> <p>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.</p>
2. Will it enable and support healthy lifestyles?	++	-	
3. Will it improve access to health facilities?	n/a	n/a	
Overall effects identified SA8	++	-	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS10: Rowner and HMS Sultan			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	++?	-?	Option 1 provides policy provision for the regeneration of Rowner to create a range of high quality replacement new homes. The provision of sustainable housing with a suitable 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.
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 and remain in work.			
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 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.
2. Will it improve the qualifications and skills of the population overall?	+?	o	
Overall effects identified SA10	+?	o	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.
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?	++	o?	Option 1 is assessed as having potential to result in major positive effects and will help 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.
2. Will it improve accessibility to work by public transport, walking and cycling?	++	o?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS10: Rowner and HMS Sultan			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			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 pursue 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 employment so everyone can benefit from the economic growth of the Borough.			
1. Will it reduce overall unemployment?	++	-?	By encouraging the intensification of HMS Sultan, Option 1 should assist in reducing overall unemployment. Setting out a strategic policy approach to the HMS Sultan area is considered the best way of ensuring high and stable levels of employment are provided to support the economic growth of the Borough.
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?	?	?	
			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 economy to facilitate the sustainable regeneration of the Borough.			
1. Will it make more effective use of previously developed land?	++	?	Option 1 is considered likely to result in more effective use of PDL at both Sultan and Rowner. In addition, by taking a strategic approach to regeneration Option 1 provides potential to improve the local economy and improve business development and growth in the event the HMS Sultan is released. It is recognised that the degree to which the economy is positively affected extends to other factors beyond the 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
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?	++	?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS10: Rowner and HMS Sultan			
Sustainability Theme	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
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 tourism industry and improve the image of Gosport as a destination?	+	o?	By regenerating Rowner, Option 1 can improve the appearance and built environment in this 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	+	o?	
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)?	+	o	Option 1 has the potential to improve the viability of the existing Alver Village Neighbourhood centre. Option 1 would also allow for commercial facilities on the HMS Sultan site if it is released.
2. Will it improve the vitality and viability of centres?	+	o	
Overall effects identified SA15	+	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	+	?	It is uncertain at this stage how much of this 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.			
1. Will it protect or enhance the Borough's network of greenspace?	++	?	Option 1 could see a significant enhancement 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 Sultan			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			the surrounding neighbourhood.
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 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 biodiversity and geological assets and result in biodiversity net gain. Option 1 provides potential for biodiversity improvements through the provision of new green infrastructure however proposals will need to be assessed at the detailed decision making stage.
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?	?	?	
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 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 quality townscape incorporating good design principles for buildings and surrounding spaces.			
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 significantly 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 Sultan			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			<p>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.</p> <p>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 potential benefits of regenerating the area.</p>
Overall effects identified SA20	++	-?	
Air Quality			
SA21 - To reduce air pollution and ensure air quality continues to improve.			
1. Will it improve air quality?	++	?	<p>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.</p> <p>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.</p>
Overall effects identified SA21	++	?	
Use of Energy Resources			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	+	o?	<p>Option 1 provides the potential to reduce emissions, primarily by including the efficiency 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.</p> <p>In addition, the protection of HMS Sultan for employment would reduce the need to out-commute which can reduce energy use.</p>
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	n/a	n/a	
Overall effects identified SA22	+	o?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS10: Rowner and HMS Sultan			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	++	?	Option 1 could see the re-use of PDL by redeveloping land at Rowner. In addition, the intensification of HMS Sultan would ensure the PDL is reused to maximise employment opportunities.
2. Will it remediate contaminated land?	+	?	
Overall effects identified SA23	++	?	
Water Management			
SA24 - To maintain and improve the water quality of the Borough.			
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 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 uncertain in respect of both options that could be pursued 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 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.
2. Will development be avoided in flood risk areas?	+?	o?	
3. Can the site be made safe taking into account predicted sea level rise?	+?	o?	
Overall effects identified SA25	+?	o?	
SA26 - To provide for sustainable sources of water supply.			
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	?	o	
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	-?	o	By pursuing Option 1 there is potential for

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy SS10: Rowner and HMS Sultan			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
materials and resources?			
2. Will it reduce household waste?	-?	o	waste generation to increase although it depends on the number of residential dwellings delivered which is not known at this time. For Option 2 the effect is assessed as being neutral/uncertain.
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-?	o	

Policy SS10: Rowner and HMS Sultan

Option 1: Proactive approach – support continued regeneration of Land at Rowner through a Strategic Masterplan approach and enable intensification of employment uses at HMS Sultan

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

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	<p>Rowner has a history of economic, social and environmental problems. Whilst there have been significant improvements with regeneration and new community facilities, retail units and new dwellings, the area still has outstanding areas which would benefit from redevelopment. Option 1 would significantly improve the built environment at Rowner, thereby improving people's health and wellbeing and quality of life.</p> <p>In addition Option 1 sets out the Borough Council's position which seeks to strongly support HMS Sultan's continued operation. The site is one of the largest employers in the Borough and Option 1 will prioritise the intensification of employment uses on the site to assist the diversification and renewal of the local economy. This is considered to have major positive effects for the local economy, resident's employment prospects, and overall prosperity and social outcomes.</p>
Recommendation for Local Plan	Include policy in Local Plan.

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.

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

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

Maximising beneficial effects

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

Policy SS11: Daedalus 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 code	Daedalus Drive, Lee-on-the-Solent, PO13 9FX	Ward	Lee West

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 use and storey heights	The Daedalus area is located on the western edge of Lee-on-the-Solent. The Neighbouring part of the Daedalus site within Fareham Borough comprises 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 Boundary?	Yes	
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, 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)?	Unknown	It is understood that several internationally protected species have been recorded at Daedalus. Further investigation will therefore 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 within 100 metres of the Solent and Southampton Water SPA and 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.
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	The Daedalus site is within 100 metres of the Lee-on-the-Solent to Itchen Estuary SSSI.
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	No SINCS within the site itself although there are a number of SINCS within the vicinity including the Lee-on-the-Solent Beach 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 provided?	Yes	

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		
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: <ul style="list-style-type: none"> • Traffic generation; • Noise generated from aircraft and employment uses; and

Issue	Suitability	Comments
		<ul style="list-style-type: none"> 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

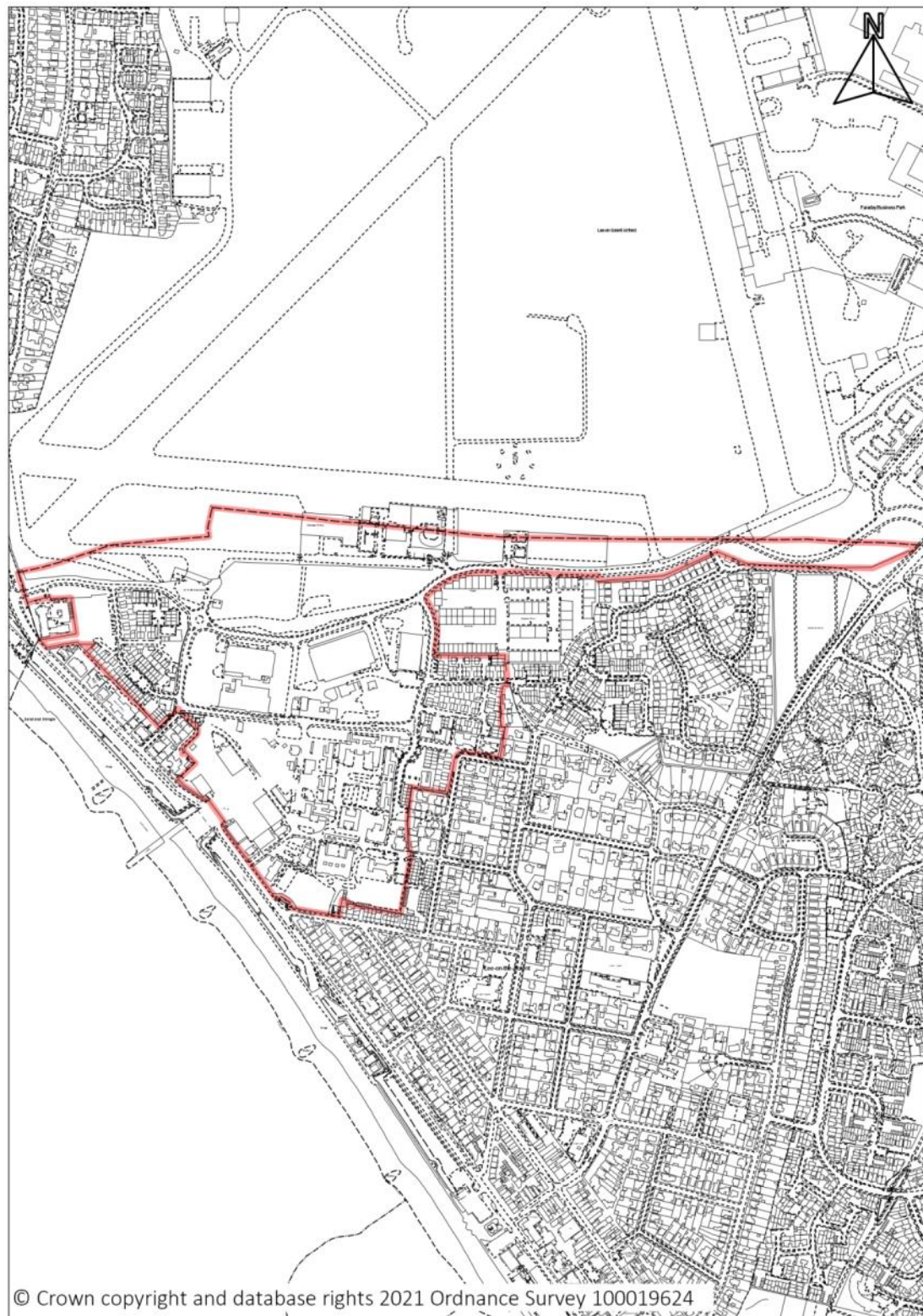
Issue	Availability	Comments
Does the site have multiple owners?	No	The site is owned by Homes England.
Is the site owned by a developer or is the owner willing to sell?	Yes	The site owner is currently looking to develop the site and is progressing plans to do so.
Is it necessary to acquire land off-site to develop this site?	No	
Does the site have any legal issues (covenants, ransom strips)?	Unknown	Further investigation will be required by the site promoter.
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown	Further investigation will be required by the site promoter.
Are there any existing tenancies or operations on site?	Yes	Various operations exist on the Daedalus 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 site would come forward for development within the plan period?	Yes	The site owner is looking to progress development on the site.
Are there any known abnormal development costs (contamination,	Yes	Potential decontamination costs and site clearance and redevelopment of historic

Issue	Achievability	Comments
heritage conservation, demolition etc)?		assets. 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?	Potentially	Significant investment has been put into infrastructure serving the Daedalus site so it is likely that future requirements will be 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: DAEDALUS

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

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

The effects over time: ++ major positive + positive o neutral ? uncertain - 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 with very limited employment	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	o	All options would likely involve an increase in emissions due to additional development. However, all options provide opportunities to reduce the 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 new 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
2. Will it support the transition to net zero carbon by 2050?	o	o	o	
3. Will it deliver energy efficient buildings?	o	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - 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 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				
				of this can be mitigated to an extent.
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	o	o	o	
Transport and Accessibility				
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.				
1. Will it reduce traffic volumes and congestion?	+	+	-	Option 1 could reduce traffic volumes and congestion and traffic related air and noise pollution as it proposes a mixed-use 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 out-commuting trends.
2. Will it reduce road traffic accidents?	?	?	?	
3. Will there be an increase in traffic related air and noise pollution?	o?	o?	+?	
Overall effects identified SA2	+?	+?	-?	
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?	++	-	--	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				
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 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				
				<p>employment with Option 1 can also help to ensure people living in the Borough car work locally.</p> <p>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.</p> <p>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.</p>
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	++	+	+	All options have the potential to provide for high quality walking and cycle networks and supporting facilities such as cycle parking. Option 1 is considered to 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 services?	+	+	-	<p>Option 1 is considered to be the best option for improving access to local services, making access easier for those without a car and for disabled and or elderly people. By providing a mix of uses including new homes and employment space within the Daedalus site residents will be better located to the services they require.</p> <p>Option 2 would likely improve access to</p>
2. Will it make access easier for those without a car?	+	-?	-?	
3. Will it make access easier for disabled and or elderly people?	+	-?	-?	

The effects over time: ++ major positive + positive o neutral ? uncertain - 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 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				
				employment opportunities. However by solely maximising residential development Option 3 may negatively impact accessibility to other services.
Overall effects identified SA4	+	-?	-?	
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?	+	-	-	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.
2. Will it improve neighbourhoods as places to live?	++	+	+	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				
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 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				
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?	++?	++	++	It is possible that all Options could help to 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 facilities.				
1. Will it reduce health inequalities in those areas most affected?	++	++	++	All Options could result in positive effects for health and wellbeing outcomes. By regenerating Daedalus there can be tangible improvements 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, It also provides significant new housing which can also improve health.
2. Will it enable and support healthy lifestyles?	++	++	++	
3. Will it improve access to health facilities?	o	o	o	
Overall effects identified SA8	++	++	++	All options also have some uncertainty as it is recognised that health is impacted by many factors beyond the Local Plan.
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 everyone can live in a decent and affordable home. This is due to the proposed delivery of new homes with both options.
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?	++	++	+++	

The effects over time: ++ major positive + positive o neutral ? uncertain - 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 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 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	++	+	o	
Education and Skills				
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.				
1. Will it improve the qualifications and skills of young people?	+	++	-	Options 1 and 2 could both help towards improving the qualifications and skills of 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.
2. Will it improve the qualifications and skills of the population overall?	+	++	-	
				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 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?	+	+	--	Option 1 is considered to provide the 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.
2. Will it improve accessibility to work by public transport, walking and cycling?	++	+	-	

The effects over time: ++ major positive + positive o neutral ? uncertain - 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 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 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 of employment so everyone can benefit from the economic growth of the Borough.				
1. Will it reduce overall unemployment?	++	++	--	Both Option 1 and Option 2 are considered to provide potential for major positive effects in relation to reducing overall unemployment. This effect could be greater with Option 2 which prioritises employment uses.
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?	?	?	?	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 Gosport's economy to facilitate the sustainable regeneration of the Borough.				
1. Will it make more effective use of previously developed land?	++	+	+	It is considered that Option 1 will make the most effective use of previously developed land as it proposes a mix of employment and residential uses. In addition, it is considered that in order for the site to be viable, a greater amount of residential development will be needed
2. Will it improve business development and enhance competitiveness?	++	+	o	
3. Will it improve the resilience of business and the economy?	+	+	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - 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 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				
4. Will it promote growth in key sectors and clusters?	+	+	o	on the site.
5. Will it make land and property available for business development?	+	++	-	<p>Option 2 could also result in positive 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.</p> <p>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.</p> <p>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.</p>
Overall effects identified SA13	+	+	o	
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?	++	?	?	Option 1 is considered to result in major positive effects. This is primarily due to the mix of uses which can be delivered on the site including leisure and cultural

The effects over time: ++ major positive + positive o neutral ? uncertain - 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 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				
				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	++	?	?	
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)?	+	+	+	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 is important that any retail and town centre uses provided at the Daedalus site under Option 1 do not affect the vitality and viability of the Lee-on-the-Solent District Centre.
2. Will it improve the vitality and viability of centres?	+?	+	+	
Overall effects identified SA15	+?	+	+	
Leisure				
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.				
1. Will it improve the range of sporting facilities in the Borough?	n/a	n/a	n/a	
Overall effects identified SA16	n/a	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 Borough's network of greenspace?	+	+	+	All options are assessed as positive in this regard as all direct growth to previously developed land, thereby protecting other greenspace throughout the Borough.
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	+	+	+	
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 any options would help to conserve and enhance the environment. This is because at this high level the specific details of development
2. Will it enhance biodiversity through the restoration and creation of well-	?	?	?	

The effects over time: ++ major positive + positive o neutral ? uncertain - 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 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				
connected multifunctional green infrastructure?				proposals are not fully known. The implications of all proposals will need to be assessed as part of the full plan HRA and throughout the development management process.
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 environment.				
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 quality townscape incorporating 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 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 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				
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 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. Option 2 and 3 are assessed as uncertain.
Overall effects identified SA21	++	?	?	
Use of Energy Resources				
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.				
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	++	?	?	It is possible that Option 1 could help 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 re-use of previously developed land and existing buildings.				
1. Will it re-use previously developed land?	++	++	++	All options will see the re-use of PDL which is considered to result in major positive effects. All options could also 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 assets on the site.
2. Will it remediate contaminated land?	++	++	++	
Overall effects identified SA23	++	++	++	

The effects over time: ++ major positive + positive o neutral ? uncertain - 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 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				
Water Management				
SA24 - To maintain and improve the water quality of the Borough.				
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	?	?	?	
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?	++	++	++	Given the Daedalus site is not within Flood Zone 2 and 3, each spatial option is considered likely to minimise the risk of most sources of flooding. However the risk of flooding from increased surface water run off is unknown and will therefore need to be assessed.
2. Will development be avoided in flood risk areas?	+	+	+	
3. Can the site be made safe taking into account predicted sea level rise?	++	++	++	
Overall effects identified SA25	++	++	++	
SA26 - To provide for sustainable sources of water supply.				
1. Will it reduce water consumption?	-	-	-	All options would likely 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 materials and resources?	-?	-?	-?	All options are likely to lead to an increased consumption of materials and resources.
2. Will it reduce household waste?	-	o?	--	
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	-?	-?	-?	

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

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

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	<p>Option 1 will facilitate re-development at Daedalus and provide a mix of uses to help meet identified development needs. The proposed approach will ensure the protection and enhancement of heritage assets, the delivery of a significant amount of employment land, and a significant number of new homes.</p> <p>The site has a number of important employment assets which will be retained in Option 1. These assets relate well to the strengths of Gosport's economy and consequently the site provides a good location to enhance certain sectors, provide employment and reduce issues of out-commuting and traffic congestion. As stated above, in order to ensure the redevelopment of the site is viable and to ensure effective place making, the Council's preferred approach will also provide up to 300 homes. The pursuit of mixed-use development on the site will result in a number of social benefits and ensure the re-development of Daedalus provides wider public benefits.</p>
Recommendation for Local Plan	Include policy in Local Plan.

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.

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

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

Maximising beneficial effects

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

SA of the other Allocation Sites: Policy A1: 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 code	Military Rd, Stokes Bay, Gosport, PO12 2NJ	Ward	Anglesey

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 use and storey heights	Golf course and beach
Site size (hectares)	Approximately 1.2 ha
Development status	Planning permission (ref. 08/00423/FULL) 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 Boundary?	No	
Is the site allocated for development?	Yes	The site has an existing residential 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		
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 owners?	No	
Is the site owned by a developer or is the owner willing to sell?	Yes	
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	The Solent Way/England coastal path, a long-distance walking route passes around the fort.
Are there any existing tenancies or operations on site?	No	

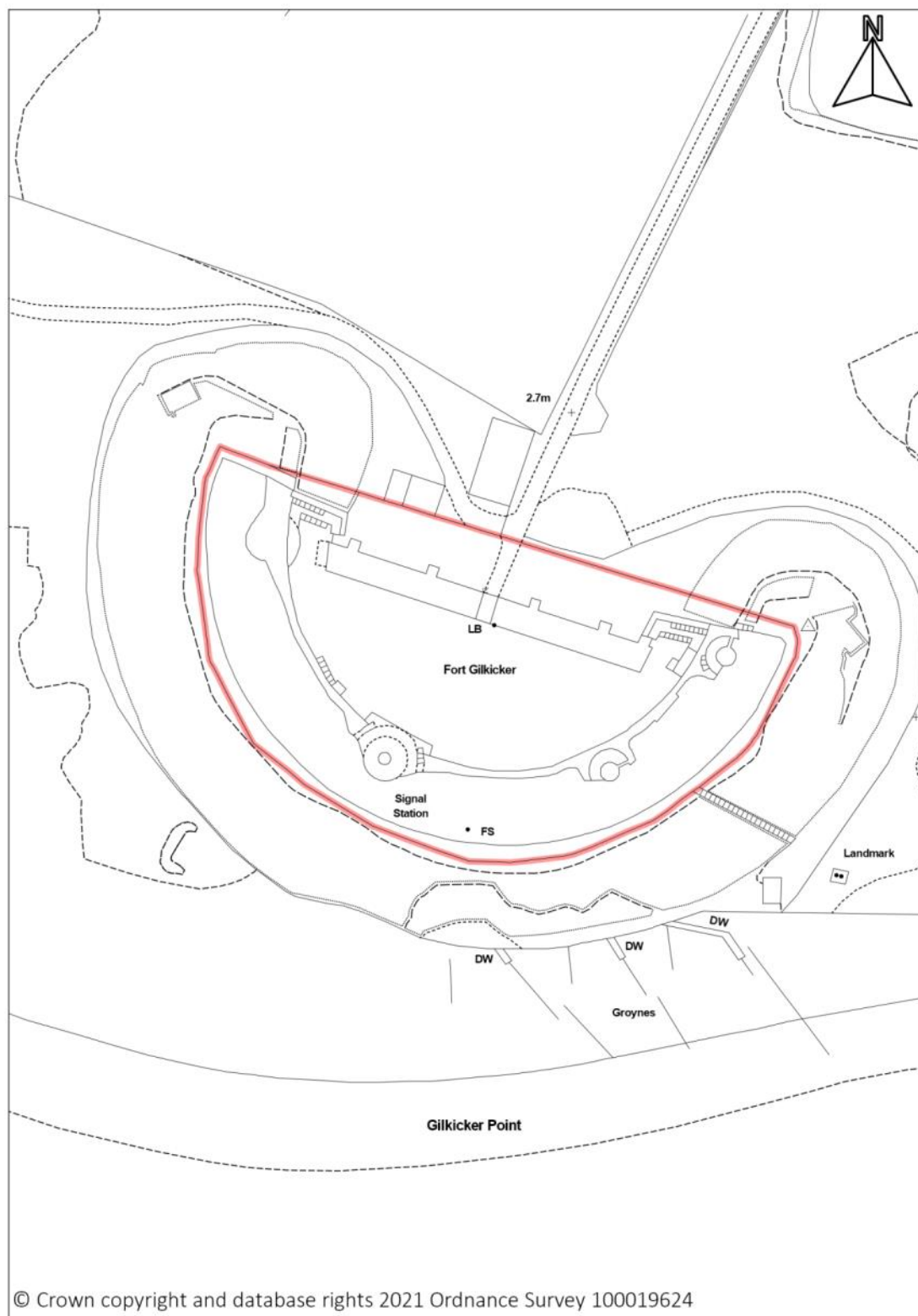
Achievable

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

The effects over time:			
++ major positive + positive o neutral ? uncertain - negative -- major negative			
Fort Gilkicker			
Sustainability Theme	Option 1: Redevelop Fort for residential or suitable mixed use development	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	Option 1 provides the potential to increase the energy efficiency of the Fort. That said the Fort is currently unused the so the overall benefits of Option 1 are unlikely to be significant and are assessed a neutral.
2. Will it support the transition to net zero carbon by 2050?	o	o	
3. Will it deliver energy efficient buildings?	o	o	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	o	o	
Overall effects identified SA1	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o	o	Option 1 and introducing new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution. 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.
2. Will it reduce road traffic accidents?	?	o	
3. Will there be an increase in traffic related air and noise pollution?	?	o	
Overall effects identified SA2	?	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Fort Gilkicker			
Sustainability Theme	Option 1: Redevelop Fort for residential or suitable mixed use development	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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 journeys using modes other than the private car?	o?	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 provides the potential to provide high quality walking and cycle networks and supporting facilities.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	o	
Overall effects identified SA3	o	o	
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 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 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	o	
Overall effects identified SA5	o	o	
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	o	o	
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?	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Fort Gilkicker			
Sustainability Theme	Option 1: Redevelop Fort for residential or suitable mixed use development	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
Overall effects identified SA7	o	o	
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?	+	o	The redevelopment of the site could provide higher quality housing which can help to enable and support healthy lifestyles.
2. Will it enable and support healthy lifestyles?	+	o	
3. Will it improve access to health facilities?	o	o	
Overall effects identified SA8	+	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	++	o	Option 1 would provide housing which will have positive effects for increasing the range and affordability of housing and the number of decent homes. New housing also has potential to contribute towards reducing homelessness.
2. Will it increase the range and affordability of housing for different groups in the community?	+	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	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			
Sustainability Theme	Option 1: Redevelop Fort for residential or suitable mixed use development	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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 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 facilitate the sustainable 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, sustainable 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 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)?	n/a	n/a	
2. Will it improve the vitality and viability of centres?	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - 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			
Decision Making Criteria			
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 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 Borough's network of greenspace?	+	+	Both Options will likely protect or enhance greenspace and access to the coastal frontage in this location.
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	+	+	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological assets.			
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 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	?	o?	
Heritage and Design			
SA19 - To protect and enhance the historic environment.			
1. Will it protect and enhance the historic environment?	++	o	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 + positive o neutral ? uncertain - negative -- major negative			
Fort Gilkicker			
Sustainability Theme	Option 1: Redevelop Fort for residential or suitable mixed use development	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			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 quality townscape incorporating good design principles for buildings and surrounding spaces.			
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 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 gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increases in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	+	o	Option 1 would help to re-use a heritage asset that is at risk and has experienced a significant deterioration. The site requires significant investment to be developed and Option 1 is
2. Will it remediate contaminated land?	+	o	

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

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

Fort Gilkicker

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

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 Local Plan	Allocate site for enabling development in the 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.

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.
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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 code	Fort Road, Gosport, PO12 2DW	Ward	Anglesey

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 use and storey heights	Open space and a golf course to the south and residential and a Navy facility to the north.
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

Suitability

Issue	Suitability	Comments
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?	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?	No	
Is the site currently tourist accommodation?	No	
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 Zone 2 or 3 in 2115?	Yes	Part of the site is predicted to be within Flood Zone 2 and 3. A Strategic Flood Risk Assessment is required.
Ecology		
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	Yes	Site contains dense woodland to the north – potential for ancient or veteran trees. An ecology survey may 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 within 400m of Solent Maritime SAC. Adjacent to multiple Brent Goose Sites (Core Primary). Within 400m of SSSI, Ramsar and SPA. 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 SSSI or candidate	Yes	Gilkicker Lake SSSI is 300m away. An 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 proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Gosport Golf Course is to the south, a SINC and a Brent Goose site. Proposals should protect the habitat.
Access		
Can satisfactory vehicular access be achieved?	Yes	Access would need to be achieved from Clayhall Road.
Can safe pedestrian and cycle access be achieved?	No	There is no footpath along Fort Road. Highway infrastructure works may be required. Potential to explore cycle/foot link on land adjacent for access to Stokes Bay.
Can adequate emergency service and refuse truck be provided?	Yes	
Heritage		
Is the site within or is adjacent to a Conservation Area?	Yes	Site is adjacent to the Anglesey Conservation Area (No. 2). 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)?	Yes	Site contains a Scheduled Ancient Monument (Battery No. 5). A Heritage Statement will be required. 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	Battery No. 5 is an area of archaeological interest. An archaeological assessment would be required.
Contamination		
Is there a possibility the site could be contaminated?	Yes	Land is a former MOD site so likely 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 have regard to the residential dwellings to the north, minimising overlooking of their rear gardens. 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	

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

Availability

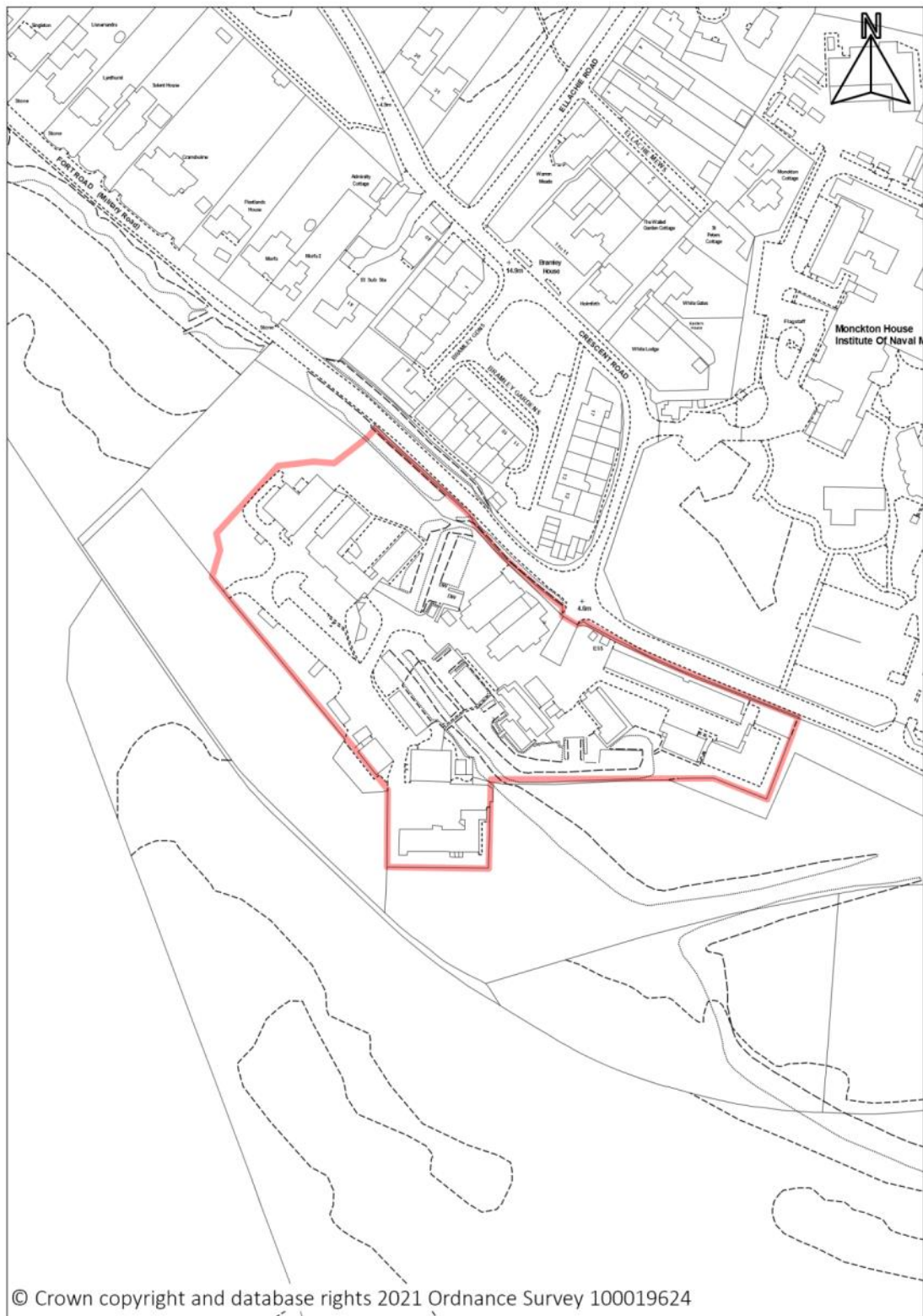
Issue	Availability	Comments
Does the site have multiple owners?	No	Understood to be wholly owned by QinetiQ.
Is the site owned by a developer or is the owner willing to sell?	Yes	QinetiQ have previously expressed an interest in developing the site.
Is it necessary to acquire land off-site to develop 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)?	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?	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 Qinetiq Fort Road

The effects over time:			
++ major positive + positive o neutral ? uncertain - negative -- major negative			
Qinetiq Fort Road			
Sustainability Theme	development Option 1: Allow limited residential redevelopment or suitable mixed-use	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	Option 1 provides the potential to increase the energy efficiency of buildings on the site. That said the overall benefits are unlikely to be significant and are assessed as neutral.
2. Will it support the transition to net zero carbon by 2050?	o	o	
3. Will it deliver energy efficient buildings?	o	o	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	o	o	
Overall effects identified SA1	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o	o	Option 1 and redeveloping the site could lead to increased traffic volumes and congestion, road accidents and pollution. However the highway impacts of option 1 are unlikely to be significant and mitigation measures can be put in place. Option 2 is assessed as neutral overall.
2. Will it reduce road traffic accidents?	?	o	
3. Will there be an increase in traffic related air and noise pollution?	?	o	
Overall effects identified SA2	?	o	
SA3 - To facilitate modal transfer away from use of the private car to other forms of travel including walking, cycling and public transport.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Qinetiq Fort Road			
Sustainability Theme	development Option 1: Allow limited residential redevelopment or suitable mixed-use	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	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 provides the potential to provide high quality walking and cycle networks and supporting facilities.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	o	o	
Overall effects identified SA3	o	o	
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 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 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 and disorder?	o	o	
Overall effects identified SA6	o	o	
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?	o	o	
Overall effects identified SA7	o	o	
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?	+	o	The redevelopment of the site could provide higher quality housing which can help to enable and support healthy lifestyles.
2. Will it enable and support healthy lifestyles?	+	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Qinetiq Fort Road			
Sustainability Theme	development Option 1: Allow limited residential redevelopment or suitable mixed-use	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
3. Will it improve access to health facilities?	o	o	
Overall effects identified SA8	+	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	+?	o	Option 1 would provide housing which will have positive effects for increasing the range and affordability of housing and the number of decent homes. New housing also has potential to contribute towards reducing homelessness.
2. Will it increase the range and affordability of housing for different groups in the community?	+	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	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 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?	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 facilitate the sustainable regeneration of the Borough.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Qinetiq Fort Road			
Sustainability Theme	development Option 1: Allow limited residential redevelopment or suitable mixed-use	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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, sustainable 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 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)?	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 accessibility of leisure opportunities 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 protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.			
1. Will it protect or enhance the Borough's network of greenspace?	+	o	
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	development Option 1: Allow limited residential redevelopment or suitable mixed-use	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough’s biodiversity and geological assets.			
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 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	?	o?	
Heritage and Design			
SA19 - To protect and enhance the historic environment.			
1. Will it protect and enhance the historic environment?	++	o	The redevelopment of the site and the Scheduled Ancient Monument can ensure the 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.
2. Will it improve the condition of any heritage asset identified as at risk?	o	o	
Overall effects identified SA19	++	o	
SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.			
1. Will the design enhance the quality of the townscape?	+	-	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			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse	o	o	The overall effects are considered to be

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: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
gases by reducing energy consumption?			neutral. Option 1 could lead to reductions or increases in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	+	o	Option 1 would re-use previously developed land, including heritage assets that are unused. The site will require significant investment to be developed.
2. Will it remediate contaminated land?	+	o	
Overall effects identified SA23	+	o	
Water Management			
SA24 - To maintain and improve the water quality of the Borough.			
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 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	Parts of the site are in an area of significant flood risk. This must be satisfactorily addressed by any detailed development proposal. At this stage there is some uncertainty on how the risk of flooding from all sources will be minimised.
2. Will development be avoided in flood risk areas?	+	o	
3. Can the site be made safe taking into account predicted sea level rise?	+	o	
Overall effects identified SA25	+	o	
SA26 - To provide for sustainable sources of water supply.			
1. Will it reduce water consumption?	-	o	Option 1 will likely increase water consumption on the site and cumulatively within the Borough.
Overall effects identified SA26	-	o	
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?	-	o	Option 1 will likely increase the use of resources and result in more household waste, both of which could result in negative effects. There will also be opportunities for recycling with Option 1.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

**Option 1: Allow limited residential redevelopment or suitable mixed-use development
Qinetiq Fort Road**

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

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 have the highest number of positive effects. It is considered that such development on the site would enable the enhancement of the existing Scheduled Ancient Monument. Overall Option 1 would help to secure the long term conservation of the heritage assets. It is considered appropriate to include Option 1 within the Local Plan, while Option 2 and doing nothing would not necessarily prevent development on the site, it is considered that a proactive enabling policy would likely result in better outcomes for the wider public from the development of the site.
Recommendation for Local Plan	Allocate site for enabling development in the Local Plan.

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.

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

Maximising beneficial effects

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

SA of the other Allocation Sites: Policy A2: 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 Lane	Site reference	EL006
Site address and post code	Heritage Way, Gosport, PO12 4AZ	Ward	Elson

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 use and storey heights	To the south are two storey dwellings. To the north is the MoD Defence Munitions site.
Site size	0.77 ha
Development status	None

Suitability

Issue	Suitability	Comments
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		
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)?	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 four Brent Goose sites. Site within 300 m of Portsmouth Harbour SPA and Ramsar site. 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 SSSI or candidate SSSI?	Yes	Within 300 m of 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?	No	
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	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or	No	

Issue	Suitability	Comments
registered parks and gardens)?		
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 site in 20 m 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 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?	No	Owned by GBC
Is the site owned by a developer or is the owner willing to sell?	Yes	Subject to full Council approval the site is considered developable.
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 used as open space and has footpath 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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Heritage Way and Blackthorn Drive, Elson			
Sustainability Theme	vicinity Option 1: Residential and improvements to open space in the vicinity	space Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	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. 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?	o	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 buildings?	+	o	Option 1 would likely see new dwellings on the site which should be built to a high standard of energy efficiency, thereby assisting in delivering energy efficient buildings in the Borough.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	+	o	Option 1 would provide the potential to incorporate charging facilities into new dwellings. Option 2 would not require this provision. Overall, both options are assessed as neutral.
Overall effects identified SA1	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and	o?	o	Option 1 and introducing new dwellings on the

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Heritage Way and Blackthorn Drive, Elson			
Sustainability Theme	Option 1: Residential and improvements to open space in the vicinity	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
congestion?			site could lead to increased traffic volumes and congestion, road accidents, and pollution. 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.
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	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	o	o	
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 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 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	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.
2. Will it improve neighbourhoods as places to live?	+	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Heritage Way and Blackthorn Drive, Elson			
Sustainability Theme	Option 1: Residential and improvements to open space in the vicinity	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
Overall effects identified SA5	+	o	
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?	+	o	Option 1 would see affordable dwellings 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	+	o	
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?	n/a	n/a	
2. Will it enable and support healthy lifestyles?	o	o	New high quality dwellings can 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	o	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	+	o	Option 1 would provide affordable housing which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to
2. Will it increase the range and affordability of housing for different groups in the community?	++	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Heritage Way and Blackthorn Drive, Elson			
Sustainability Theme	vicinity Option 1: Residential and improvements to open space in the vicinity	space Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 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?	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 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?	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 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?	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 facilitate the sustainable 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	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Heritage Way and Blackthorn Drive, Elson			
Sustainability Theme	Option 1: Residential and improvements to open space in the vicinity	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	n/a	n/a	
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)?	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.
2. Will it improve the vitality and viability of centres?	o	o	
Overall effects identified SA15	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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 Borough's network of greenspace?	o	+	Option 1 would result in the loss of this open space however it will secure improvements to 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.
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	o	o	
Overall effects identified SA17	o	+	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological assets.			
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	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Heritage Way and Blackthorn Drive, Elson			
Sustainability Theme	vicinity Option 1: Residential and improvements to open space in the vicinity	space Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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	?	o?	
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 quality townscape incorporating good design principles for buildings and surrounding spaces.			
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 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 gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	o	o	The site is potentially contaminated, Option 1 would be required to remediate the land.
2. Will it remediate contaminated land?	+	o	
Overall effects identified SA23	+	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Heritage Way and Blackthorn Drive, Elson			
Sustainability Theme	vicinity Option 1: Residential and improvements to open space in the vicinity	space Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Building new homes on the site could increase the use of resources and result in more household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

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

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

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	<p>The SA appraisal shows that developing the site for residential will be likely to have a number of positive effects. The site will provide a contribution to meeting the Borough's housing requirements and can also be achieved in a way which while resulting in the loss of some open space can secure improvements to existing open space provision in the local area.</p> <p>Option 2 would result in some positive effects as the site would be retained for open space however the overall benefits to the community of providing new housing are considered to outweigh the benefits of protecting this specific piece of open space. A contribution towards improving open space will also assist in mitigating the loss of this site.</p>
Recommendation for Local Plan	Allocate site for housing in the Local Plan.

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.

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

Maximising beneficial effects

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

Land at Gasworks Site, Mariners Way

Overview

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

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

Site location

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

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 use and storey heights	Residential (two storeys) located to the south, builders yard and supermarket to the north. Haslar Creek is located to the east.
Site size	0.66 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?	No	
Is the site a Protected Employment Site?	Yes	The site is within a designated employment site. Sufficient evidence to demonstrate a lack of employment need will be required.

Issue	Suitability	Comments
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	Very border of site is in Flood zone 2 and 3. A Strategic flood risk assessment may be required.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	The site is predicted to be in Flood Zone 1 and 2 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 given the sites disuse. 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 within 50m of SPA, SAC and Ramsar site. An ecological assessment 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 within 50m of SSSI. An ecological assessment 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	
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	

Issue	Suitability	Comments
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	Site is in 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)?	Yes	Potential impact from neighbouring uses on industrial site. Appropriate mitigation will be required.
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)?	No	

Availability

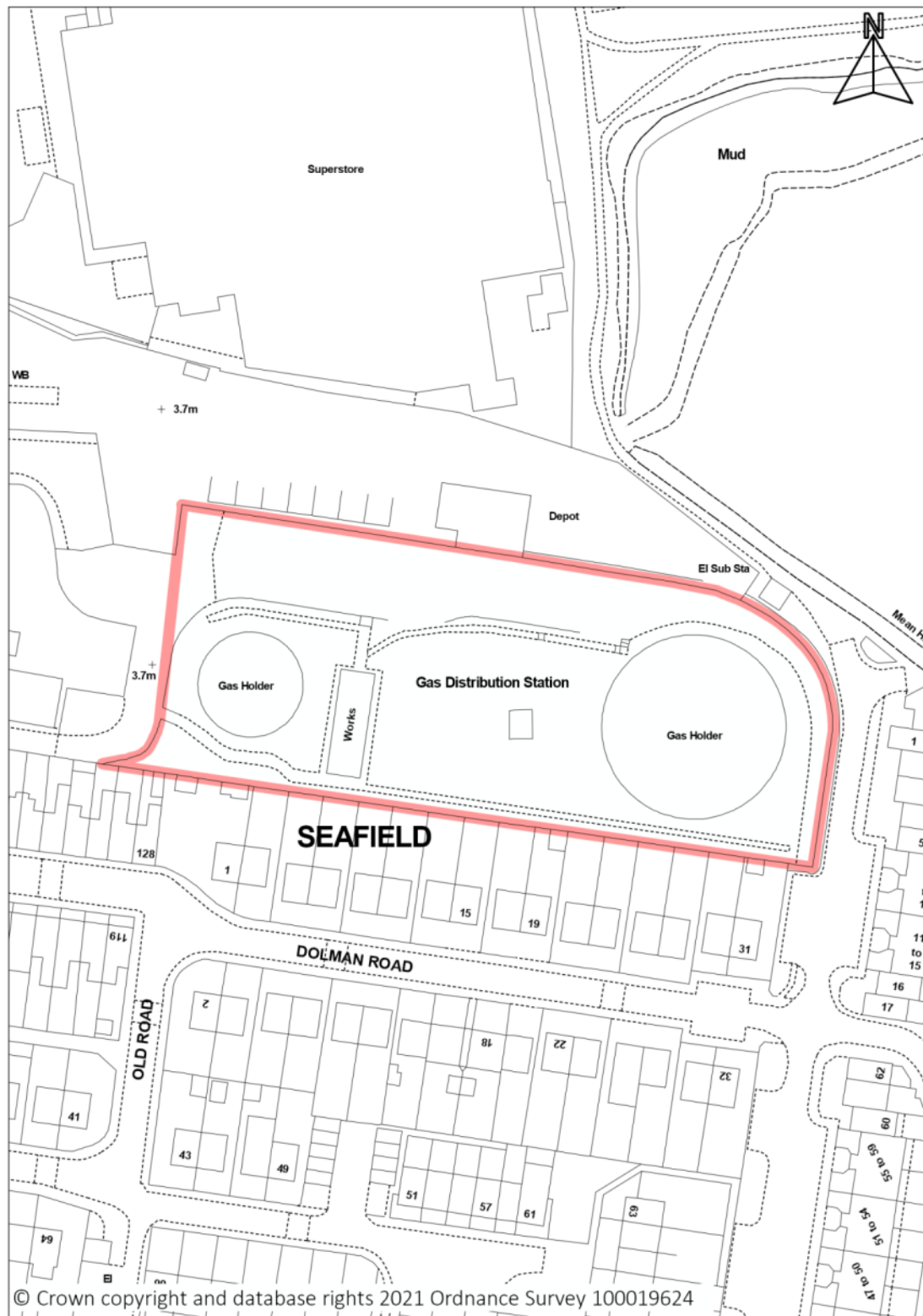
Issue	Availability	Comments
Does the site have multiple owners?	No	
Is the site owned by a developer or is the owner willing to sell?	Yes	Land owner states potential for development within 0-5 years.
Is it necessary to acquire land off-site to develop this site?	No	
Does the site have any legal issues (covenants, ransom strips)?	Unknown	Further investigation required.
Are there any on-site constraints (pylons, rights of way, easements)?	Yes	Potential constraints associated with former use. This may affect viability.
Are there any existing tenancies or operations on site?	Yes	The site appears to be out of use. Southern 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 site would come forward for development within the plan period?	Yes	Land owner states potential for development within 5 years.
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential viability issues associated with former use as gas storage plant and potential contamination.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Gasworks Site, Mariners Way			
Sustainability Theme	Option 1: Residential	Option 2: Retain for employment	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	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?	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 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. 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 reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	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 Way			
Sustainability Theme	Option 1: Residential	Option 2: Retain for 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			
2. Will it reduce road traffic accidents?	o?	o	congestion, road accidents, and pollution 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. Option 2 is a continuation of the existing situation and assessed as neutral.
3. Will there be an increase in traffic related air and noise pollution?	o?	o	
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	o	New dwellings on the site could result in 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 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	o	o	
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 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 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	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 removal of the disused gas infrastructure would provide
2. Will it improve neighbourhoods as places to live?	+	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Gasworks Site, Mariners Way			
Sustainability Theme	Option 1: Residential	Option 2: Retain for 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			
			a significant visual improvement to this area.
Overall effects identified SA5	+	o	
Crime and Disorder			
SA6 - To reduce crime and disorder			
1. Will it reduce actual levels of crime and disorder?	+	o	Option 1 could reduce crime and disorder by 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	+	o	
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?	+	o	Option 1 could see affordable housing built as part of the mix of new dwellings on the site.
Overall effects identified SA7	+	o	
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?	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	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	+	o	Option 1 would provide housing which will have positive effects for increasing the range and affordability of housing and the number of decent homes. New housing also has potential to contribute towards reducing homelessness.
2. Will it increase the range and affordability of housing for different groups in the community?	+	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Gasworks Site, Mariners Way			
Sustainability Theme	Option 1: Residential	Option 2: Retain for 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			
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?	o	o?	Retaining the site for employment (Option 2) could potentially reduce out-commuting from the Borough for work.
2. Will it improve accessibility to work by public transport, walking and cycling?	o	o	
Overall effects identified SA11	o	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	o	The site is currently within a designated employment area, however it no longer provides employment opportunities and even when operational would have had a limited workforce. The site and characteristics of the site means even if retained for employment it is considered unlikely to be able to produce as 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.
2. Will it reduce long-term unemployment?	o	o	
3. Will it provide job opportunities for those most in need of employment?	o	o	
4. Will it help to improve average earnings?	o	o	
Overall effects identified SA12	o	o	
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?	+	o	Redeveloping the site for housing is considered to be an effective use of PDL and may be the only viable use for the site given the significant contamination and clearance costs. Retaining the site for employment could be an effective use of PDL however the landowner does not currently feel that this option presents a viable way forward.
2. Will it improve business development and enhance competitiveness?	o	o	
3. Will it improve the resilience of business and the economy?	o	o	
4. Will it promote growth in key sectors and clusters?	o	o	
5. Will it make land and property available for business development?	o	o	
Overall effects identified SA13	o	o	
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?	n/a	n/a	n/a
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	o	o	Option 1 could improve the vitality and viability of local centres by introducing additional

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Gasworks Site, Mariners Way			
Sustainability Theme	Option 1: Residential	Option 2: Retain for employment	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
defined in NPPF Annex 2)?			customers.
2. Will it improve the vitality and viability of centres?	+	o	
Overall effects identified SA15	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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 Borough's network of greenspace?	+	o	If option 1 is pursued there are opportunities within the vicinity of the site to improve open space facilities for the wider benefit of the public. 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.
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	+	o	
Overall effects identified SA17	+	o	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological 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 the restoration and creation of well-connected multifunctional green infrastructure?	o	o	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	?	o?	
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	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Gasworks Site, Mariners Way			
Sustainability Theme	Option 1: Residential	Option 2: Retain for 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			
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 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 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 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 gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	+	-	Option 1 would help to re-use a site which will require significant remediation. Option 2 is 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.
2. Will it remediate contaminated land?	+	-	
Overall effects identified SA23	+	-	
Water Management			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Gasworks Site, Mariners Way			
Sustainability Theme	Option 1: Residential	Option 2: Retain for employment	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Building new homes on the site would increase the use of resources and result in more household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

**Option 1: Residential
Land at Gasworks Site, Mariners Way**

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

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 Local Plan	Allocate site for housing in the 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.

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 code	Willis Road, Gosport, PO12 1NA	Ward	Town Ward

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 use and storey heights	To the north and west of the site is Alec Rose House and Slocum house, a joined sheltered housing scheme. Surroundings include two-storey residential 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 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?	No	
Is the site a Protected Employment Site?	No	
Does the site have a community, culture or leisure use?	Yes	The site is a community asset and Policy 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 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?	Yes	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)?	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	Site within 100m off Portsmouth Harbour SPA and Ramsar site. Within 400m of 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 within 100m off 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	
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 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	Inside multiple 20m buffer areas. 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 utilities?	Yes	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	No	

Availability

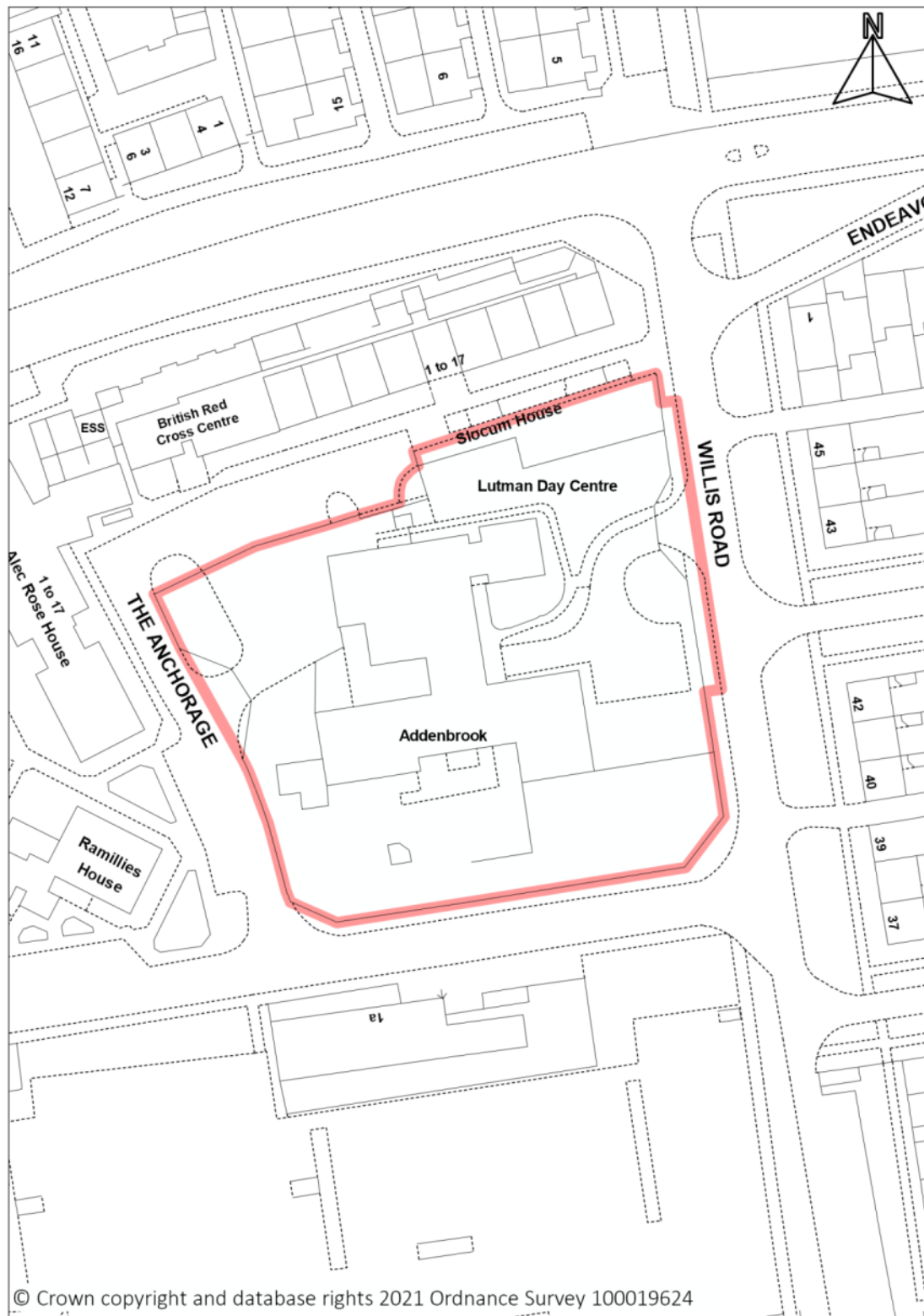
Issue	Availability	Comments
Does the site have multiple owners?	No	Owned by HCC.
Is the site owned by a developer or is the owner willing to sell?	Yes	Hampshire County Council has permission to develop the site.
Is it necessary to acquire land off-site to develop this site?	No	
Does the site have any 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?	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 effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Addenbrooke House, Willis Road			
Sustainability Theme	Option 1: Residential	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	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	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution 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.
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Addenbrooke House, Willis Road			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			Option 2 is a continuation of the existing situation and assessed as neutral.
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	o	New dwellings on the site could result in 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	o	o	
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 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 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	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.
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 and disorder?	+	o	Option 1 could reduce crime and disorder by redeveloping an area which has poor surveillance and contains disused buildings.
Overall effects identified SA6	+	o	
Poverty and Deprivation			
SA7 - To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Addenbrooke House, Willis Road			
Sustainability Theme	Residential Option 1:	nothing Option 2: Do	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			
region.			
1. Will it reduce poverty and social exclusion in those areas most affected?	+	o	Option 1 will see affordable housing built as part of the mix of new dwellings on the site.
Overall effects identified SA7	+	o	
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?	+	o	The site would be redeveloped to provide housing for older people in assisted living units. This can assist in reducing inequalities for the older population.
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?	o	o	n/a
Overall effects identified SA8	+	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	++	o	Option 1 would provide housing which will have positive effects for increasing the range and affordability of housing and the number of decent homes. New housing also has potential to contribute towards reducing homelessness.
2. Will it increase the range and affordability of housing for different groups in the community?	+	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	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 employment so everyone can benefit from the economic growth of the Borough.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Addenbrooke House, Willis Road			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
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 facilitate the sustainable 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, sustainable 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 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)?	o	o	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	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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 Borough's network of greenspace?	+	o	If option 1 is pursued there are opportunities 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, Willis Road			
Sustainability Theme	Option 1: Residential	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	+	o	space facilities for the wider benefit of the public. This could include improvements off site to Walpole Park.
Overall effects identified SA17	+	o	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological assets.			
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 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	?	o?	
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 quality townscape incorporating good 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 be 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	
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	o	o	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			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
gases by reducing energy consumption?			neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	+	-	Option 1 would help to re-use a site which will require significant remediation. Option 2 is 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.
2. Will it remediate contaminated land?	+	-	
Overall effects identified SA23	+	-	
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	
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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Building new homes on the site would increase the use of resources and result in more household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Addenbrooke House, Willis Road			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			neutral.
Overall effects identified SA27	-	o	

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

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 Local Plan	Allocate site for housing in the 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.

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

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

Anglesey Lodge, Alverstoke

Overview

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

PART 1 – Site profile for Anglesey Lodge, Alverstoke

Site location

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

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 use and storey heights	Infant school (one-storey), residential (two-storey), spa (two-storey).
Site size (hectares)	0.82 ha
Development status	Has planning permission for 8 assisted living (ref. 08/00265/FULL), which has been implemented but not completed. Permission granted for 20 assisted living units 10.12.18 (ref. 18/00104/FULL).

Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area Boundary?	Yes	
Is the site allocated for development?	Yes	Permission has been granted for 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 Site?	No	
Does the site have a community, culture or leisure use?	No	
Is the site within a Defined	No	

Issue	Suitability	Comments
Shopping Area?		
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?	Yes	Part of the site is predicted to be in Flood Zone 2 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?	No	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Yes	Mature trees, vegetation and an old building increase likelihood of protected species. 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	Portsmouth Harbour SPA is approximately 250m to the north-east. Multiple Brent Goose sites are also adjacent to the south. Ecological study 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?	No	
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Stokes Bay West SINC and Gilkicker Point SINC are adjacent to the south. 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 be provided?	Yes	Proposal is to construct a bin store with kerbside path. Highway infrastructure works may be required.
Heritage		
Is the site within or is adjacent to a Conservation Area?	Yes	Within the Alverstoke 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?	Yes	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	No	

Availability

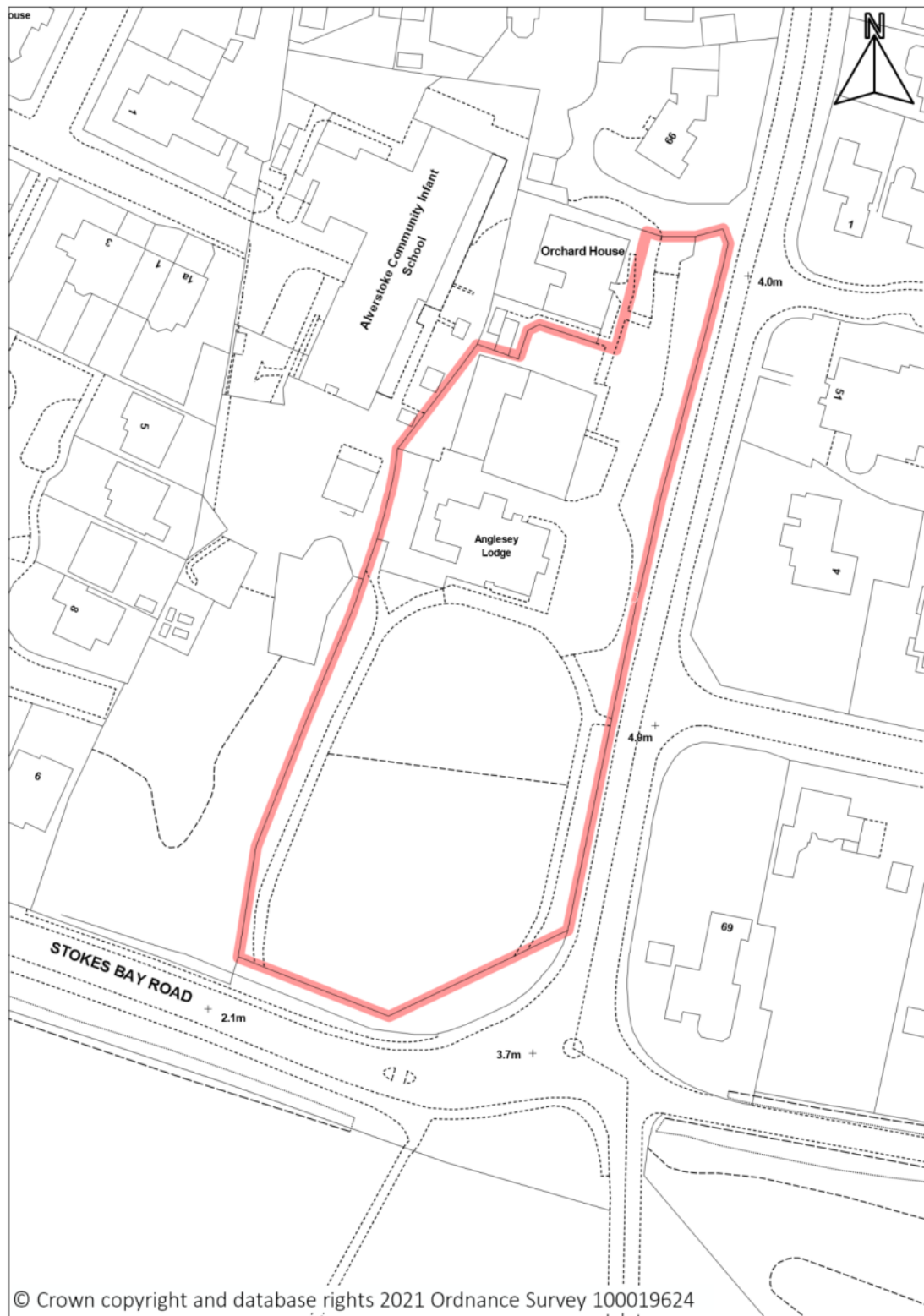
Issue	Availability	Comments
Does the site have multiple owners?	No	
Is the site owned by a developer or is the owner willing to sell?	Yes	Owner is pursuant to care development only.
Is it necessary to acquire land off-site to develop this site?	No	
Does the site have any legal issues (covenants, ransom strips)?	No	
Are there any on-site constraints (pylons, rights of way, easements)?	No	
Are there any existing tenancies or operations on site?	Yes	Existing care home use requires expansion 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 dwellings	20 C2 11 C3	Based on broad density calculation.

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 time: ++ major positive + positive o neutral ? uncertain - negative -- major negative		
Anglesey Lodge, Alverstoke		
Sustainability Theme	Option 1: Residential	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		
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?	o	
2. Will it support the transition to net zero carbon by 2050?	o	
3. Will it deliver energy efficient buildings?	+	Redevelopment of the historic building has the potential to increase its energy efficiency and provide appropriate vehicle charging facilities. This is also uncertain as it depends on the individual development proposal which will be assessed at the planning application stage.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	+	
Overall effects identified SA1	+	
Transport and Accessibility		
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.		
1. Will it reduce traffic volumes and congestion?	o	
2. Will it reduce road traffic accidents?	o	
3. Will there be an increase in traffic related air and noise pollution?	o	
Overall effects identified SA2	o	
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?	o	
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	o	
Overall effects identified SA3	o	
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 services?	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative		
Anglesey Lodge, Alverstoke		
Sustainability Theme	Residential Option 1:	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		
2. Will it make access easier for those without a car?	o	
3. Will it make access easier for disabled and or elderly people?	o	
Overall effects identified SA4	o	
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?	o	
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 and disorder?	+	The site is currently unused and is deteriorating.
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 region.		
1. Will it reduce poverty and social exclusion in those areas most affected?	o	
Overall effects identified SA7	o	
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?	o	
2. Will it enable and support healthy lifestyles?	o	
3. Will it improve access to health facilities?	o	
Overall effects identified SA8	o	
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		
Sustainability Theme	Option 1: Residential	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		
and remain in work.		
1. Will it improve the qualifications and skills of young people?	n/a	
2. Will it improve the qualifications and skills of the population overall?	n/a	
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 the Borough?	n/a	
2. Will it improve accessibility to work by public transport, walking and cycling?	n/a	
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	
2. Will it reduce long-term unemployment?	n/a	
3. Will it provide job opportunities for those most in need of employment?	n/a	
4. Will it help to improve average earnings?	n/a	
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 previously developed land?	n/a	
2. Will it improve business development and enhance competitiveness?	n/a	
3. Will it improve the resilience of business and the economy?	n/a	
4. Will it promote growth in key sectors and clusters?	n/a	
5. Will it make land and property available for business development?	n/a	
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?	n/a	
Overall effects identified SA14	n/a	
Towns and Neighbourhood Centres		

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative		
Anglesey Lodge, Alverstoke		
Sustainability Theme	Option 1: Residential	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		
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)?	n/a	
2. Will it improve the vitality and viability of centres?	n/a	
Overall effects identified SA15	n/a	
Leisure		
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.		
1. Will it improve the range of sporting facilities in the Borough?	n/a	
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 Borough’s network of greenspace?	o	
2. Will it protect or enhance the quality of the Borough’s coast and harbour frontage and maintain or improve public access?	o	
Overall effects identified SA17	o	
Biodiversity and Geodiversity		
SA18 - To conserve and enhance the Borough’s biodiversity and geological assets.		
1. Will it result in a biodiversity net gain?	+	
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	o	
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	Unknown at this stage
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 historic environment?	+	The building is Listed and appropriate/sensitive redevelopment will ensure its protection and enhancement. There is some uncertainty as it will be important to ensure the building is appropriate re-developed.
2. Will it improve the condition of any heritage asset identified as at risk?	+	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative		
Anglesey Lodge, Alverstoke		
Sustainability Theme	Residential Option 1:	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		
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 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?	o	
Overall effects identified SA21	o	
Use of Energy Resources		
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.		
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	
Overall effects identified SA22	o	
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?	+	
2. Will it remediate contaminated land?	+	
Overall effects identified SA23	+	
Water Management		
SA24 - To maintain and improve the water quality of the Borough.		
1. Will it improve compliance with the Water Framework Directive?	?	Unknown 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 from all sources to people and property?	n/a	
2. Will development be avoided in flood risk areas?	n/a	
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 of water supply.		
1. Will it reduce water consumption?	o	
Overall effects identified SA26	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative		
Anglesey Lodge, Alverstoke		
Sustainability Theme	Option 1: Residential	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		
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?	o	
3. Will it increase recycling?	o	
Overall effects identified SA27	o	

Option 1: Residential Anglesey Lodge, Alverstoke

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

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.

Mitigating adverse effects	
SA18	Consider whether the policy relating to the other allocation sites and/or an alternative policy should make reference to maintaining and enhancing sites designated for their nature conservation interest and to conserve and enhance local habitats and species diversity, and to avoid harm to protected species.
SA20	The policy relating to the other allocation sites or an alternative policy will need to ensure that new development is well-designed.
SA24	It will be necessary for any development proposals to ensure they do not negatively affect water quality. This should be assessed at the planning application stage.
SA25	It is essential that proposals incorporate appropriate flood risk requirements and that relevant proposals are informed by a Flood Risk Assessment which minimises the risk of flooding to people and property.
SA26	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to minimising water consumption.
SA27	Consider whether the policy relating to the other allocation sites and/or an alternative policy could make reference to ensuring waste related issues arising from new development proposals are appropriately addressed.
Maximising beneficial effects	
SA9	Consider whether the policy for the other allocation sites and/or an alternative policy enables sites to come forward for additional housing which can deliver decent, affordable, sustainably constructed and energy efficient homes.
SA18	Consider whether the policy for the other allocation sites and/or an alternative policy could include measures which seek a net gain in biodiversity.

Land at Stoners Close, Bridgemaŕy

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, Bridgemaŕy

Site location

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

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 use and storey heights	Residential (two storey and bungalows)
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 Boundary?	Yes	
Is the site allocated for development?	Yes	Residential allocation in Adopted Local Plan.
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	

Issue	Suitability	Comments
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?	No	
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?	No	
Access		
Can satisfactory vehicular access be achieved?	Yes	
Can safe pedestrian and cycle access be achieved?	Yes	
Can adequate emergency service and refuse truck 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	

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 owners?	No	Site is GBC land.
Is the site owned by a developer or is the owner willing to sell?	Yes	GBC Housing are planning to develop the site as part of the Council's 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)?	Yes	Commissioned plans by GBC identify 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

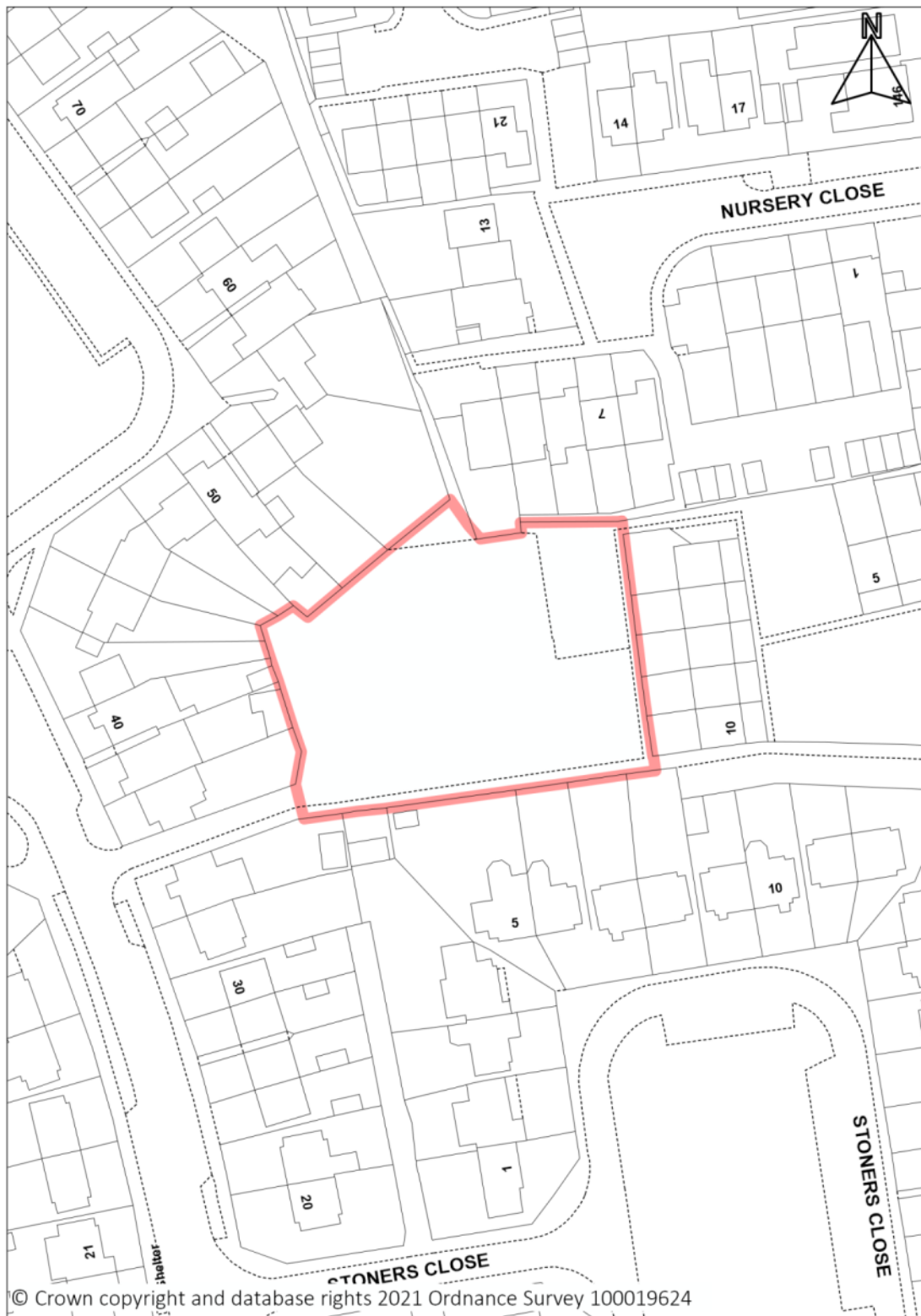
Issue	Availability	Comments
		limit capacity. Existing residential properties backing onto the site also appear to have rear access over the land. Planning policy does not know if there is a legal basis for this access. The site can be designed to maintain this access.
Are there any existing tenancies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

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the 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. 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	0.19 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, Bridgema



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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Stoners Close, Bridgemary			
Sustainability Theme	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
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?	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?	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 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	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution 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.
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Stoners Close, Bridgemary			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	o	New dwellings on the site could result in additional car use however this is not certain as 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 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 a cycle/pedestrian path through the site.
Overall effects identified SA3	o	o	
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 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 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	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.
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 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			
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?	+	o	Option 1 would see the Council build 100% 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, Bridgemarky			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			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	+	o	
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?	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 opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	++	o	Option 1 would provide affordable Council housing which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
2. Will it increase the range and affordability of housing for different groups in the community?	++	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	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 employment so everyone can benefit from the economic growth of the			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Stoners Close, Bridgemary			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
Borough.			
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 facilitate the sustainable 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, sustainable 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 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)?	o	o	Option 1 could improve the vitality and viability of local centres. This would particularly be the case with the Tukes Avenue Centre which is located within 400 metres walking distance of the site.
2. Will it improve the vitality and viability of centres?	+	o	
Overall effects identified SA15	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Stoners Close, Bridgema			
Sustainability Theme	Option 1: Residential	Option 2: Retain hardstanding area	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 Borough's biodiversity and geological 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 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	?	o?	
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 quality townscape incorporating good 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 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			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Stoners Close, Bridgema ry			
Sustainability Theme	Option 1: Residential	Option 2: Retain hardstanding area	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	+	-	Option 1 would help to re-use a site which was previously used for garages. Maintaining the 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.
2. Will it remediate contaminated land?	+	-	
Overall effects identified SA23	+	-	
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	
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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Building new homes on the site would increase the use of resources and result in more household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Stoners Close, Bridgemyary			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
Overall effects identified SA27	-	o	

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

PART 4 - Preferred options for Land at Stoners Close, Bridgemaury

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, Bridgemaury

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

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

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

Land at Lapthorn Close, Bridgemyary

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, Bridgemyary

Site location

Site name	Land at Lapthorn Close	Site reference	BN003
Site address and post code	Lapthorn Close, Gosport, PO13 0SR	Ward	Bridgemyary North

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 use and storey heights	Residential (two storey)
Site size	0.21 ha
Development status	Allocated for development in the adopted GBLP 2011-2029.

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 residential 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?	No	
Is the site within a Defined Shopping Area?	No	

Issue	Suitability	Comments
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)?	Unknown	Potentially due to vegetation. 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	A Brent Goose site is 125m to the west. 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?	No	
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	No	
Access		
Can satisfactory vehicular access be achieved?	Yes	
Can safe pedestrian and cycle access be achieved?	Yes	
Can adequate emergency service and refuse truck 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	

Issue	Suitability	Comments
Is the site likely to be of archaeological interest?	No	
Contamination		
Is it likely the site could be contaminated?	No	
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Proposals will need to minimise impacts upon the existing residential dwellings. 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?	Yes	
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 owners?	No	Site is owned by GBC.
Is the site owned by a developer or is the owner willing to sell?	Yes	The Council is looking to develop the site as part of 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)?	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 used for residents parking.

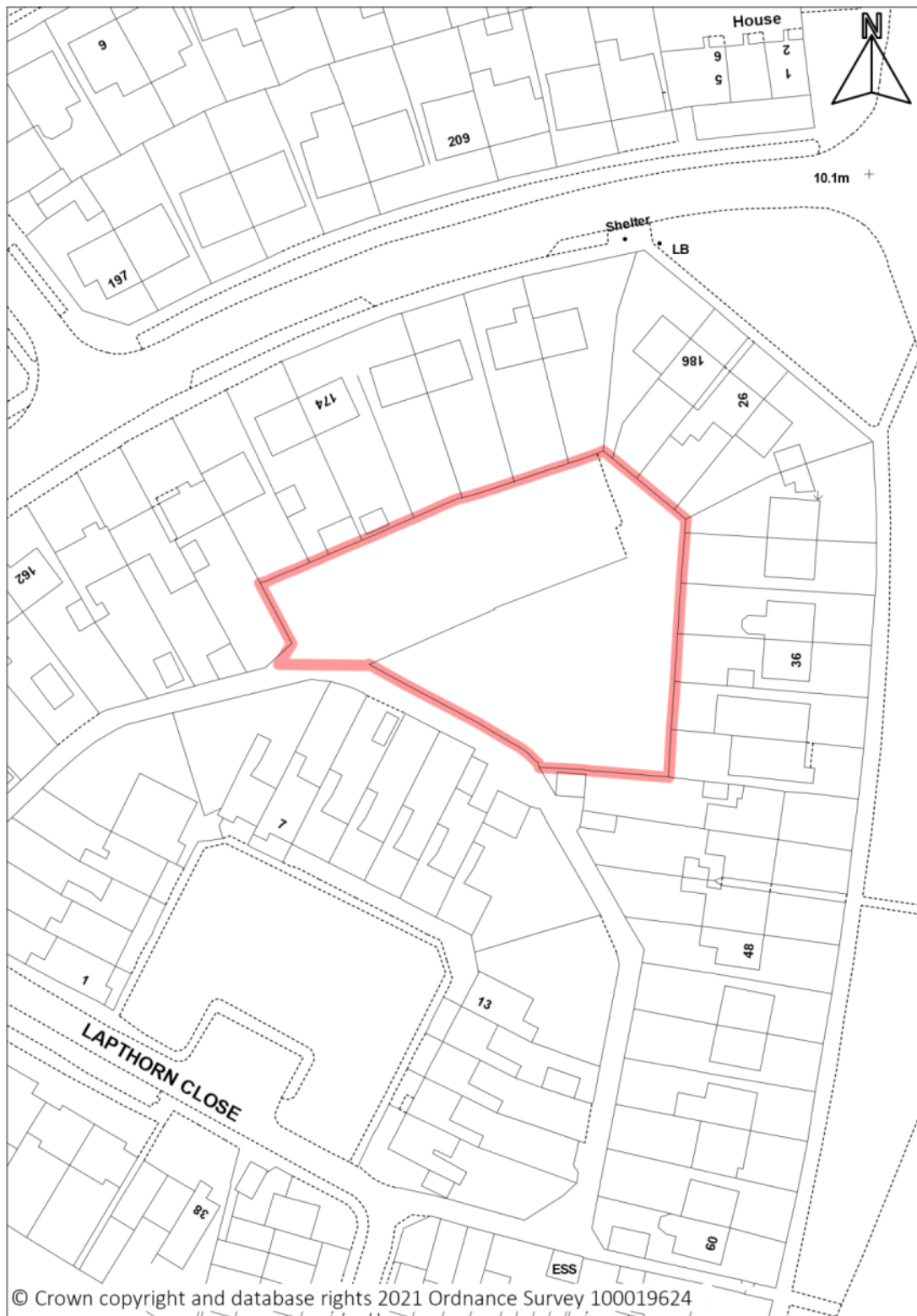
Achievable

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

Issue	Achievability	Comments
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	0.21 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 Laphorn Close, Bridgemaŕy



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 Laphorn Close, Bridgemary

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Laphorn Close, Bridgemary			
Sustainability Theme	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
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?	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?	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 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	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution 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.
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Laphorn Close, Bridgemary			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	o	New dwellings on the site could result in additional car use however this is not certain as 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 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 a cycle/pedestrian path through the site.
Overall effects identified SA3	o	o	
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 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 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	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.
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 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			
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?	+	o	Option 1 would see the Council build 100% 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 Laphorn Close, Bridgemary			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			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	+	o	
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?	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 opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	++	o	Option 1 would provide affordable Council housing which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
2. Will it increase the range and affordability of housing for different groups in the community?	++	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	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 employment so everyone can benefit from the economic growth of the			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Laphorn Close, Bridgemary			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
Borough.			
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 facilitate the sustainable 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, sustainable 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 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)?	o	o	Option 1 could improve the vitality and viability of local centres. This would particularly be the case with the Tukes Avenue Centre which is located within 600 metres walking distance of the site.
2. Will it improve the vitality and viability of centres?	+	o	
Overall effects identified SA15	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Laphorn Close, Bridgema			
Sustainability Theme	Option 1: Residential	Option 2: Retain hardstanding area	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 Borough's biodiversity and geological 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 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	?	o?	
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 quality townscape incorporating good 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 air quality continues to improve.			
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 Laphorn Close, Bridgemary			
Sustainability Theme	Option 1: Residential	Option 2: Retain hardstanding area	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
Use of Energy Resources			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	+	-	Option 1 would help to re-use a site which is partly used for parking. Maintaining the 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.
2. Will it remediate contaminated land?	+	-	
Overall effects identified SA23	+	-	
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	
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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Building new homes on the site would increase the use of resources and result in more household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Laphorn Close, Bridgemary			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			neutral.
Overall effects identified SA27	-	o	

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

PART 4 - Preferred options for Land at Lapthorn Close, Bridgemaury

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 Lapthorn Close, Bridgemaury

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

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

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

Land at Prideaux-Brune Avenue, Bridgemyary

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, Bridgemyary

Site location

Site name	Land at Prideaux-Brune Avenue	Site reference	BN015
Site address and post code	Prideaux-Brune Avenue, Gosport, PO13 0UE	Ward	Bridgemyary North

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 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?	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?	No	
Is the site currently tourist accommodation?	No	

Issue	Suitability	Comments
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	Site is within 150m of the Fleetlands Brent Goose site (high importance). 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?	No	
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	No	
Access		
Can satisfactory vehicular access be achieved?	Yes	Existing access road is single-track however.
Can safe pedestrian and cycle access be achieved?	Yes	
Can adequate emergency service and refuse truck 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	

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 have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No	
Services		
Is the site 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 within the Fleetlands helipad and Daedalus aerodrome Safeguarding Zone. Restrictions on development may apply. 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 site would come forward for	Yes	

Issue	Achievability	Comments
development within the plan period?		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination. 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	0.14 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, Bridgemaury



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 effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Prideaux-Brune Avenue, Bridgemary			
Sustainability Theme	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
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?	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?	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 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	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution 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
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Prideaux-Brune Avenue, Bridgemarky			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			existing situation.
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	o	New dwellings on the site could result in additional car use however this is not certain as 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 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 a cycle/pedestrian path through the site.
Overall effects identified SA3	o	o	
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 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 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	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.
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 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			
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	+	o	Option 1 would see the Council build 100%

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Prideaux-Brune Avenue, Bridgemary			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
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	+	o	
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?	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 opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	++	o	Option 1 would provide affordable Council housing which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
2. Will it increase the range and affordability of housing for different groups in the community?	++	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	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			
Land at Prideaux-Brune Avenue, Bridgemarky			
Sustainability Theme	Option 1: Residential	Option 2: Retain hardstanding area	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	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 facilitate the sustainable 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, sustainable 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 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)?	o	o	Option 1 could improve the vitality and viability of local centres. This would particularly be the case with the Gregson Avenue Centre which is located within 400 metres walking distance of the site.
2. Will it improve the vitality and viability of centres?	+	o	
Overall effects identified SA15	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Prideaux-Brune Avenue, Bridgemary			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
provision of good access to the coast and harbour.			
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 Borough’s biodiversity and geological 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 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	?	o?	
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 quality townscape incorporating good 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 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, Bridgemary			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
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 gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	+	-	Option 1 would help to re-use a site which was previously used for garages. Maintaining the 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.
2. Will it remediate contaminated land?	+	-	
Overall effects identified SA23	+	-	
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Building new homes on the site would increase the use of resources and result in more household waste, both of which will result in negative effects. There will be opportunities for
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Prideaux-Brune Avenue, Bridgemarky			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			recycling with Option 1 so this is assessed as neutral.
Overall effects identified SA27	-	o	

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

PART 4 - Preferred options for Land at Prideaux-Brune Avenue, Bridgemaury

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 Prideaux-Brune Avenue, Bridgemaury

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

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

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

Land at Rowner Road Service Station, Bridgemary South

Overview

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

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

Site location

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

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 use and storey heights	Woodland to the north, beyond which are allotments. Commercial units to the south (two storey), residential detached (two storey) to the south west, 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 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?	No	Site is adjacent to Rowner Copse, which is Protected Open Space.

Issue	Suitability	Comments
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?	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	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 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?	No	
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?	Yes	Site is adjacent to the Rowner Copse 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 be provided?	Yes	
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 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	Site is within 200m of the historic settlement of Rowner.
Contamination		
Is it likely the site could be contaminated?	No	
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 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 within the Safeguarded Area for Fleetlands helipad and Daedalus aerodrome. Restrictions on development may apply. 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?	Yes	Landowner is interested in redevelopment options and currently seeking permission.
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	Yes	Existing on-site car sales business.

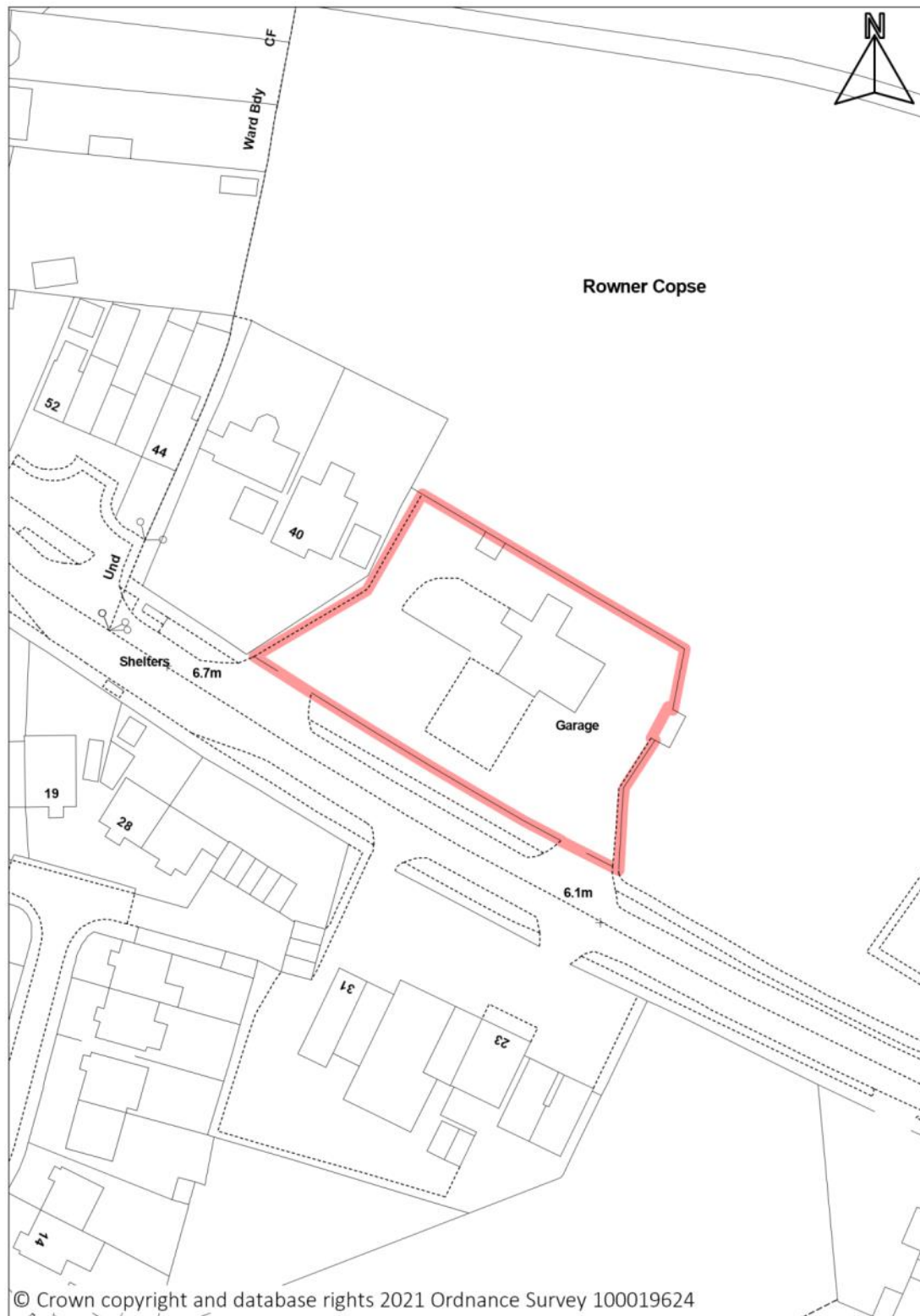
Issue	Availability	Comments
operations on site?		Confirmation will be needed if they can be ended or relocated.

Achievable

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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Rowner Road Service Station			
Sustainability Theme	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
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?	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?	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	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution. 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
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Rowner Road Service Station			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			whether all occupiers would have vehicles. Option 2 is a continuation of the existing situation and assessed as neutral.
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	o	New dwellings on the site could result in additional car use however this is not certain as 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 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.
Overall effects identified SA3	o	o	
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 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 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	By implementing option 1 and developing the site there could be an improvement of the built 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.
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 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.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Rowner Road Service Station			
Sustainability Theme	Option 1: Residential	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
1. Will it reduce poverty and social exclusion in those areas most affected?	+	o	Option 1 could see affordable housing built as part of the mix of new dwellings on the site.
Overall effects identified SA7	+	o	
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?	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 opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	+	o	Option 1 would provide housing which will have positive effects for increasing the range and affordability of housing and the number of decent homes. New housing also has potential to contribute towards reducing homelessness.
2. Will it increase the range and affordability of housing for different groups in the community?	+	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	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 employment so everyone can benefit from the economic growth of the Borough.			
1. Will it reduce overall unemployment?	o	o	The site previously provided employment as a car garage however the landowner has demonstrated the site is no longer viable for
2. Will it reduce long-term unemployment?	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Rowner Road Service Station			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
3. Will it provide job opportunities for those most in need of employment?	o	o	this use. As a result while re-developing the site for residential would result in lost employment opportunities, the density of employment on the site was limited and the benefits of housing in this location are considered to outweigh the jobs provided.
4. Will it help to improve average earnings?	o	o	
Overall effects identified SA12	o	o	
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?	+	o	Redeveloping the site for housing is considered to be an effective use of PDL and may be the only viable use for the site given the clearance costs.
2. Will it improve business development and enhance competitiveness?	o	o	
3. Will it improve the resilience of business and the economy?	o	o	
4. Will it promote growth in key sectors and clusters?	o	o	
5. Will it make land and property available for business development?	o	o	
Overall effects identified SA13	o	o	
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?	n/a	n/a	
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)?	o	o	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	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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 Borough's network of greenspace?	+	o	If option 1 is pursued there are opportunities within the vicinity of the site to improve open space facilities for the wider benefit of the
2. Will it protect or enhance the quality	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Rowner Road Service Station			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
of the Borough's coast and harbour frontage and maintain or improve public access?			public.
Overall effects identified SA17	+	o	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological 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 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	
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	?	o?	
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 quality townscape incorporating good 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 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	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
Sustainability Appraisal Objective			
Decision Making Criteria			
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 gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	+	-	Option 1 would help to re-use a site which requires remediation. Option 2 is assessed as 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).
2. Will it remediate contaminated land?	+	-	
Overall effects identified SA23	+	-	
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Building new homes on the site would increase the use of resources and result in more household waste, both of which will result in
2. Will it reduce household waste?	-	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Rowner Road Service Station			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
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	-	o	

Option 1: Residential

Land at Rowner Road Service Station

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

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.

Mitigating adverse effects

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

Maximising beneficial effects

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

Land at Forton Road, Forton

Overview

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

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 code	8 Forton Road, Gosport, PO12 3DE	Ward	Forton

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 sits 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 use and storey heights	To the east is the Royal mail delivery office with associated parking. To the north and west are two storey residential dwellings. Immediately south of the 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 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?	No	
Is the site a Protected Employment Site?	No	

Issue	Suitability	Comments
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	Site in Flood Zone 2. A Strategic Flood Risk Assessment is 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 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?	No	
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?	No	
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?	No	
Access		
Can satisfactory vehicular access be achieved?	Yes	Although there may be potential issues with safety and alighting onto busy highway.
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	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

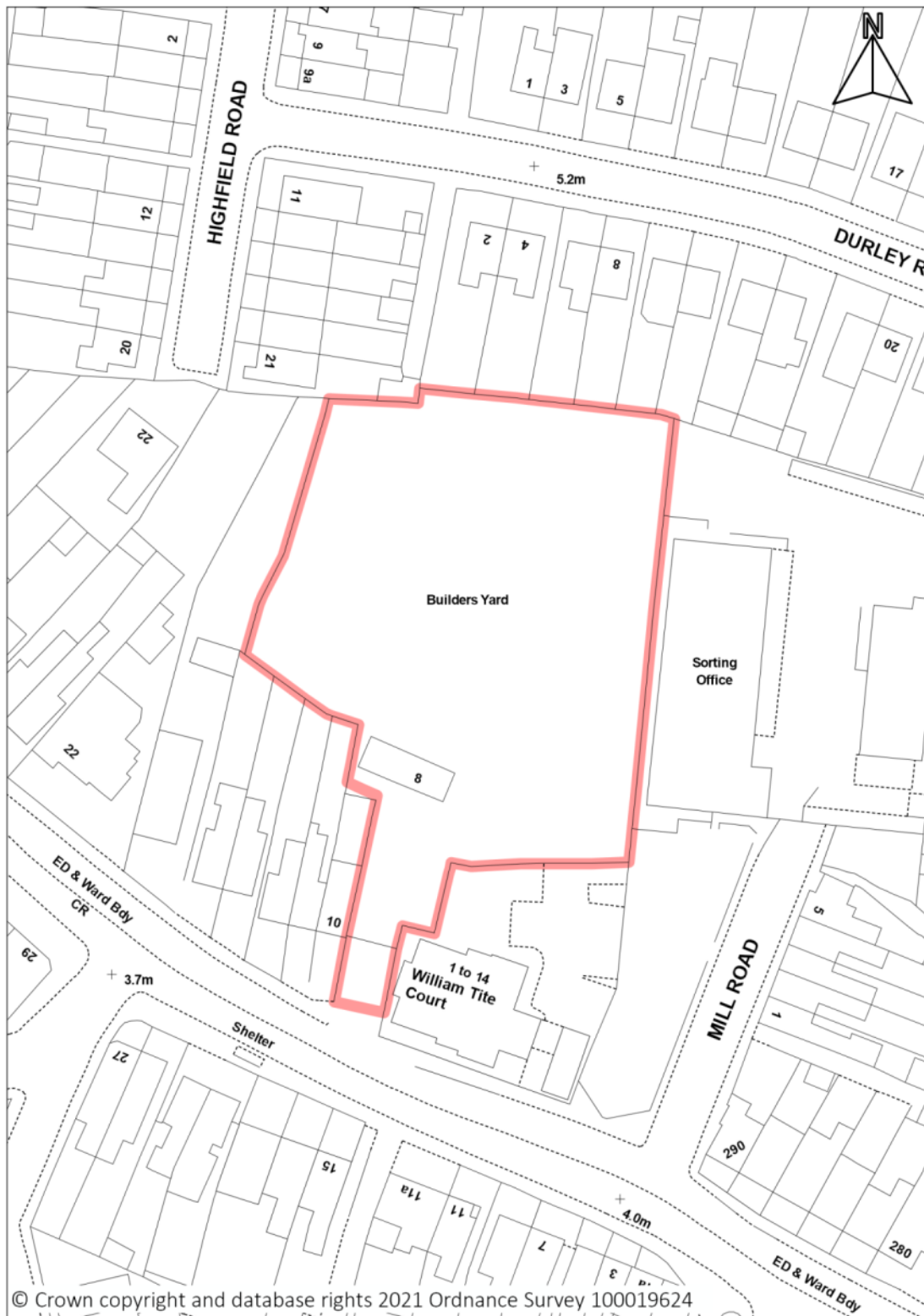
Issue	Availability	Comments
Does the site have multiple owners?	Unknown	
Is the site owned by a developer or is the owner willing to sell?	Yes	Land owner previously expressed interest in developing site through pre-application enquiry.
Is it necessary to acquire land off-site to develop this site?	No	
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?	No	

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.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

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.

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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Forton Road			
Sustainability Theme	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
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?	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?	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	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution. However the site is located in a built-up area within reasonable proximity to facilities. 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
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Forton Road			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			assessed as neutral.
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	o	New dwellings on the site could result in additional car use however this is not certain as 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 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.
Overall effects identified SA3	o	o	
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 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 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	By implementing option 1 and developing the site there could be an improvement of the built 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.
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 and disorder?	+	o	
Overall effects identified SA6	+	o	
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	+	o	Option 1 could see affordable housing built as

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Forton Road			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
exclusion in those areas most affected?			part of the mix of new dwellings on the site.
Overall effects identified SA7	+	o	
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?	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 opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	+	o	Option 1 would provide housing which will have positive effects for increasing the range and affordability of housing and the number of decent homes. New housing also has potential to contribute towards reducing homelessness.
2. Will it increase the range and affordability of housing for different groups in the community?	+	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	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 employment so everyone can benefit from the economic growth of the Borough.			
1. Will it reduce overall unemployment?	o	o	The site previously provided employment as a building supplies yard however the site has relocated to a more suitable location within the Borough. As a result while re-developing the
2. Will it reduce long-term unemployment?	o	o	
3. Will it provide job opportunities for	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Forton Road			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
those most in need of employment?			site for residential would result in lost employment opportunities, the density of employment on the site was limited and the benefits of housing in this location are considered to outweigh the jobs provided.
4. Will it help to improve average earnings?	o	o	
Overall effects identified SA12	o	o	
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?	+	o	Redeveloping the site for housing is considered to be an effective use of PDL.
2. Will it improve business development and enhance competitiveness?	o	o	
3. Will it improve the resilience of business and the economy?	o	o	
4. Will it promote growth in key sectors and clusters?	o	o	
5. Will it make land and property available for business development?	o	o	
Overall effects identified SA13	o	o	
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?	n/a	n/a	
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)?	o	o	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	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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 Borough's network of greenspace?	+	o	If option 1 is pursued there are opportunities on the site to provide open space. Contributions can also be sought to improve areas of open space within the vicinity.
2. Will it protect or enhance the quality of the Borough's coast and harbour	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Forton Road			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
frontage and maintain or improve public access?			
Overall effects identified SA17	+	o	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological 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 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	
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	?	o?	
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 quality townscape incorporating good design principles for buildings and surrounding spaces.			
1. Will the design enhance the quality of the townscape?	+	o	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.
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 gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy
2. Will it lead to an increased proportion	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Forton Road			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
of energy needs being met from renewable resources?			consumption depending on where the energy is sourced from.
Overall effects identified SA22	o	o	
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?	+	-	Option 1 would help to re-use a site which requires remediation and has been unused since the previous operator relocated to a 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.
2. Will it remediate contaminated land?	+	-	
Overall effects identified SA23	+	-	
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	The site is not in a flood zone. Areas to the east of the site are predicted to be in a flood zone so this will require further assessment at the development stage.
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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Building new homes on the site would increase the use of resources and result in more household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

Option 1: Residential Land at Forton Road

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

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.
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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.

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

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

Land at Wheeler Close, Forton

Overview

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

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 code	Wheeler Close, Gosport, PO12 4XN	Ward	Forton

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 use and storey heights	Residential (two storeys) to all sides of site. To the south of the site is a small amenity area. To the far south is the Forton Recreation Area.
Site size	0.22 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?	Yes	Current residential allocation.
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	

Issue	Suitability	Comments
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	Site within 400 m of Portsmouth Harbour Brent Goose site (Primary Network), 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 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?	No	
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	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and	No	

Issue	Suitability	Comments
gardens)?		
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	Western boundary of site slightly 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 within safeguarded area for aerodrome at Daedalus. Statutory bodies will be consulted. Restrictions may apply.

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?	Yes	
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)?	Yes	Access to rear of existing properties required.
Are there any existing tenancies or operations on site?	Yes	However a suitable design could accommodate existing parking requirements.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	The Council is looking to develop the site.
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	0.22 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 potential options for Land at Wheeler Close, Forton

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Wheeler Close, Forton			
Sustainability Theme	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
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?	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?	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 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	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution 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.
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Wheeler Close, Forton			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	o	New dwellings on the site could result in additional car use however this is not certain as 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 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 a cycle/pedestrian path through the site.
Overall effects identified SA3	o	o	
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 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 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	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.
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 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			
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?	+	o	Option 1 would see the Council build 100% 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 Wheeler Close, Forton			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
			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	+	o	
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?	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 opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	++	o	Option 1 would provide affordable Council housing which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
2. Will it increase the range and affordability of housing for different groups in the community?	++	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	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 employment so everyone can benefit from the economic growth of the			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Wheeler Close, Forton			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
Borough.			
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 facilitate the sustainable 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, sustainable 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 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)?	o	o	Option 1 could improve the vitality and viability of local centres. This would particularly be the case with the Tukes Avenue Centre which is located within 600 metres walking distance of the site.
2. Will it improve the vitality and viability of centres?	+	o	
Overall effects identified SA15	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Wheeler Close, Forton			
Sustainability Theme	Option 1: Residential	Option 2: Retain hardstanding area	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 Borough's biodiversity and geological 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 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	?	o?	
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 quality townscape incorporating good 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 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			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Wheeler Close, Forton			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	+	-	Option 1 would help to re-use a site which is partly used for parking. Maintaining the 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.
2. Will it remediate contaminated land?	+	-	
Overall effects identified SA23	+	-	
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	
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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Building new homes on the site would increase the use of resources and result in more household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Wheeler Close, Forton			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
Overall effects identified SA27	-	o	

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

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 Local Plan	Allocate site for housing in the 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.

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

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

Land at Whitworth Close, Leesland

Overview

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

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 code	Whitworth Close, Gosport, PO12 3NL	Ward	Leesland

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 use and storey heights	To the north and east are two storey terraced dwellings. To the south are two storey dwellings and the Leesland Church of England Infant School, beyond 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 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?	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)?	Unknown	Number of unused warehouse buildings. 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?	No	
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?	No	
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	

Issue	Suitability	Comments
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 sites contain, or is adjacent to, any locally listed buildings?	Yes	Leesland Infant School 1894 – locally listed and located approximately 50m to the South. 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. A Contaminated Land Assessment and potential mitigation will be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential disturbance and overlooking impact on neighbouring dwellings. 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 Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is in safeguarded area for 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?	Unknown	
Is the site owned by a developer or is the owner willing to sell?	Yes	Buildings being demolished on site to facilitate future development of the site. Site subject to refused planning application.
Is it necessary to acquire land off-site to develop this site?	No	

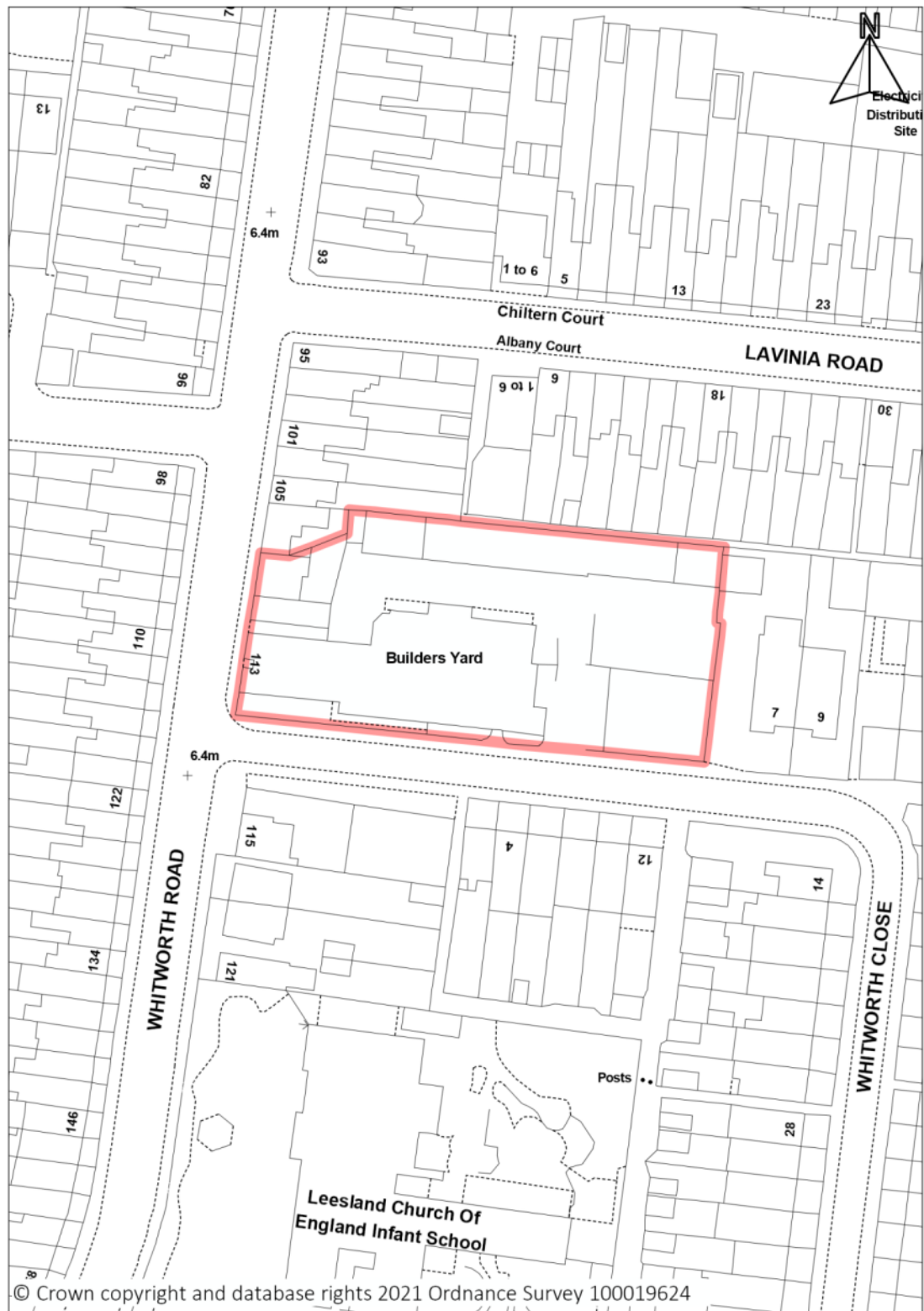
Issue	Availability	Comments
Does the site have any legal issues (covenants, ransom strips)?	Unknown	
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown	
Are there any existing tenancies or operations on site?	Unknown	Builder's yard now unoccupied. Although site potentially 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 site would come forward for development within the plan period?	Yes	Buildings on the site are currently being demolished to facilitate future development.
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential demolition and 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	0.24 ha	Based on whole site.
Local area density	High	50dph
Development density	75dph	Density of developable area.
Capacity for dwellings	18 10 to 15	Based on planning application 20/00262/FULL 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 of potential options for Land at Whitworth Close, Leesland

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Whitworth Close, Leesland			
Sustainability Theme	Option 1: Residential	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	Option 1 could introduce new emissions. The overall effect is assessed as neutral as there may also be opportunities to reduce 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 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. 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 reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution however the 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.
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Whitworth Close, Leesland			
Sustainability Theme	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
Sustainability Appraisal Objective			
Decision Making Criteria			
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	o	New dwellings on the site could result in additional car use however this is not certain as occupiers may use other modes.
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	o	o	
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 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 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	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 sits within a residential area and would be more suited to residential use.
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 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?	+	o	Option 1 could see affordable housing built as part of the mix of new dwellings on the site.
Overall effects identified SA7	+	o	
Health and Well-being			
SA8 - To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Whitworth Close, Leesland			
Sustainability Theme	Option 1: Residential	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	+	o	Option 1 would provide housing which will have positive effects for increasing the range and affordability of housing and the number of decent homes. New housing also has potential to contribute towards reducing homelessness.
2. Will it increase the range and affordability of housing for different groups in the community?	+	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	o	o?	While option 2 assumes nothing would happen on the site, as the previous business relocated to a new premises, there is potential that the site may be used for employment which could potentially reduce out-commuting from the Borough for work.
2. Will it improve accessibility to work by public transport, walking and cycling?	o	o	
Overall effects identified SA11	o	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?	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	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Whitworth Close, Leesland			
Sustainability Theme	Option 1: Residential	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	+	o	Redeveloping the site for housing is considered to be an effective use of PDL. Retaining the site could see it developed for other purposes in the future however the site was vacated by its previous occupier and the landowner is seeking to redevelop the site for residential.
2. Will it improve business development and enhance competitiveness?	o	o	
3. Will it improve the resilience of business and the economy?	o	o	
4. Will it promote growth in key sectors and clusters?	o	o	
5. Will it make land and property available for business development?	o	o	
Overall effects identified SA13	o	o	
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?	n/a	n/a	
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)?	o	o	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	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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 Borough's network of greenspace?	+	o	If option 1 is pursued there are opportunities within the vicinity of the site to improve open space facilities for the wider benefit of the public.
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	+	o	
Overall effects identified SA17	+	o	
Biodiversity and Geodiversity			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Whitworth Close, Leesland			
Sustainability Theme	Option 1: Residential	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
SA18 - To conserve and enhance the Borough’s biodiversity and geological 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 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	?	o?	
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 quality townscape incorporating good 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.
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 gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
Use of Land Resources			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Whitworth Close, Leesland			
Sustainability Theme	Option 1: Residential	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	+	-	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 may not receive the required remediation.
2. Will it remediate contaminated land?	+	-	
Overall effects identified SA23	+	-	
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Building new homes on the site would increase the use of resources and result in more household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

Option 1: Residential Land at Whitworth Close, Leesland

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

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 Local Plan	Allocate site for housing in the 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.

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

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

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

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 use and storey heights	Residential (two storey), BRT to east and Wych Lane to south.
Site size	0.04 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?	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?	No	
Is the site currently tourist accommodation?	No	

Issue	Suitability	Comments
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)?	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 within 400m of 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 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?	No	
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	
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	No	

Issue	Suitability	Comments
archaeological interest?		
Contamination		
Is it likely the site could be contaminated?	Yes	Site is in 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?	Yes	Potential impact on existing neighbouring 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)?	Yes	Potential noise and disturbance from BRT. Appropriate mitigation will be required.
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 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	Appears to be owned by GBC.
Is the site owned by a developer or is the owner willing to sell?	Unknown	It is considered likely to be developable 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-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	Car park in use. Confirmation will be needed if they can be ended or relocated.

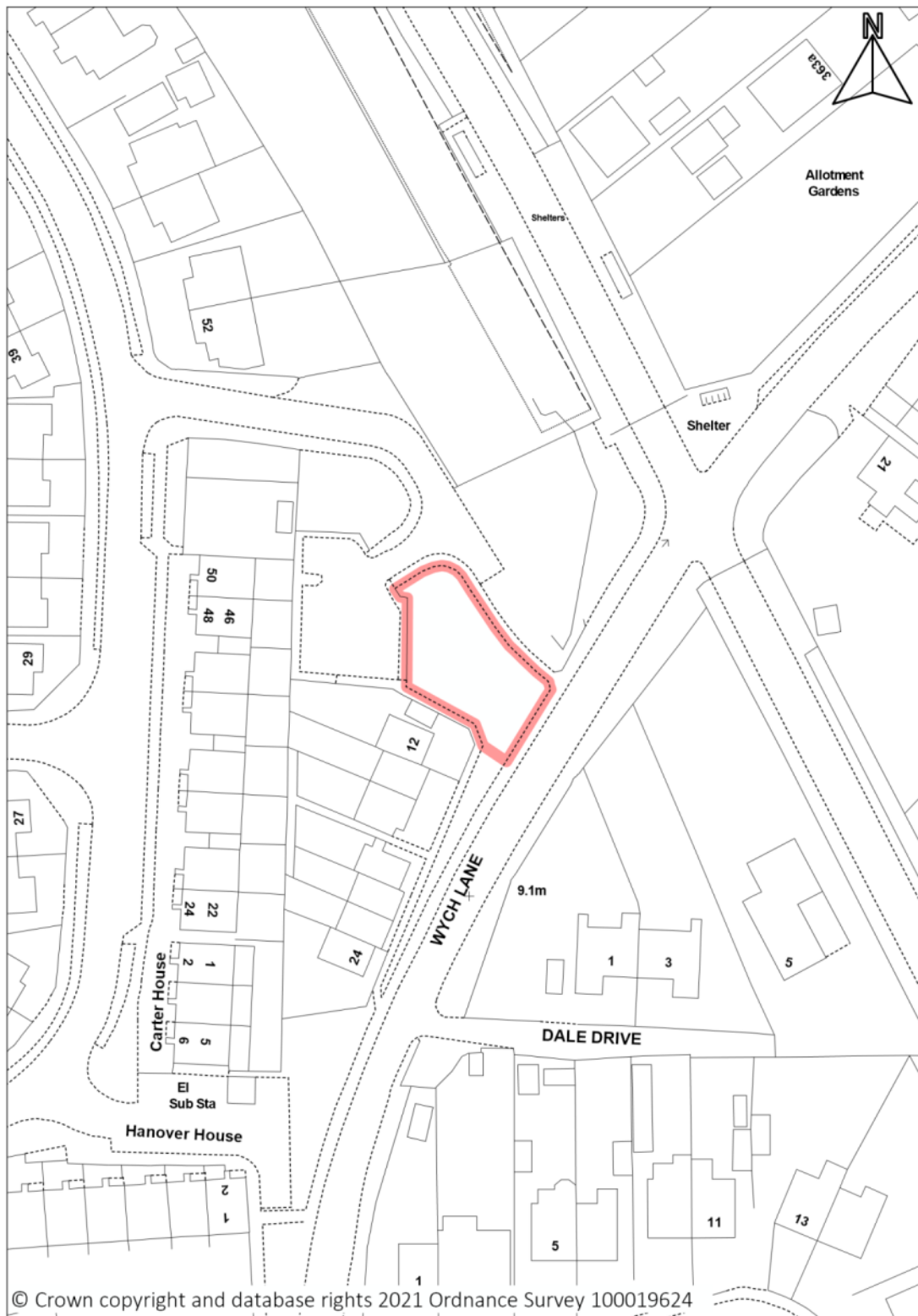
Achievable

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

Issue	Achievability	Comments
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	0.04 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.

Sustainability Appraisal Annex A | SA of the other Allocation Sites: Policy A2: Housing



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 Lane

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land between Woodside and Wych Lane			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	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?	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 the site retained as open space which would also help to support net zero.
3. Will it deliver energy efficient buildings?	o	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	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	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution 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.
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	
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 and public transport.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land between Woodside and Wych Lane			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	o	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	o	o	
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 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 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	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.
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 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?	+	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	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			may be most likely to experience poverty and 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 population, reduce inequalities 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	o	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	++	o	Option 1 would provide affordable housing which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
2. Will it increase the range and affordability of housing for different groups in the community?	++	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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 between Woodside and Wych Lane			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 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?	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 facilitate the sustainable 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, sustainable 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 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)?	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.
2. Will it improve the vitality and viability of centres?	o	o	
Overall effects identified SA15	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land between Woodside and Wych Lane			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 Borough's network of greenspace?	o	+	Option 1 would result in the loss of this open space however it will secure improvements to 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 would result in positive effects.
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	o	o	
Overall effects identified SA17	o	+	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological assets.			
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 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	?	o?	
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 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 Wych Lane			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 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 gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	o	o	The site is potentially contaminated, Option 1 would be required to remediate the land.
2. Will it remediate contaminated land?	+	o	
Overall effects identified SA23	+	o	
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
Natural Resources and Waste Management			
SA27 - To reduce waste generation and disposal, and achieve the sustainable consumption of natural resources and management of waste.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land between Woodside and Wych Lane			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

Option 1: Residential Land between Woodside and Wych Lane

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

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	<p>The SA appraisal shows that developing the site for residential will be likely to have a number of positive effects. The site will provide a contribution to meeting the Borough's housing requirements and can also be achieved in a way which while resulting in the loss of some open space can secure improvements to existing open space provision in the local area.</p> <p>Option 2 would result in some positive effects as the site would be retained for open space however the overall benefits to the community of providing new housing are considered to outweigh the benefits of protecting this specific piece of open space. A contribution towards improving open space will also assist in mitigating the loss of this site.</p>
Recommendation for Local Plan	Allocate site for housing in the Local Plan

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.

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

Maximising beneficial effects

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

Land at Bridgemary Road, Bridgemary

Overview

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

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 code	Bridgemary Road, Gosport, PO13 0UH	Ward	Bridgemary North

Site details

Site description	Area of unallocated existing open space
Topography	Flat with grass
Existing land use	Open space
Surrounding land use and storey heights	Residential (two storeys)
Site size	0.09 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	
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 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		
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?	No	
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?	No	
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	
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	

Issue	Suitability	Comments
Is the site likely to be of archaeological interest?	No	
Contamination		
Is it likely the site could be contaminated?	Yes	Site is in 20m buffer area. A Contaminated Land Assessment will be required.
Amenity		
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential overlooking impact from neighbouring dwellings which would need to be taken into account in any design.
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Yes	Potential impact from BRT.
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 within safeguarded area for 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?	No	Site is owned by GBC.
Is the site owned by a developer or is the owner willing to sell?	Yes	It is considered developable by the landowner with the Plan Period.
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)?	Unknown	Further investigation will be required.
Are there any existing tenancies or operations on site?	No	Site is open space but does not have a specific tenant on the site.

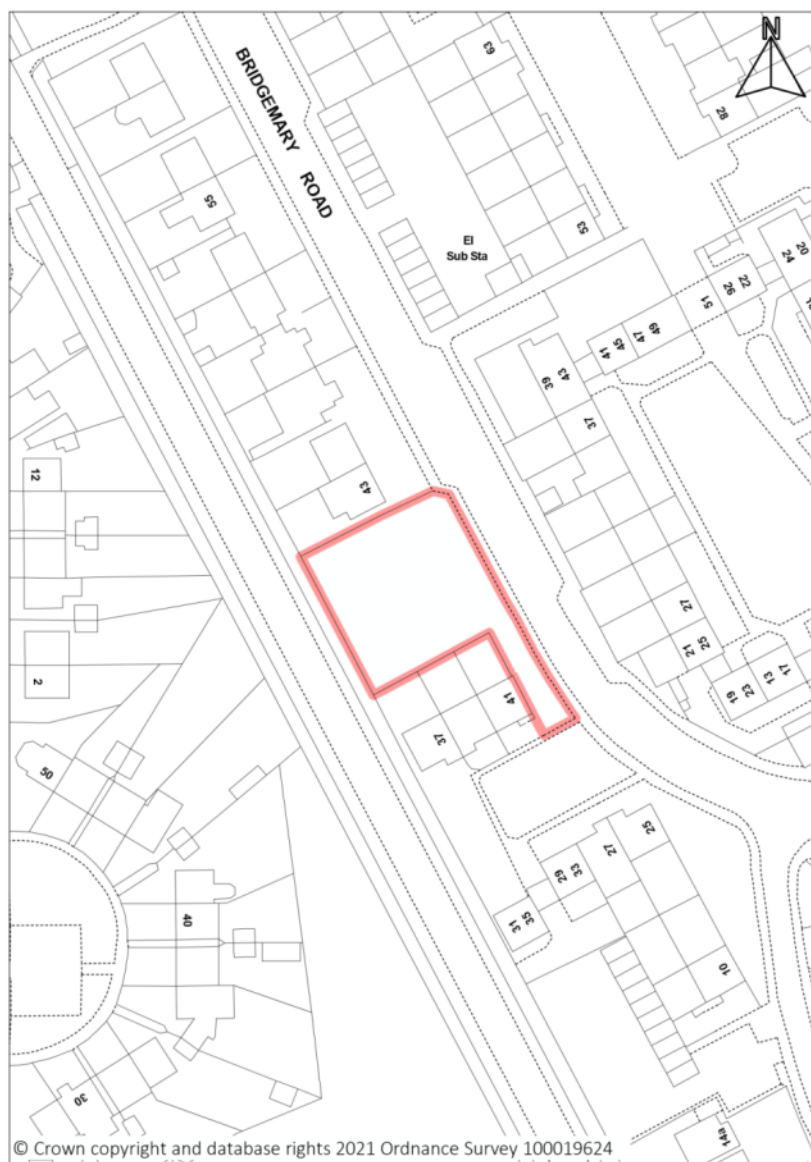
Achievable

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

Issue	Achievability	Comments
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	0.09 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 effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Bridgemary Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	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?	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 the site retained as open space which would also help to support net zero.
3. Will it deliver energy efficient buildings?	o	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	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	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution 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.
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	
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 and public transport.			
1. Will it increase the proportion of	o?	o	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	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 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	o	o	
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 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 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	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.
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 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?	+	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: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Bridgemary Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			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 population, reduce inequalities 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	o	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	++	o	Option 1 would provide affordable housing which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
2. Will it increase the range and affordability of housing for different groups in the community?	++	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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 effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Bridgemary Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
the Borough?			
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 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?	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 facilitate the sustainable 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, sustainable 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 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)?	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.
2. Will it improve the vitality and viability of centres?	o	o	
Overall effects identified SA15	o	o	
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	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Bridgemy Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 Borough's network of greenspace?	o	+	Option 1 would result in the loss of this open space however it will secure improvements to 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 would result in positive effects.
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	o	o	
Overall effects identified SA17	o	+	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological assets.			
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 the restoration and creation of well-connected multifunctional green infrastructure?	o	o	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	?	o?	
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 quality townscape incorporating good 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 effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Bridgemary Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
the townscape?			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 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 gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	o	o	The site is potentially contaminated, Option 1 would be required to remediate the land.
2. Will it remediate contaminated land?	+	o	
Overall effects identified SA23	+	o	
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
Natural Resources and Waste Management			
SA27 - To reduce waste generation and disposal, and achieve the sustainable consumption of natural resources and management of waste.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Bridgemary Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

Option 1: Residential

Land at Bridgemary Road

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

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.

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

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

Land at Montgomery Road, Bridgemary South

Overview

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

PART 1 – Site profile for Land at Montgomery Road

Site location

Site name	Land at Montgomery Road	Site reference	BS006
Site address and post code	Montgomery Road, Gosport, PO13 0UZ	Ward	Bridgemary South

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 use and storey heights	Each site is bordered by two storey terraced rows of residential dwellings to both the north and south. To the east, on the opposite side of Montgomery 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 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 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 Site?	No	
Does the site have a community, culture or leisure use?	No	

Issue	Suitability	Comments
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?	No	
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?	No	
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	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and	No	

Issue	Suitability	Comments
gardens)?		
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 both sites in 20 m 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 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 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?	No	Site owned by GBC (Housing).
Is the site owned by a developer or is the owner willing to sell?	Yes	The site is owned by GBC Housing who are likely to develop the site subject to the full approval of the Council.
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)?	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?	Yes	
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	0.16 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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Montgomery Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	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?	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 the site retained as open space which would also help to support net zero.
3. Will it deliver energy efficient buildings?	o	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	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	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution 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.
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	
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 and public transport.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Montgomery Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	o	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	o	o	
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 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 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	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.
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 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?	+	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 at Montgomery Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			may be most likely to experience poverty and 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 population, reduce inequalities 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	o	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	+	o	Option 1 would provide affordable housing which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
2. Will it increase the range and affordability of housing for different groups in the community?	++	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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 Montgomery Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 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?	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 facilitate the sustainable 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, sustainable 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 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)?	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.
2. Will it improve the vitality and viability of centres?	o	o	
Overall effects identified SA15	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Montgomery Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 Borough's network of greenspace?	o	+	Option 1 would result in the loss of this open space however it will secure improvements to 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 would result in positive effects.
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	o	o	
Overall effects identified SA17	o	+	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological assets.			
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 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	?	o?	
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 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 at Montgomery Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 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 gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	o	o	The site is potentially contaminated, Option 1 would be required to remediate the land.
2. Will it remediate contaminated land?	+	o	
Overall effects identified SA23	+	o	
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
Natural Resources and Waste Management			
SA27 - To reduce waste generation and disposal, and achieve the sustainable consumption of natural resources and management of waste.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Montgomery Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

Option 1: Residential

Land at Montgomery Road

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

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

	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 Montgomery Road

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

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

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

Land at Grove Road, Hardway

Overview

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

PART 1 – Site profile for Land at Grove Road

Site location

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

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 use and storey heights	Residential (two storey)
Site size	0.32 ha
Development status	<p>P.103/007/17 – PRE APP FOR PROPOSED ERECTION OF SIX DWELLINGS WITH ACCESS AND PARKING.</p> <p>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> <p>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.</p> <p>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)</p>

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. 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 accommodation?	No	
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 proximity of, a SSSI or candidate	Yes	Site within 320 m of SSSI. An ecology 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 proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site within 200 m of Priddy's Hard 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	
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 in 20 m buffer area and 50 m historic landfill buffer. 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 utilities?	Yes	
Is the site within a Safeguarded Area (other than Southampton	Yes	Site in safeguarded area for aerodrome at Daedalus. Restrictions on

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

Availability

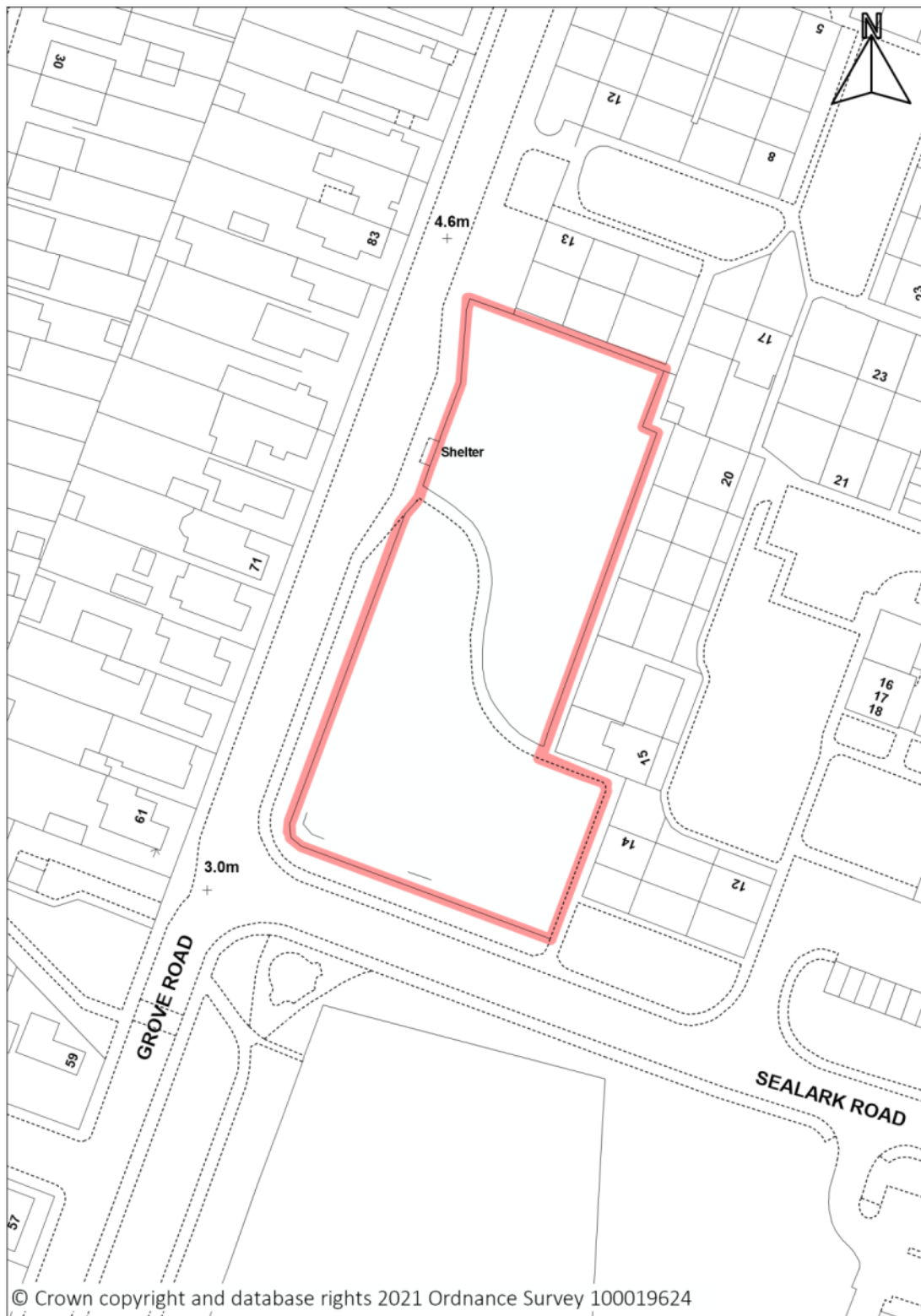
Issue	Availability	Comments
Does the site have multiple owners?	Unknown	Privately owned land – owner currently unknown.
Is the site owned by a developer or is the owner willing to sell?	Yes	Owner currently seeking advice on potential development of the site.
Is it necessary to acquire land off-site to 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)?	Yes	Footpath crosses the site. May affect site viability.
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?	Yes	
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 15	< With some retained open space < 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.

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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Grove Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	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?	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 the site retained as open space which would also help to support net zero.
3. Will it deliver energy efficient buildings?	o	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	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	o	o	
Transport and Accessibility			
SA2 – To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution 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.
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	
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 and public transport.			
1. Will it increase the proportion of	o?	o	New dwellings on the site will likely result in

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Grove Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 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	o	o	
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 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 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	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.
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 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?	+	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: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Grove Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			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 population, reduce inequalities 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	o	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	+	o	Option 1 would provide affordable housing which will have major positive effects for increasing the range and affordability of housing. Option 1 could also contribute to reducing homelessness. The option will also result in more decent homes as Council built homes will be designed and constructed to a high standard.
2. Will it increase the range and affordability of housing for different groups in the community?	++	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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 effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Grove Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
the Borough?			
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 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?	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 facilitate the sustainable 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, sustainable 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 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)?	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.
2. Will it improve the vitality and viability of centres?	o	o	
Overall effects identified SA15	o	o	
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	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Grove Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 Borough's network of greenspace?	o	+	Option 1 would result in the loss of this open space however it will secure improvements to 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 would result in positive effects.
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	o	o	
Overall effects identified SA17	o	+	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological assets.			
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 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	?	o?	
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 quality townscape incorporating good 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 effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Grove Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
the townscape?			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 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 gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	o	o	The site is potentially contaminated, Option 1 would be required to remediate the land.
2. Will it remediate contaminated land?	+	o	
Overall effects identified SA23	+	o	
Water Management			
SA24 - To maintain and improve the water quality of the 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 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?	+	o	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	+	o	
SA26 - To provide for sustainable sources 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	-	o	
Natural Resources and Waste Management			
SA27 - To reduce waste generation and disposal, and achieve the sustainable consumption of natural resources and management of waste.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Grove Road			
Sustainability Theme	Option 1: Residential	Option 2: Retain Open Space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

Option 1: Residential Land at Grove Road

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

PART 4 - Preferred options for Land at Grove Road

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

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

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.

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

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

SA of the other Allocation Sites: Policy A3: 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 code	Aerodrome Road, Gosport, PO13 0GW	Ward	Bridgemary South

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 use and storey heights	It sits outside of the fence for the adjacent Defence Munitions site and is currently available for development.
Site size	0.32 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?	Yes	The site is an existing employment land 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 Employment Site?	Yes	Site an existing employment land allocation.
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	

Issue	Suitability	Comments
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)?	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?	No	
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?	Yes	Site immediately adjacent to SINC. An ecological survey may be required. Development should have no adverse impact upon the adjacent 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	
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	No	

Issue	Suitability	Comments
adjacent to, any locally listed buildings?		
Is the site likely to be of archaeological interest?	No	
Contamination		
Is it likely the site could be contaminated?	Yes	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 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, Defence Munitions and aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.

Availability

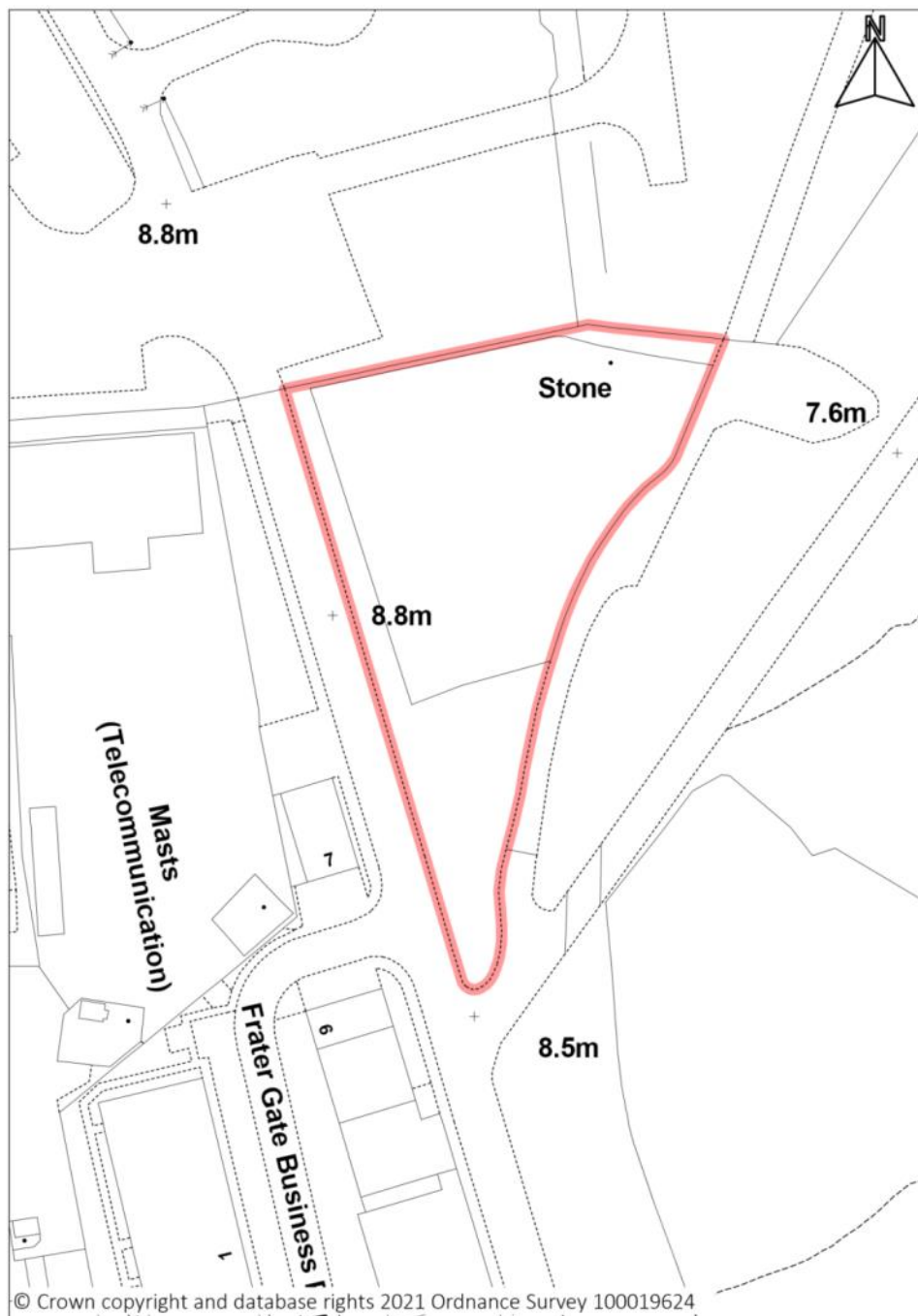
Issue	Availability	Comments
Does the site have multiple owners?	Unknown	
Is the site owned by a developer or is the owner willing to sell?	Unknown	
Is it necessary to acquire land off-site to develop this site?	No	
Does the site have any legal issues (covenants, ransom strips)?	Unknown	
Are there any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

Achievable

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

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 effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Aerodrome Road			
Sustainability Theme	Option 1: Employment site	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			
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?	o	o	The provision of employment on the site could result in new energy efficient buildings and charging facilities for vehicles however it is uncertain at this stage as it depends on how the site is used by any occupier. The provision of local employment opportunities has the 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.
2. Will it support the transition to net zero carbon by 2050?	o	o	
3. Will it deliver energy efficient buildings?	?	o	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	?	o	
Overall effects identified SA1	?	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	+	o	Providing local employment land could reduce the need to travel, and particularly the need to out-commute from the Borough. This could have positive effects and reduce traffic volumes and congestion.
2. Will it reduce road traffic accidents?	o	o	
3. Will there be an increase in traffic related air and noise pollution?	o	o	
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	+	o	Providing employment within the Borough could assist in reducing reliance on the car. That said there is uncertainty as the location of the site may not result in more walking and cycling.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	o	o	
Overall effects identified SA3	+	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Aerodrome Road			
Sustainability Theme	Option 1: Employment site	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			
Decision Making Criteria			
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 services?	+	-	The site would provide land for employment purposes with Option 1 this could improve access to local services. Option 2 is considered to result in negative effects as doing nothing would potentially see the site remain unused.
2. Will it make access easier for those without a car?	o	o	
3. Will it make access easier for disabled and or elderly people?	o	o	
Overall effects identified SA4	+o	o	
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?	o	o	The provision of employment could improve the Borough as a place to live by providing job opportunities for residents.
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 and disorder?	o	o	
Overall effects identified SA6	o	o	
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?	+	o	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	+	o	
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?	o	o	Providing employment opportunities could help to enable and support healthy lifestyles.
2. Will it enable and support healthy lifestyles?	+	o	
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 opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	n/a	n/a	
2. Will it increase the range and	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Aerodrome Road			
Sustainability Theme	Option 1: Employment site	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			
Decision Making Criteria			
affordability of housing for different groups in the community?			
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 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 qualifications and skills.
2. Will it improve the qualifications and skills of the population overall?	+	o	
Overall effects identified SA10	+	o	
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?	+	o	The provision of local employment opportunities could reduce the need to out-commute to find work. Option 1 is therefore assessed as resulting in positive effects in this regard.
2. Will it improve accessibility to work by public transport, walking and cycling?	+?	o	
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	The provision of employment land provided under Option 1 could help to increase employment levels. There is some uncertainty however as it is not known who would occupy the site or the scale of employment opportunities provided on the site. Nonetheless, Option 1 is assessed as resulting in the most likely to provide positive effects.
2. Will it reduce long-term unemployment?	+?	o	
3. Will it provide job opportunities for those most in need of employment?	+?	o	
4. Will it help to improve average earnings?	+?	o	
Overall effects identified SA12	+?	o	
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?	o	o	
2. Will it improve business development and enhance competitiveness?	?	o	
3. Will it improve the resilience of business and the economy?	?	o	
4. Will it promote growth in key sectors and clusters?	?	o	
5. Will it make land and property	+	-	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Aerodrome Road			
Sustainability Theme	Option 1: Employment site	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			
Decision Making Criteria			
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 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 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)?	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 accessibility of leisure opportunities 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 protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.			
1. Will it protect or enhance the Borough's network of greenspace?	o	o	Option 1 would see the loss 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 of the Borough's coast and harbour frontage and maintain or improve public access?	n/a	n/a	
Overall effects identified SA17	o	o	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological assets.			
1. Will it result in a biodiversity net gain?	o	o	
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	o	o	
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	o	Unknown at this stage.
4. Will it conserve and enhance local	?	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Aerodrome Road			
Sustainability Theme	Option 1: Employment site	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			
Decision Making Criteria			
habitats and species diversity, and avoid harm to protected species?			
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?	o	o	
2. Will it improve the condition of any heritage asset identified as at risk?	o	o	
Overall effects identified SA19	o	o	
SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.			
1. Will the design enhance the quality of the townscape?	?	o	Unknown at this stage.
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?	+?	o	
Overall effects identified SA21	+?	o	
Use of Energy Resources			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	o	o	
2. Will it remediate contaminated land?	o	o	
Overall effects identified SA23	o	o	
Water Management			
SA24 - To maintain and improve the water quality of the Borough.			
1. Will it improve compliance with the Water Framework Directive?	?	o	Unknown at this stage.
Overall effects identified SA24	?	o	
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?	n/a	n/a	
2. Will development be avoided in flood risk areas?	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Aerodrome Road			
Sustainability Theme	Option 1: Employment site	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			
Decision Making Criteria			
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 water supply.			
1. Will it reduce water consumption?	-	o	
Overall effects identified SA26	-	o	
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?	-	o	
2. Will it reduce household waste?	n/a	n/a	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

**Option 1: Employment site
Land at Aerodrome Road**

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

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.

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 Rowner Road	Site reference	-
Site address and post code	Rowner Road, Gosport, PO13 0PR	Ward	Rowner and Holbrook

Site details

Site description	The site includes the Huhtamaki Rowner Road site and the adjacent open space.
Topography	Sloping area of open space
Existing land use	Open space
Surrounding land use and storey heights	To the north is the Gosport Leisure Centre Complex, to the east is Fareham Road and beyond that Fort Brockhurst. Located to the south of Rowner Road 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 Boundary?	Yes	
Is the site allocated for development?	No	
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	Yes	
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	No	

Issue	Suitability	Comments
Shopping Area?		
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)?	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?	No	
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?	Yes	The site is situated adjacent to the Fort Brockhurst 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 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	Yes	The site is situated to the west of Fort Brockhurst which is a Scheduled Ancient Monument. This heritage asset will need to 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 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 site in 20 m 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 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.

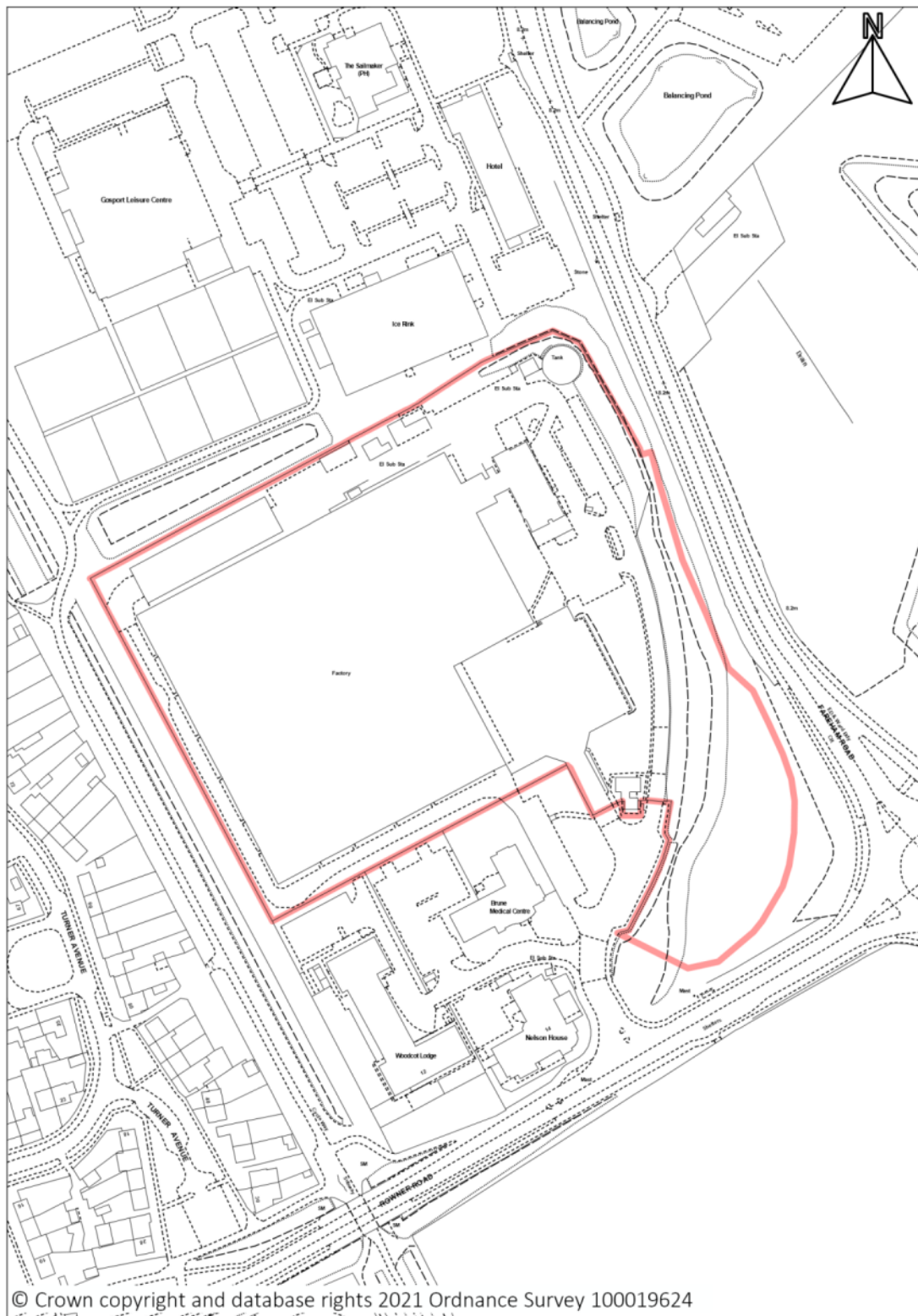
Availability

Issue	Availability	Comments
Does the site have multiple owners?	No	
Is the site owned by a developer or is the owner willing to sell?	Yes	
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?	No	

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)?	No	
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land adjacent the Huhtamaki site off Rowner Road			
Sustainability Theme	Option 1: Employment site	Option 2: Retain open space	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			
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?	o	o	The provision of employment on the site could result in new energy efficient buildings and charging facilities for vehicles however it is uncertain at this stage as it depends on how the site is used by any occupier. The provision of local employment opportunities has the 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 not publically accessible and therefore unlikely to lead to tangible changes in relation to climate change.
2. Will it support the transition to net zero carbon by 2050?	o	o	
3. Will it deliver energy efficient buildings?	?	o	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	?	o	
Overall effects identified SA1	?	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	+	o	Providing local employment land could reduce the need to travel, and particularly the need to out-commute from the Borough. This could have positive effects and reduce traffic volumes and congestion.
2. Will it reduce road traffic accidents?	o	o	
3. Will there be an increase in traffic related air and noise pollution?	o	o	
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 and public transport.			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land adjacent the Huhtamaki site off Rowner Road			
Sustainability Theme	Option 1: Employment site	Option 2: Retain open space	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			
1. Will it increase the proportion of journeys using modes other than the private car?	++	o	Providing employment within the Borough could assist in reducing reliance on the car. That said there is uncertainty as the location of the site may not result in more walking and cycling.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	o	o	
Overall effects identified SA3	++	o	
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 services?	+	o	The site would provide land for employment purposes with Option 1 this could improve access to local services. Option 2 is considered to result in neutral effects as the open space is unlikely to be publically accessible.
2. Will it make access easier for those without a car?	o	o	
3. Will it make access easier for disabled and or elderly people?	o	o	
Overall effects identified SA4	++	o	
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?	o	o	The provision of employment could improve the Borough as a place to live by providing job opportunities for residents.
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 and disorder?	o	o	
Overall effects identified SA6	o	o	
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?	+	o	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	+	o	
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?	o	o	Providing employment opportunities could help to enable and support healthy lifestyles.
2. Will it enable and support healthy lifestyles?	+	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land adjacent the Huhtamaki site off Rowner Road			
Sustainability Theme	Option 1: Employment site	Option 2: Retain open space	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			
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 opportunity to live in a decent and 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 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 qualifications and skills.
2. Will it improve the qualifications and skills of the population overall?	+	o	
Overall effects identified SA10	+	o	
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?	+	o	The provision of local employment opportunities could reduce the need to out-commute to find work. Option 1 is therefore assessed as resulting in positive effects in this regard.
2. Will it improve accessibility to work by public transport, walking and cycling?	+?	o	
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	The provision of employment land provided under Option 1 could help to increase employment levels. There is some uncertainty however as it is not known who would occupy the site or the scale of employment opportunities provided on the site. Nonetheless, Option 1 is assessed as resulting in the most likely to provide positive effects.
2. Will it reduce long-term unemployment?	+?	o	
3. Will it provide job opportunities for those most in need of employment?	+?	o	
4. Will it help to improve average earnings?	+?	o	
Overall effects identified SA12	+?	o	
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	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land adjacent the Huhtamaki site off Rowner Road			
Sustainability Theme	Option 1: Employment site	Option 2: Retain open space	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			
previously developed land?			
2. Will it improve business development and enhance competitiveness?	?	o	
3. Will it improve the resilience of business and the economy?	?	o	
4. Will it promote growth in key sectors and clusters?	?	o	
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	+?	o	
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?	n/a	n/a	
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)?	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 accessibility of leisure opportunities 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 protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.			
1. Will it protect or enhance the Borough's network of greenspace?	-	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	
Overall effects identified SA17	-	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land adjacent the Huhtamaki site off Rowner Road			
Sustainability Theme	Option 1: Employment site	Option 2: Retain open space	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			
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough’s biodiversity and geological assets.			
1. Will it result in a biodiversity net gain?	o	o	
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	o	o	
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	o	Unknown at this stage.
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	?	o	
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?	o	o	
2. Will it improve the condition of any heritage asset identified as at risk?	o	o	
Overall effects identified SA19	o	o	
SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.			
1. Will the design enhance the quality of the townscape?	?	o	Unknown at this stage.
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?	+	o	
Overall effects identified SA21	+	o	
Use of Energy Resources			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	o	o	
2. Will it remediate contaminated land?	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land adjacent the Huhtamaki site off Rowner Road			
Sustainability Theme	Option 1: Employment site	Option 2: Retain open space	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			
Overall effects identified SA23	o	o	
Water Management			
SA24 - To maintain and improve the water quality of the Borough.			
1. Will it improve compliance with the Water Framework Directive?	?	o	Unknown at this stage.
Overall effects identified SA24	?	o	
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?	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 water supply.			
1. Will it reduce water consumption?	-	o	
Overall effects identified SA26	-	o	
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?	-	o	
2. Will it reduce household waste?	n/a	n/a	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

**Option 1: Employment site
Land adjacent the Huhtamaki site off Rowner Road**

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

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 Local Plan	Allocate site for employment in the 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.

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 code	Forest Way, Gosport, PO13 0ZX	Ward	Rowner and 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 use and storey heights	To the north and west are established residential areas comprising of two storey dwellings. To the east is the Brockhurst Gate Retail Park. To the south is the Huhtamaki factory.
Site size	4.9 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?	Yes	The site is an existing built leisure allocation 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 Employment Site?	No	
Does the site have a community, culture or leisure use?	Yes	The site is an existing built leisure allocation and is adjacent to the existing Gosport Leisure Centre.
Is the site within a Defined Shopping Area?	No	

Issue	Suitability	Comments
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)?	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?	No	
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?	Yes	The site is in proximity to the Fort Brockhurst 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 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	

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 site in 20 m 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 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.

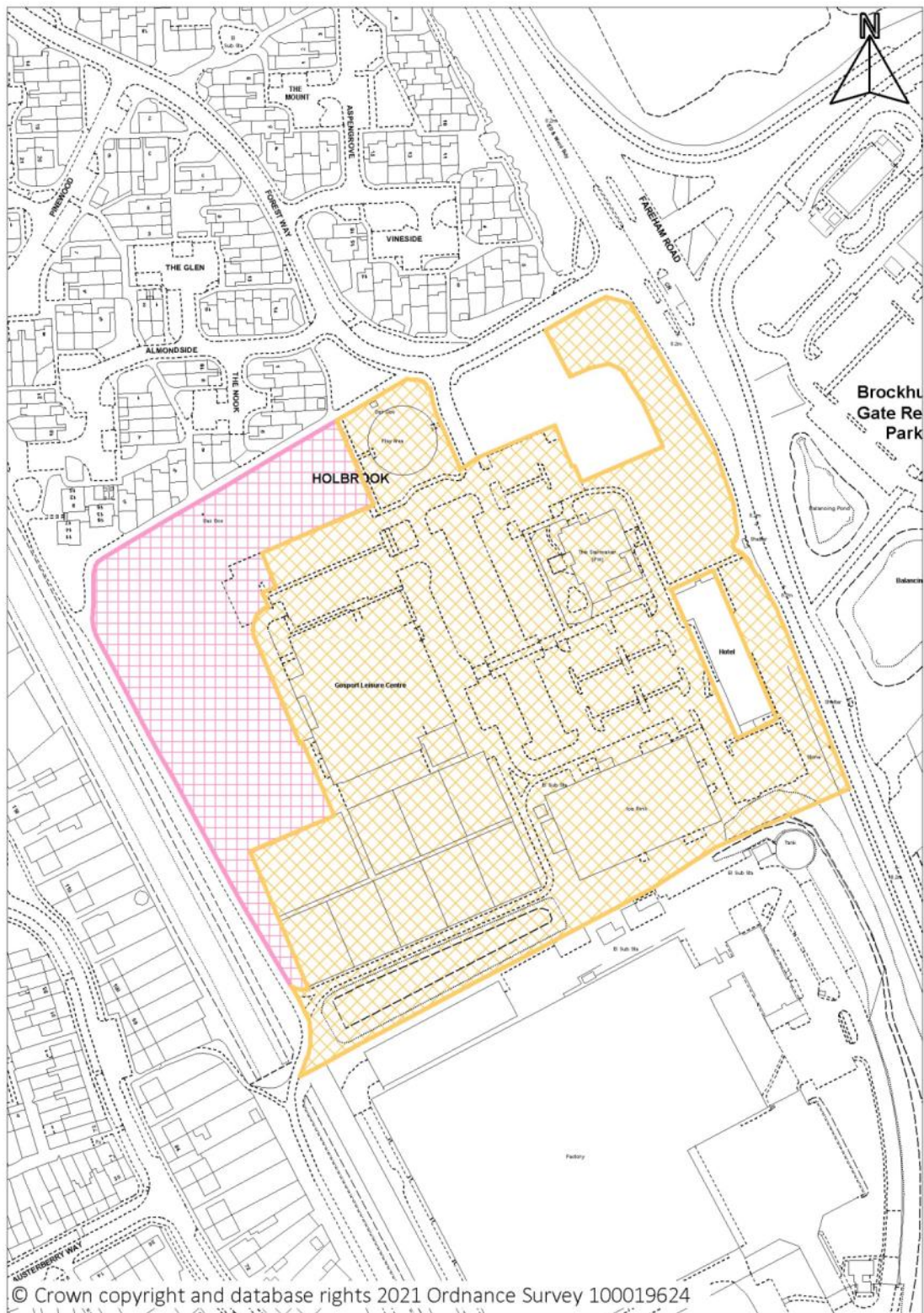
Availability

Issue	Availability	Comments
Does the site have multiple owners?	No	Owned by GBC
Is the site owned by a developer or is the owner willing to sell?	Yes	Subject to full Council approval the site is considered developable.
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?	No	

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.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

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

The effects over time:			
++ major positive + positive o neutral ? uncertain - negative -- major negative			
Gosport Leisure Park			
Sustainability Theme	Option 1: Allocate for leisure uses	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	+	o	Allowing for the expansion of the existing leisure centre if required will ensure that the 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.
2. Will it support the transition to net zero carbon by 2050?	+	o	
3. Will it deliver energy efficient buildings?	?	o	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	+	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	+	o	Allowing for the expansion of the existing leisure centre if required will ensure that the facility can meet future demands. The provision of good quality leisure facilities on the site will contribute to reducing traffic and its related pollution.
2. Will it reduce road traffic accidents?	o	o	
3. Will there be an increase in traffic related air and noise pollution?	+	o	
Overall effects identified SA2	+	o	
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?	+	o	Allowing for expansion of the Gosport Leisure Park, which is well located to many of the Borough’s residents will reduce the need to travel further afield. Additionally the site is well located to walking/cycling and public transport routes.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Gosport Leisure Park			
Sustainability Theme	Option 1: Allocate for leisure uses	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
Overall effects identified SA3	+	o	
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 services?	++	o	The site could provide additional leisure, sporting and recreational facilities if needed in the future. The site represents an accessible location.
2. Will it make access easier for those without a car?	+	o	
3. Will it make access easier for disabled and or elderly people?	+	o	
Overall effects identified SA4	+	o	
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?	++	o	The site forms a key location in the Borough for community interaction. Allowing for its future expansion if required will ensure it remains a vibrant place for residents and visitors to socialise. This will contribute significant to ensure the Borough is a good place to live.
2. Will it 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 and disorder?	o	o	
Overall effects identified SA6	o	o	
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?	+	o	The Council owned leisure centre provides 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 population, reduce inequalities in health and improve health facilities.			
1. Will it reduce health inequalities in those areas most affected?	++	o	The Gosport Leisure Park forms a vital part of the Borough's sport, leisure and recreation provision. By ensuring it has the adequate land to expand if required, Option 1 will ensure that residents and visitors have good access and will help enable and support healthy lifestyles.
2. Will it enable and support healthy lifestyles?	++	o	
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 opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Gosport Leisure Park			
Sustainability Theme	Option 1: Allocate for leisure uses	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 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	
2. Will it improve the qualifications and skills of the population overall?	+	o	
Overall effects identified SA10	+	o	
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?	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 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?	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 facilitate the sustainable 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	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Gosport Leisure Park			
Sustainability Theme	Option 1: Allocate for leisure uses	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	+	o	The Gosport Leisure Park is also used by those visiting the Borough. Option 1 will allow its continued use in the future.
Overall effects identified SA14	+	o	
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)?	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 accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	++	o	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	++	o	
SA17 - To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.			
1. Will it protect or enhance the Borough's network of greenspace?	-	+	Option 1 could see the loss of open space however this would see facilities built that offer many similar benefits in terms of health and wellbeing.
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	o	o	
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?	o	o	
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	o	o	
3. Will it maintain and enhance sites designated for their nature conservation interest?	+	o	Providing facilities may deflect pressure away from sensitive habitats.
4. Will it conserve and enhance local habitats and species diversity, and avoid	+	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Gosport Leisure Park			
Sustainability Theme	Option 1: Allocate for leisure uses	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
harm to protected species?			
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?	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 quality townscape incorporating good design principles for buildings and surrounding spaces.			
1. Will the design enhance the quality of the townscape?	?	o	It is unknown at this stage.
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?	o	o	
Overall effects identified SA21	o	o	
Use of Energy Resources			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	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 Borough.			
1. Will it improve compliance with the Water Framework Directive?	o	o	
Overall effects identified SA24	o	o	
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?	n/a	n/a	
2. Will development be avoided in flood risk areas?	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Gosport Leisure Park			
Sustainability Theme	Option 1: Allocate for leisure uses	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 water supply.			
1. Will it reduce water consumption?	?	o	It is unknown at this stage as it is very dependent on the type of facility that is built.
Overall effects identified SA26	?	o	
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?	o	o	
2. Will it reduce household waste?	n/a	n/a	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	o	o	

**Option 1: Allocate for leisure uses
Gosport Leisure Park**

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

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 Local Plan	Allocate site for leisure uses in 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 code	Anglesey Road, Gosport, PO12 2LR	Ward	Anglesey

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		
Is the site within the Urban Area Boundary?	No	Review of the Urban Area Boundary may be required.
Is the site allocated for development?	Yes	Was meant to be community sports 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		
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 achieved?	Yes	
Can safe pedestrian and cycle access be achieved?	Yes	
Can adequate emergency service and refuse truck be provided?	Yes	
Heritage		
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		
Is there a possibility the site could be contaminated?	No	
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 serviced by utilities?	No	Confirmation will be required from utilities that they can provide services.

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

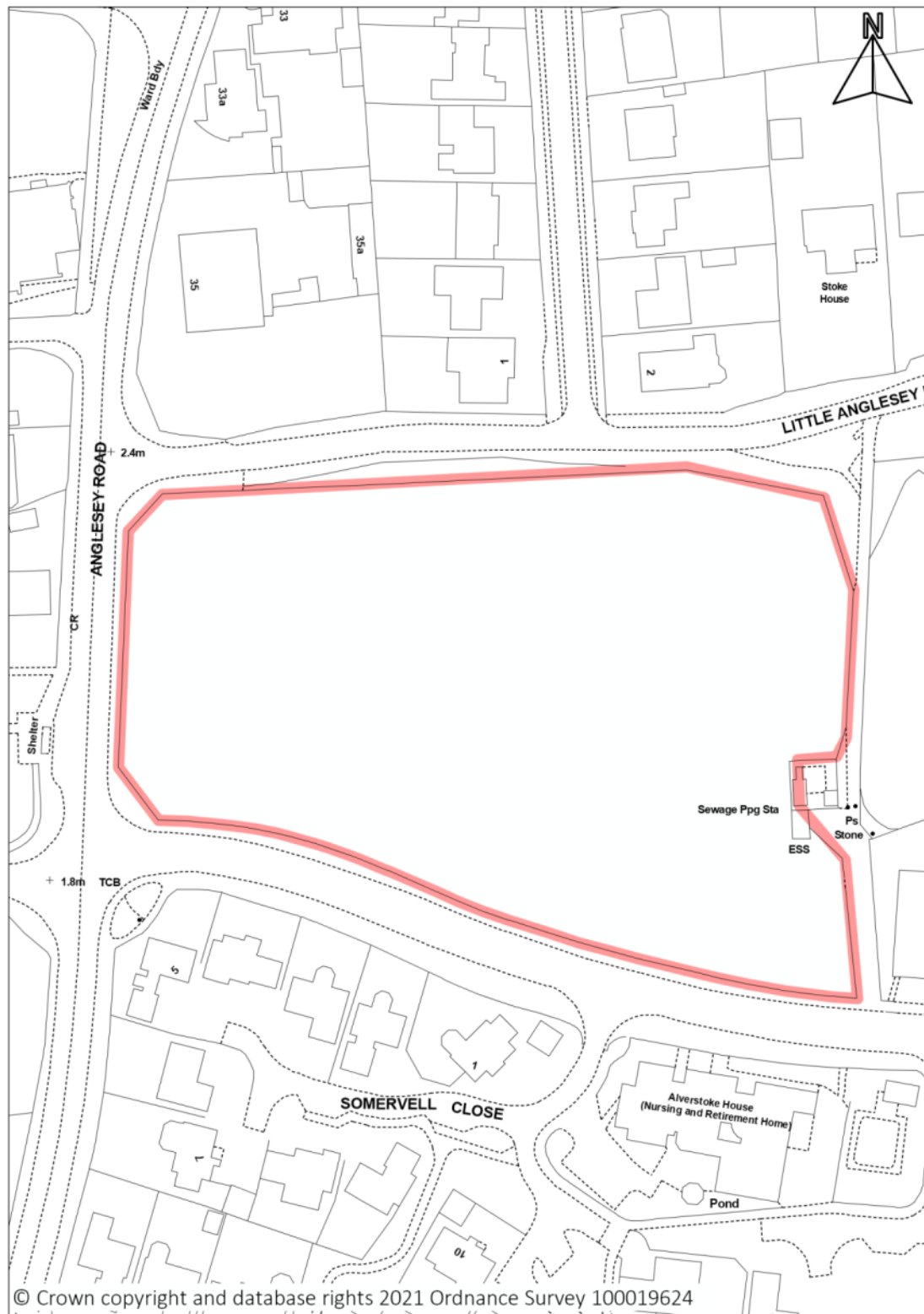
Availability

Issue	Availability	Comments
Does the site have multiple owners?	No	
Is the site owned by a developer or is the owner willing to sell?	Yes	
Is it necessary to acquire land off-site to develop this site?	No	
Does the site have any legal issues (covenants, ransom strips)?	Yes	Site was due to be provided as a community sports field as part of a development in 1984. Legal advice may be required.
Are there any on-site constraints (pylons, rights of way, easements)?	Yes	Waterside route to the east of the site may be a right of way. Possible sewage easements. May affect site viability.
Are there any existing tenancies or operations on site?	Yes	Sewage pumping station. Confirmation 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 site would come forward for development within the plan period?	No	Development of the site is contrary to planning policy and council position. Not suitable for inclusion within the SHLAA.
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 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 effects over time:			
++ major positive + positive o neutral ? uncertain - negative -- major negative			
Stokesmead			
Sustainability Theme	Option 1: Open space	Option 2: Residential use	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	Option 2 could introduce new emissions.
2. Will it support the transition to net zero carbon by 2050?	o	o	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	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	+	?	There are likely to be positive effects under option 1 as providing public open space would serve the direct needs of the local community and would generate fewer car trips to open spaces elsewhere.
2. Will it reduce road traffic accidents?	o	?	
3. Will there be an increase in traffic related air and noise pollution?	o	?	
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 and public transport.			
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 positive effects. Option 2 with residential would likely lead to an increase in car use however
2. Will it provide for high quality walking and cycling networks and supporting	+	+	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Stokesmead			
Sustainability Theme	Option 1: Open space	Option 2: Residential use	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
facilities such as cycle parking?			this would likely be minimal and is uncertain.
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 services?	n/a	n/a	
2. Will it make access easier for those without a car?	+	o	Open space would be immediately accessible to the local community. The age profile of the Anglesey and Alverstoke wards is relatively older in comparison to the Borough average therefore meaning that residents could benefit from open space provision in this location.
3. Will it make access easier for disabled and or elderly people?	+	o	
Overall effects identified SA4	+	o	
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?	+	o	Option 1 and providing public open space would provide opportunities for community activities and improve the neighbourhood as a place to live. Option 2 could also result in such 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.
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 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?	n/a	n/a	
Overall effects identified SA7	n/a	n/a	
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?	o	o	The provision of open space provided under option 1 would assist in enabling and supporting healthy lifestyles.
2. Will it enable and support healthy lifestyles?	+	o	
3. Will it improve access to health facilities?	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Stokesmead			
Sustainability Theme	Option 1: Open space	Option 2: Residential use	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
Overall effects identified SA8	o	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	o	+	Pursuing a residential option could have positive effects on reducing homelessness, increasing the range of homes for the community and the number of decent homes.
2. Will it increase the range and affordability of housing for different groups in the community?	o	+	
3. Will it increase the number of decent homes?	o	+	
Overall effects identified SA9	o	+	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	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 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?	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 facilitate the sustainable 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	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Stokesmead			
Sustainability Theme	Option 1: Open space	Option 2: Residential use	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 available for business development?	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?	n/a	n/a	
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)?	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 accessibility of leisure opportunities 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 protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.			
1. Will it protect or enhance the Borough's network of greenspace?	++	--	Developing the site for residential would result in the loss of an area of open space. This is a 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.
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	++	--	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological assets.			
1. Will it result in a biodiversity net gain?	?	o?	Both options offer potential for biodiversity net gain however it is considered uncertain at this
2. Will it enhance biodiversity through	+	o?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Stokesmead			
Sustainability Theme	Option 1: Open space	Option 2: Residential use	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
the restoration and creation of well-connected multifunctional green infrastructure?			stage what gains could be achieved on the site.
3. Will it maintain and enhance sites designated for their nature conservation interest?	+	?	Maintaining the site as open space would help towards maintaining and enhancing existing biodiversity and protected species that may be present on the site. It is uncertain at this stage whether residential development would impact upon biodiversity and geological assets.
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	+	?	
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?	+	-?	Open space would help towards enhancing the setting of the Anglesey Conservation Area. Residential development could negatively 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. 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	o	?	
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 gases by reducing energy consumption?	o	?	Option 2 could result in reduced emissions and an increase proportion of energy needs being met from renewable sources however it is considered uncertain as it depends on the source of energy utilised in any development.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	?	
Overall effects identified SA22	o	?	
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?	o	o	The site is not PDL and not known to have any contamination.
2. Will it remediate contaminated land?	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Stokesmead			
Sustainability Theme	Option 1: Open space	Option 2: Residential use	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
Overall effects identified SA23	o	o	
Water Management			
SA24 - To maintain and improve the water quality of the 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 from all sources to people and property?	o	--	The site is located within Flood Zone 3. Therefore, it is likely that pursuing the residential option could increase the risk of flooding to people and property.
2. Will development be avoided in flood risk areas?	o	--	
3. Can the site be made safe taking into account predicted sea level rise?	o	--	
Overall effects identified SA25	o	--	Option 1 and open space would therefore be an appropriate use for the site given flood risk concerns.
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	o	-	
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?	o	-	New residential development is likely to result in additional consumption of resources and more household waste and are therefore both assessed as negative effects.
2. Will it reduce household waste?	o	-	
3. Will it increase recycling?	o	+	Option 2 would allow for recycling.
Overall effects identified SA27	o	-	

Option 1: Open space Stokesmead

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

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	<p>The site has some key constraints that restrict its appropriateness for residential and therefore makes pursuing option 2 difficult. For example, option 2 would result in negative effects in relation to the loss of open space, not making use of PDL, and development within areas of flood risk.</p> <p>The positive effects associated with option 1 combined with the Borough Council's long held aim to see the site used for public open space mean it is the Borough Council's preferred option to see the site benefit from continued allocation as open space. This would offer multiple benefits beyond introducing new open space provision, this would include opportunities to enhance the setting of the Conservation Area and mitigate flood risk.</p>
Recommendation for Local Plan	Continue to allocate site for open space in the Local Plan.

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 code	Grange Road, Gosport, PO13 9UP	Ward	Brockhurst

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 use and storey heights	Industrial unit (1 storey), offices (1 storey), historic fort (1 storey), BRT
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 Boundary?	Yes	
Is the site allocated for development?	Yes	Site is currently allocated for 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 Site?	Yes	
Does the site have a community, culture or leisure use?	No	
Is the site within a Defined	No	

Issue	Suitability	Comments
Shopping Area?		
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)?	Unknown	Potentially 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 species (bats, badgers, Great crested newts)?	Unknown	Potentially due numerous trees and vegetation.
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 proximity of, a SINC, candidate SINC or a Local Green Space?	No	
Access		
Can satisfactory vehicular access be achieved?	No	Vehicle access across the Huhtamaki site or HMS Sultan would be required. Highway infrastructure works may be required.
Can safe pedestrian and cycle access be achieved?	Yes	There is an existing foot and cycle path across the land.
Can adequate emergency service and refuse truck be provided?	No	Vehicle access across the Huhtamaki site or HMS Sultan would be required. Highway infrastructure works may be required.
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)?	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

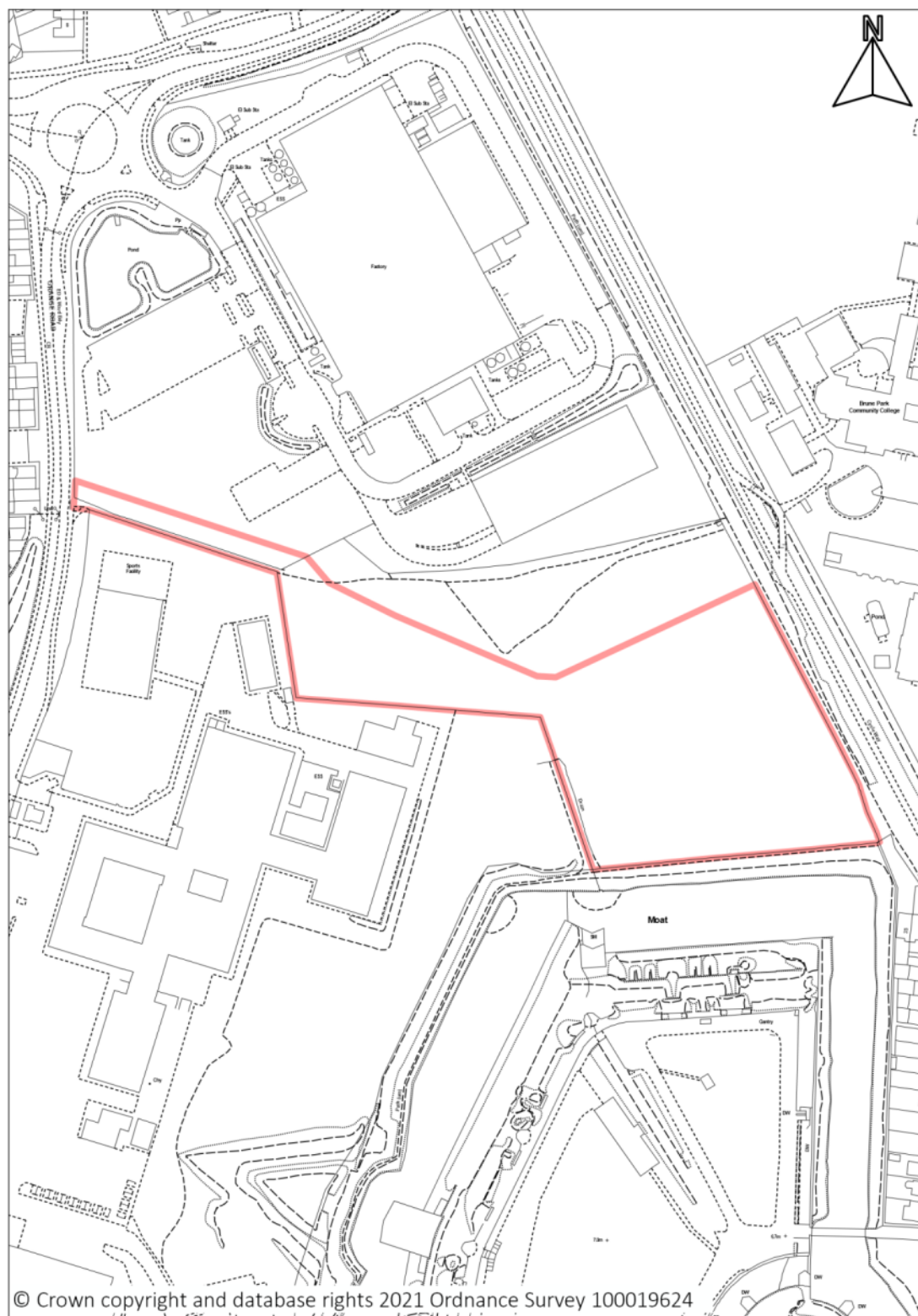
Issue	Availability	Comments
Does the site have multiple owners?	No	
Is the site owned by a developer or is the owner willing to sell?	Yes	To mitigate the loss of open space at Land on the northern Huhtamaki site at Rowner Road, discussions have been held with the Council to provide public open space 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 (covenants, ransom strips)?	Unknown	
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?	Yes	However, further discussions will be required.
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

The effects over time:			
++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land south of Huhtamaki, Grange Road			
Sustainability Theme	Option 1: Allocate as public open space	Option 2: Retain employment allocation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	
2. Will it support the transition to net zero carbon by 2050?	o	o	
3. Will it deliver energy efficient buildings?	o	o	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	o	o	
Overall effects identified SA1	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	+	?	Option 1 has potential to result in positive effects as providing public open space would help to serve the needs of the local community which could generate fewer car trips. However overall the impact of both options on transport and accessibility is considered to be mostly neutral.
2. Will it reduce road traffic accidents?	o	?	
3. Will there be an increase in traffic related air and noise pollution?	o	?	
Overall effects identified SA2	o	?	
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?	+	?	Option 1 and the provision of public open space provides significant opportunities to increase accessibility between areas to the west of the site and the strategic cycle network.
2. Will it provide for high quality walking and cvcling networks and supporting	++	?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land south of Huhtamaki, Grange Road			
Sustainability Theme	Option 1: Allocate as public open space	Option 2: Retain employment allocation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 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 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?	o	o	
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	+	+	
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?	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	o	+	
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?	o	o	The provision of public open space provided by Option 1 could help to enable and support healthy lifestyles.
2. Will it enable and support healthy lifestyles?	+	o	
3. Will it improve access to health facilities?	o	o	
Overall effects identified SA8	o	o	
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			
Land south of Huhtamaki, Grange Road			
Sustainability Theme	Option 1: Allocate as public open space	Option 2: Retain employment allocation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 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	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 in this location and it is currently surplus to requirements.
2. Will it improve the qualifications and skills of the population overall?	o	o?	
Overall effects identified SA10	o	o?	
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?	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 in this location and it is currently surplus to requirements.
2. Will it improve accessibility to work by public transport, walking and cycling?	o	?	
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 that there is a need for such employment land in this location and it is currently surplus to requirements.
2. Will it reduce long-term unemployment?	o	?	
3. Will it provide job opportunities for those most in need of employment?	o	?	
4. Will it help to improve average earnings?	o	?	
Overall effects identified SA12	o	?	
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?	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 that there is a need for such
2. Will it improve business development and enhance competitiveness?	o	?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land south of Huhtamaki, Grange Road			
Sustainability Theme	Option 1: Allocate as public open space	Option 2: Retain employment allocation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	o	?	
Overall effects identified SA13	o	?	
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?	n/a	n/a	
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)?	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 accessibility of leisure opportunities 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 protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.			
1. Will it protect or enhance the Borough's network of greenspace?	++	-	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			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land south of Huhtamaki, Grange Road			
Sustainability Theme	Option 1: Allocate as public open space	Option 2: Retain employment allocation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
SA18 - To conserve and enhance the Borough’s biodiversity and geological assets.			
1. Will it result in a biodiversity net gain?	?	?	Both options offer potential for biodiversity net gain and there is uncertainty at this stage, however Option 1 and retaining the site for open space is likely to offer the best opportunities for biodiversity enhancements.
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?	+?	?	
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 historic environment?	+	o?	Given the sites proximity to Fort Rowner, 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 heritage asset identified as at risk?	n/a	n/a	
Overall effects identified SA19	+	o?	
SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.			
1. Will the design enhance the quality of the townscape?	+	o	As set out above, the provision of open space on the site is considered more likely to improve the built environment in this location, particularly given the sites proximity to the adjacent Fort Rowner.
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?	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 gases by reducing energv consumption?	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land south of Huhtamaki, Grange Road			
Sustainability Theme	Option 1: Allocate as public open space	Option 2: Retain employment allocation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 through the re-use of previously developed land and existing buildings.			
1. Will it re-use previously developed land?	o	o	
2. Will it remediate contaminated land?	o	o	
Overall effects identified SA23	o	o	
Water Management			
SA24 - To maintain and improve the water quality of the Borough.			
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 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?	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 water supply.			
1. Will it reduce water consumption?	o	-	Option 2 could increase water consumption.
Overall effects identified SA26	o	-	
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?	o	-	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?	o	?	
Overall effects identified SA27	o	?	

Option 1: Allocate as public open space
Land south of Huhtamaki, Grange Road

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

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	<p>By allocating this site as public open space there is potential to improve employment facilities on the other Huhtamaki site (off Rowner Road). This site is therefore facilitating employment development elsewhere, whilst allowing improvements to be made to the pedestrian/cycle network on this site.</p> <p>The site's location provides a significant opportunity to provide a east/west link between the existing strategic cycle network and residential areas to the west of Grange Road. The benefits of allocating the site for open space are considered to outweigh any potential employment provision on this site.</p>
Recommendation for Local Plan	Allocate as public open space in Local Plan.

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.

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

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

Land at 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 Training Camp	Site reference	LW014
Site address and post code	Browndown Rd, Lee-on-the-Solent, PO13 9UG	Ward	Lee West

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 use and storey heights	Caravan Park, Alver Valley Country Park and Browndown Battery/ training area.
Site size	2.1 ha
Development status	None

Suitability

Issue	Suitability	Comments
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?	Yes	Review of the Strategic Gap may be required.
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	The council will consider the site for appropriate recreational uses.
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?	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 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 in 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 utilities?	Yes	Uncertain if serviced by all utilities.
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site in safeguarded area for 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?	Unknown	Suspected to just be one private owner.
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	Currently used by laser quest activity 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 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

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				
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?	o?	o?	o?	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.

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				
3. Will it deliver energy efficient buildings?	+?	+?	+?	All options could see more energy efficient buildings on the site and provide charging for plug-in and other ultra-low emissions vehicles.
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	+?	+?	+?	
Overall effects identified SA1	+?	+?	+?	
Transport and Accessibility				
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.				
1. Will it reduce traffic volumes and congestion?	o	-?	--?	The small scale of uses proposed by Option 1 is unlikely to generate significant levels of traffic and is therefore assessed 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.
2. Will it reduce road traffic accidents?	o	o	o	
3. Will there be an increase in traffic related air and noise pollution?	o	o	o	
Overall effects identified SA2	o	-?	--?	
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?	-?	-?	-?	The site is not in a location that is well located for non-car modes. Option 1 with small scale leisure uses is therefore 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.
2. Will it provide for high quality walking and cycling networks and supporting 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 services?	+	+	o?	Option 1 and 2 will provide a range of facilities and services which can be utilised

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				
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	+	+	o?	
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?	+	+	+	All options are considered to result in positive effects in this regard.
2. Will it 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 and disorder?	n/a	n/a	n/a	
Overall effects identified SA6	n/a	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?	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	o	+?	o?	
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?	o	o	o	
2. Will it enable and support healthy lifestyles?	o	o	o	
3. Will it improve access to health facilities?	o	o	o	
Overall effects identified SA8	o	o	o	
Housing				

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				
SA9 - To ensure that everyone has the opportunity to live in a decent and affordable home.				
1. Will it reduce homelessness?	o	o	+	Option 3 is the only spatial option that proposes permanent residential uses on the site. This is therefore assessed as potentially resulted in positive effects.
2. Will it increase the range and affordability of housing for different groups in the community?	o	o	+	
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	o	o	+	
Education and Skills				
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.				
1. Will it improve the qualifications and skills of young people?	o	o	o	
2. Will it improve the qualifications and skills of the population overall?	o	o	o	
Overall effects identified SA10	o	o	o	
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?	o	+	?	Option 2 could provide more local jobs and therefore reduce out-commuting. However there is significant uncertainty at this stage.
2. Will it improve accessibility to work by public transport, walking and cycling?	o	o	?	
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 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 significant uncertainty at this high level.
2. Will it reduce long-term unemployment?	o	?	?	
3. Will it provide job opportunities for those most in need of employment?	o	?	?	
4. Will it help to improve average earnings?	o	?	?	Option 1 is considered to be neutral overall. Option 3 is uncertain.

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				
Overall effects identified SA12	o	?	?	
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?	o	o	?	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 significant uncertainty at this high level.
2. Will it improve business development and enhance competitiveness?	o	o	?	
3. Will it improve the resilience of business and the economy?	o	o	?	
4. Will it promote growth in key sectors and clusters?	o	o	?	Option 1 is considered to be neutral overall. Option 3 is uncertain.
5. Will it make land and property available for business development?	o	o	?	
Overall effects identified SA13	o	o	?	
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	++	+	++	
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)?	o	+	+	Option 1 is assessed as neutral as although it could see ancillary retail facilities these are likely to be of a small scale.
2. Will it improve the vitality and viability of centres?	o	o	o	
Overall effects identified SA15	o	+	+	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.
Leisure				
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.				
1. Will it improve the range of sporting facilities in the Borough?	+?	+?	+?	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, 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				
				occupier so is also uncertain at this stage.
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.				
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 proposed option would ensure existing greenspace and access to the coast is preserved. Option 2 is also likely to have similar effects.
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	+	++	--?	
				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 Borough's biodiversity and geological assets.				
1. Will it result in a biodiversity net gain?	?	?	?	It is uncertain as to whether any options 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 implications of all proposals will need to be assessed as part of the full plan HRA and through the development management process.
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?	?	?	?	
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 historic environment?	o	o	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: 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				
2. Will it improve the condition of any heritage asset identified as at risk?	n/a	n/a	n/a	
Overall effects identified SA19	o	o	o	
SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.				
1. Will the design enhance the quality of the townscape?	o	o?	-?	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.
Overall effects identified SA20	o	o?	-?	
Air Quality				
SA21 - To reduce air pollution and ensure air quality continues to improve.				
1. Will it improve air quality?	o?	o?	-?	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	o?	o?	-?	
Use of Energy Resources				
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.				
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	?	?	?	
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	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				
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 land?	++	++	++	All options are assessed as resulting in major positive effects as all options would see the re-use of previously developed land and likely the remediation of any contamination.
2. Will it remediate contaminated land?	++	++	++	
Overall effects identified SA23	++	++	++	
Water Management				
SA24 - To maintain and improve the water quality of the Borough.				
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 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?	+?	?	?	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.
2. Will development be avoided in flood risk areas?	o	o	?	
3. Can the site be made safe taking into account predicted sea level rise?	+?	+?	?	It is considered that the type and scale of 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

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				
				presented.
Overall effects identified SA25	+?	+?	?	
SA26 - To provide for sustainable sources of water supply.				
1. Will it reduce water consumption?	-	-	-	All options would likely 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 materials and resources?	-?	-?	-?	All options are likely to lead to an increased consumption of materials and resources.
2. Will it reduce household waste?	o	o	-?	
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	-?	-?	-?	

Option 1: Outdoor leisure use or non-permanent holiday accommodation
Land at Browndown Camp, Gosport

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

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	<p>Option 1 is considered to be of an appropriate scale given the sites prominent rural location and the environmental constraints. Overall, Option 1 would result in a number of positive effects and facilitate the redevelopment of the site in a way which is in keeping with the sites surroundings and the rural character of this undeveloped gap.</p> <p>At this time there is insufficient evidence to support the viability and suitability of Option 2 and 3 which results in significant uncertainty about whether the spatial options are deliverable in this location. In particular, the marina facility proposed by Option 3 would likely need to overcome significant environmental constraints and is therefore considered unviable at this time.</p>
Recommendation for Local Plan	Allocate for outdoor leisure use in Local Plan.

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.

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 code	Lee-on-the-Solent, PO13 9JQ	Ward	Lee West

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 use and storey heights	To the north, east and south are a mixture of one and two storey detached dwellings. To the west, on the opposite side of Manor Way is the Lee-on-the-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 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 contain mature trees though.
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?	No	Just over 400m from Brent Goose Network.
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Within 450m of Lee-on-the-Solent to Itchen Estuary 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?	Yes	Within 450m of Lee-on-the-Solent beach candidate 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 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	

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?	No		
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Could impact neighbouring properties amenity.	
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 in safeguarded area for aerodrome at Daedalus.	

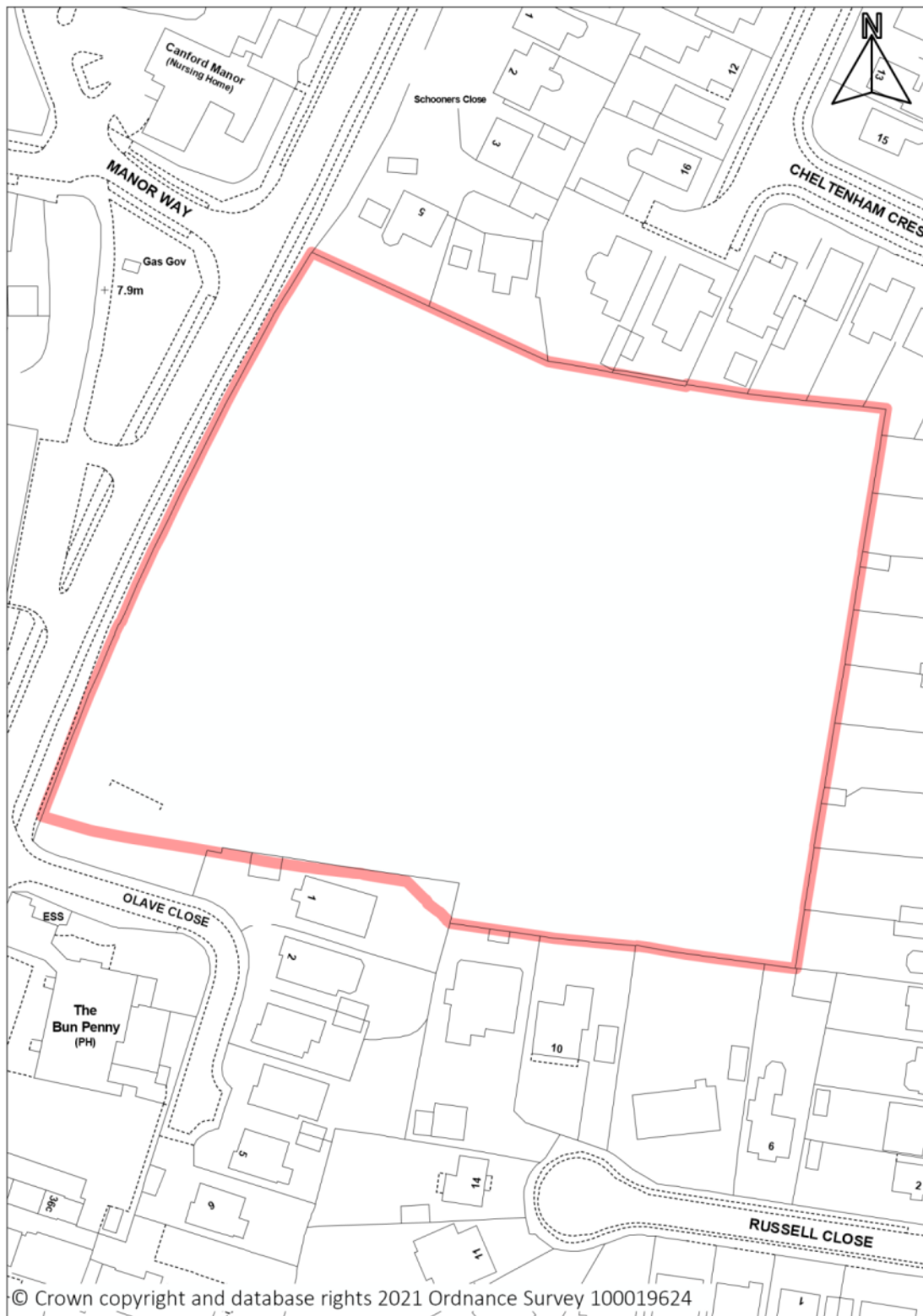
Availability

Issue	Availability	Comments	
Does the site have multiple owners?	No	Site acquired by GBC February 2017.	
Is the site owned by a developer or is the owner willing to sell?	No	GBC is planning to develop the site with allotments to serve the requirements of the Borough.	
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?	No		

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	No	
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 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

The effects over time:			
++ major positive + positive o neutral ? uncertain - negative -- major negative			
Allotments, Manor Way			
Sustainability Theme	Option 1: Allotments	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	+	+	Both options are considered to contribute towards efforts to tackle climate change in 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.
2. Will it support the transition to net zero carbon by 2050?	+	+	
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 reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o	o	Overall the effects associated with both options are considered to be neutral.
2. Will it reduce road traffic accidents?	o	o	
3. Will there be an increase in traffic related air and noise pollution?	o	o	
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 and public transport.			
1. 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	+	o	Any proposals for new allotments would be

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Allotments, Manor Way			
Sustainability Theme	Option 1: Allotments	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
and cycling networks and supporting facilities such as cycle parking?			required to incorporate appropriate cycle parking provision.
Overall effects identified SA3	+	+o	
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 services?	+	+	Both options would provide local services.
2. Will it make access easier for those without a car?	+	o	Proposals for new allotments would be required to incorporate appropriate access for those without a car and disabled and or elderly 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.
3. Will it make access easier for disabled and or elderly people?	+	o	
Overall effects identified SA4	+	o	
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?	+	+	Both options would provide space for the local 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	o	o	
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?	o	o	
Overall effects identified SA7	o	o	
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?	n/a	n/a	
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	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Allotments, Manor Way			
Sustainability Theme	Option 1: Allotments	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
facilities?			
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?	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 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?	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 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?	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 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?	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 facilitate the sustainable 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	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Allotments, Manor Way			
Sustainability Theme	Option 1: Allotments	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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, sustainable 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 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)?	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 accessibility of leisure opportunities 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 protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.			
1. Will it protect or enhance the Borough's network of greenspace?	+	+	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 Borough's biodiversity and geological 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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Allotments, Manor Way			
Sustainability Theme	Option 1: Allotments	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			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?	o	o	
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	o	o	
Overall effects identified SA18	o	o	
Heritage and Design			
SA19 - To protect and enhance the historic environment.			
1. 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 quality townscape incorporating good design principles for buildings and surrounding spaces.			
1. Will the design enhance the quality of the townscape?	+	+	Both options are considered to be beneficial to 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	+	+	
Air Quality			
SA21 - To reduce air pollution and ensure air quality continues to improve.			
1. Will it improve air quality?	o	o	
Overall effects identified SA21	o	o	
Use of Energy Resources			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	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	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Allotments, Manor Way			
Sustainability Theme	Option 1: Allotments	Option 2: Retain open space	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	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 Borough.			
1. Will it improve compliance with the Water Framework Directive?	o	o	
Overall effects identified SA24	o	o	
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	o	
2. Will development be avoided in flood risk areas?	o	o	
3. Can the site be made safe taking into account predicted sea level rise?	o	o	
Overall effects identified SA25	o	o	
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	-?	o	
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?	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	

Option 1: Allotments

Allotments, Manor Way

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

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 Local Plan	Allocate as allotment in 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.

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 effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy or site name			
Sustainability Theme	Option 1: Safeguard land for transport improvements	Option 2: Do nothing	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	+	o	By safeguarding land for a shared-use path linking the existing cycle track to Grange Road there is potential to improve transport infrastructure to increase travel by sustainable modes. In addition, safeguarding land for a
2. Will it support the transition to net zero carbon by 2050?	+	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy or site name			
Sustainability Theme	Option 1: Safeguard land for transport improvements	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			
Decision Making Criteria			
			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	+	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	++	o	By safeguarding land for a shared-use path linking the existing cycle track to Grange Road there is potential to improve transport 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.
2. Will it reduce road traffic accidents?	?	o	
3. Will there be an increase in traffic related air and noise pollution?	++?	o	
Overall effects identified SA2	++?	o	
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?	++?	o	By safeguarding land for a shared-use path linking the existing cycle track to Grange Road there is potential to improve transport 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.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	++	--	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy or site name			
Sustainability Theme	Option 1: Safeguard land for transport improvements	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			
Decision Making Criteria			
			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	++	--	
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 services?	+	o	While the policy itself does not improve access, by safeguarding land for transport improvements there is potential to realise improved accessibility in the future. Option 1 is therefore assessed as resulting in positive effects in this regard.
2. Will it make access easier for those without a car?	+	o	
3. Will it make access easier for disabled and or elderly people?	+	o	
Overall effects identified SA4	+	o	
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?	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 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?	n/a	n/a	
Overall effects identified SA7	n/a	n/a	
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?	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			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy or site name			
Sustainability Theme	Option 1: Safeguard land for transport improvements	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			
Decision Making Criteria			
SA9 - To ensure that everyone has the opportunity to live in a decent and 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 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?	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 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?	+	o	By safeguarding land for transport improvements there is potential to realise positive effects for reducing out-commuting and improving accessibility to work.
2. Will it improve accessibility to work by public transport, walking and cycling?	+	o	
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?	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 facilitate the sustainable 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	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy or site name			
Sustainability Theme	Option 1: Safeguard land for transport improvements	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			
Decision Making Criteria			
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 buoyant, sustainable 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 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)?	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 accessibility of leisure opportunities 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 protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.			
1. Will it protect or enhance the Borough's network of greenspace?	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 Borough's biodiversity and geological assets.			
1. Will it result in a biodiversity net gain?	n/a	n/a	
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?	n/a	n/a	
4. Will it conserve and enhance local habitats and species diversity, and avoid	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy or site name			
Sustainability Theme	Option 1: Safeguard land for transport improvements	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			
Decision Making Criteria			
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 quality townscape incorporating good design principles for buildings and surrounding spaces.			
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 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 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 through the re-use of previously 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 Borough.			
1. Will it improve compliance with the Water Framework Directive?	n/a	n/a	
Overall effects identified SA24	n/a	n/a	
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?	n/a	n/a	
2. Will development be avoided in flood risk areas?	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy or site name			
Sustainability Theme	Option 1: Safeguard land for transport improvements	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			
Decision Making Criteria			
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 water supply.			
1. Will it reduce water consumption?	n/a	n/a	
Overall effects identified SA26	n/a	n/a	
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?	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	

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

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

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 Local Plan	Include allocation policy in 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 code	Land at Brockhurst Gate, Cotsworth Road, Gosport	Ward	Elson

Site details

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 the Brockhurst Gate Retail development.
Topography	Largely flat
Existing land use	Open space
Surrounding land use and storey heights	The scheduled monument of Fort Brockhurst adjoins the site on its south western edge. To the west of the site is the retail development which formed 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	<p>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</p> <p>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</p> <p>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</p>

	supplementary sports pitch/open space assessment received 15.06.17) – Grant permission.
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Suitability

Issue	Suitability	Comments
Local plan designations		
Is the site within the Urban Area Boundary?	Yes	
Is the site allocated for development?	No	
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 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?	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)?	Unknown	Further investigation will be required by site promoter.
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	

Issue	Suitability	Comments
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	The site is situated within proximity to the DM Gosport South 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 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)?	Yes	The scheduled ancient monument Fort Brockhurst adjoins the site on its south western edge, separated by a belt of trees which extends approximately 80m up to the moat.
Does the site contain, or is adjacent to, any locally listed buildings?	No	
Is the site likely to be of archaeological interest?	Unknown	Further investigation will be required.
Contamination		
Is it likely the site could be contaminated?	Yes	Site is in 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 utilities?	Yes	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site in safeguard area for Fleetlands Helipad and DM munitions.

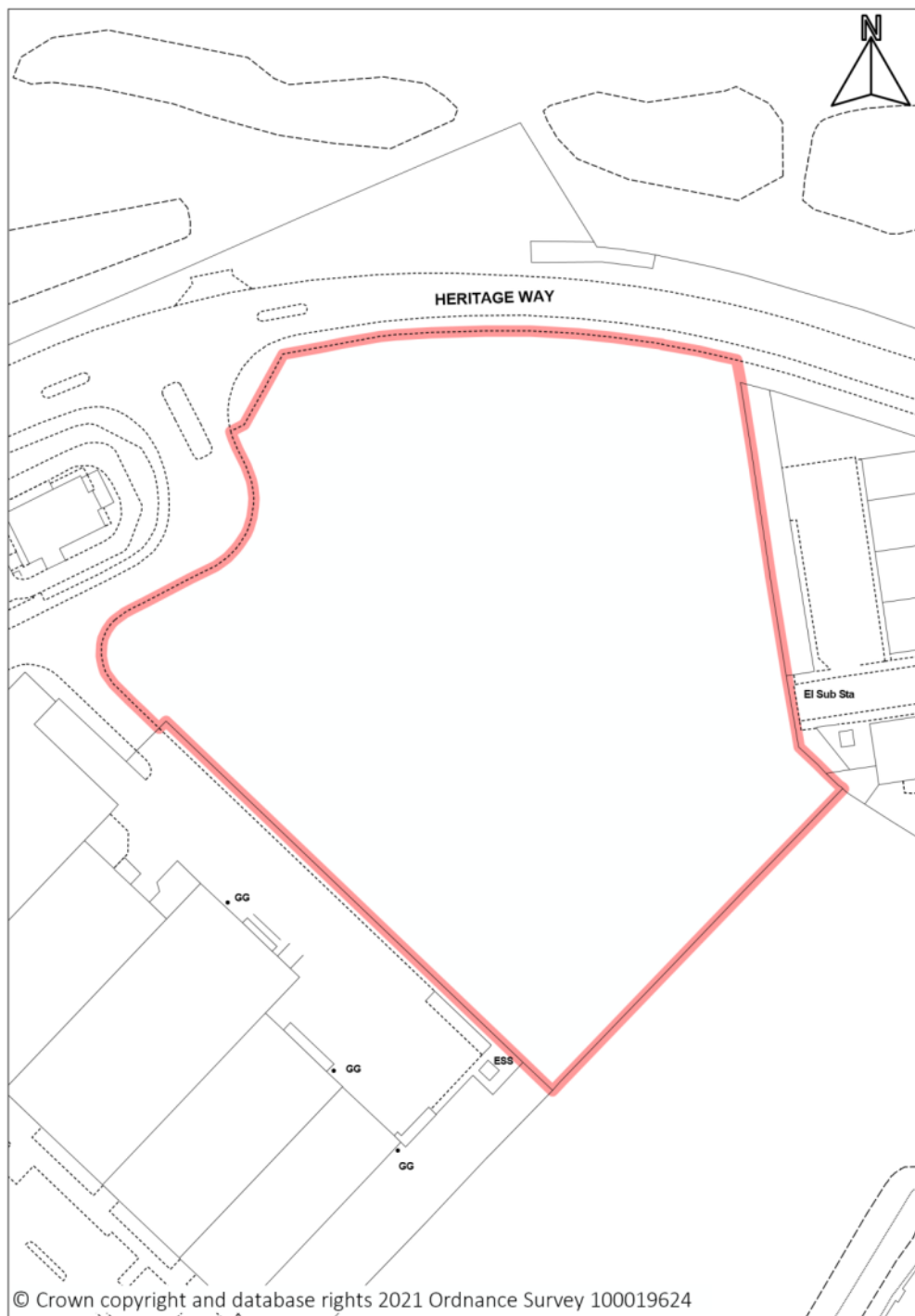
Availability

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	
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)?	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?	Yes	
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 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 is 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 + positive o neutral ? uncertain - negative -- major negative			
Land at Brockhurst Gate, Gosport			
Sustainability Theme	Option 1: Retain existing open space designation	Option 2: Allocate for employment uses	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	+	+	Both options present opportunities to reduce carbon dioxide and other greenhouse gas emissions. For example, Option 1 would provide open space provision which could reduce the need to travel out of the Borough. Likewise, the provision of employment uses on the site under Option 2 would also likely reduce the need to travel and thereby help to address climate change through reducing greenhouse gas emissions.
2. Will it support the transition to net zero carbon by 2050?	+	+	
3. Will it deliver energy efficient buildings?	o	?	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	o	?	
Overall effects identified SA1	+	+	
Transport and Accessibility			
SA2 – To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	+	+	Both options could help to reduce traffic volumes and congestion. The impact of both options on road traffic accidents and traffic related air and noise pollution is uncertain but unlikely to be significant and is something that can be mitigated for.
2. Will it reduce road traffic accidents?	?	?	
3. Will there be an increase in traffic related air and noise pollution?	?	?	
Overall effects identified SA2	+?	+?	
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?	+	+	Option 1 could help to reduce the need to travel further afield by private car to access sports pitch provision and is therefore considered to result in positive effects. Similarly, Option 2 could provide additional local employment opportunities and reduce the need to out-commute.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	+	+	
			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 quality services and facilities including health, transport, education, training, employment and leisure opportunities.			
1. Will it improve access to local services?	++	+	Option 1 would improve access to local sports 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	Option 1: Retain existing open space designation	Option 2: Allocate for employment uses	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			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?	o	o	
3. Will it make access easier for disabled and or elderly people?	o	o	
Overall effects identified SA4	++	+	
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?	++	o	Option 1 and the provision of open space and sports pitches on the site would provide major positive effects and opportunities for engagement in community activities. Both option 1 and option 2 can potentially improve the neighbourhood as a place to live.
2. Will it 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 and disorder?	o	o	
Overall effects identified SA6	o	o	
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?	+	+	Option 1 could assist in reducing poverty and 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. 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	Option 1: Retain existing open space designation	Option 2: Allocate for employment uses	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			uncertainty as it is recognised that many others factors also affect poverty and social exclusion.
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?	++	o	The retention of open space on the site and provision of sports facilities is likely to provide major positive effects and assist in reducing health inequalities by providing high quality facilities for residents. This is also assessed as providing major positive effects for enabling and supporting healthy lifestyles.
2. Will it enable and support healthy lifestyles?	++	++	
3. Will it improve access to health facilities?	o	o	
			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	++	o	
Housing			
SA9 - To ensure that everyone has the opportunity to live in a decent and 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 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?	+	+	Both options have the potential to improve qualifications and skills.
2. 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			
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			
Sustainability Theme	Option 1: Retain existing open space designation	Option 2: Allocate for employment uses	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
1. Will it reduce out-commuting from the Borough?	o	+	Option 2 is assessed as resulting in positive effects in this regard. Employment uses on the site provide the potential to increase the number of jobs in the Borough and has potential to thereby reduce out-commuting.
2. Will it improve accessibility to work by public transport, walking and cycling?	o	+	
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 provides potential to reduce overall unemployment. There is some uncertainty as there is also potential that employment uses on the site may displace jobs from elsewhere in the Borough.
2. Will it reduce long-term unemployment?	o	?	
3. Will it provide job opportunities for those most in need of employment?	o	?	In terms of the impact of Option 2 on other economic issues it is considered uncertain at this stage. Option 2 provides potential to improve average earnings and reduce long-term unemployment, however these issues are also contingent on wider economic factors.
4. Will it help to improve average earnings?	o	?	
Overall effects identified SA12	o	+	
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?	+	+	Option 2 is assessed as resulting in positive effects in relation to Gosport’s economy.
2. Will it improve business development and enhance competitiveness?	o	+	
3. Will it improve the resilience of business and the economy?	o	?	
4. Will it promote growth in key sectors and clusters?	o	?	
5. Will it make land and property available for business development?	o	+	
Overall effects identified SA13	o	+	
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?	n/a	n/a	
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)?	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Brockhurst Gate, Gosport			
Sustainability Theme	Option 1: Retain existing open space designation	Option 2: Allocate for employment uses	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	++	--	Option 1 and retaining the existing open space 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	++	--	
SA17 - To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.			
1. Will it protect or enhance the Borough's network of greenspace?	+	-	
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 Borough's biodiversity and geological assets.			
1. Will it result in a biodiversity net gain?	o	o	Both Options are considered neutral as both options would likely be able to address nature conservation issues satisfactorily, resulting in limited effects.
2. Will it enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure?	o	o	
3. Will it maintain and enhance sites designated for their nature conservation interest?	o	o	
4. Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?	o	o	
Overall effects identified SA18	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Land at Brockhurst Gate, Gosport			
Sustainability Theme	Option 1: Retain existing open space designation	Option 2: Allocate for employment uses	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	o	o	
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 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 air quality continues to improve.			
1. Will it improve air quality?	o	o	
Overall effects identified SA21	o	o	
Use of Energy Resources			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	++	++	Both land use options have potential to reduce emissions of greenhouse gases by reducing energy consumption. This is primarily through reducing the need to travel to a) access sports pitch provision and b) access employment uses.
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 land?	+	+	
2. Will it remediate contaminated land?	+	+	
Overall effects identified SA23	+	+	
Water Management			
SA24 - To maintain and improve the water quality of the Borough.			
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			
Sustainability Theme	Option 1: Retain existing open space designation	Option 2: Allocate for employment uses	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 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 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 materials and resources?	o	-	Option 1 is considered neutral overall. Option 2 may increase the consumption of materials and resources however in relation to household waste/recycling it is considered to be neutral.
2. Will it reduce household waste?	o	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	o	-	

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

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

PART 4 - Preferred options for Land at Brockhurst Gate, Gosport

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

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

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 code	Forton Road, Gosport, PO12 3HJ	Ward	Forton

Site details

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 use and storey heights	To the northwest of the site is an existing service road beyond which is a row of two storey dwellings fronting Forton Road. To the north of the site are 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		
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		
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	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 covers the whole borough)?		bodies will be consulted. Restrictions may apply.

Availability

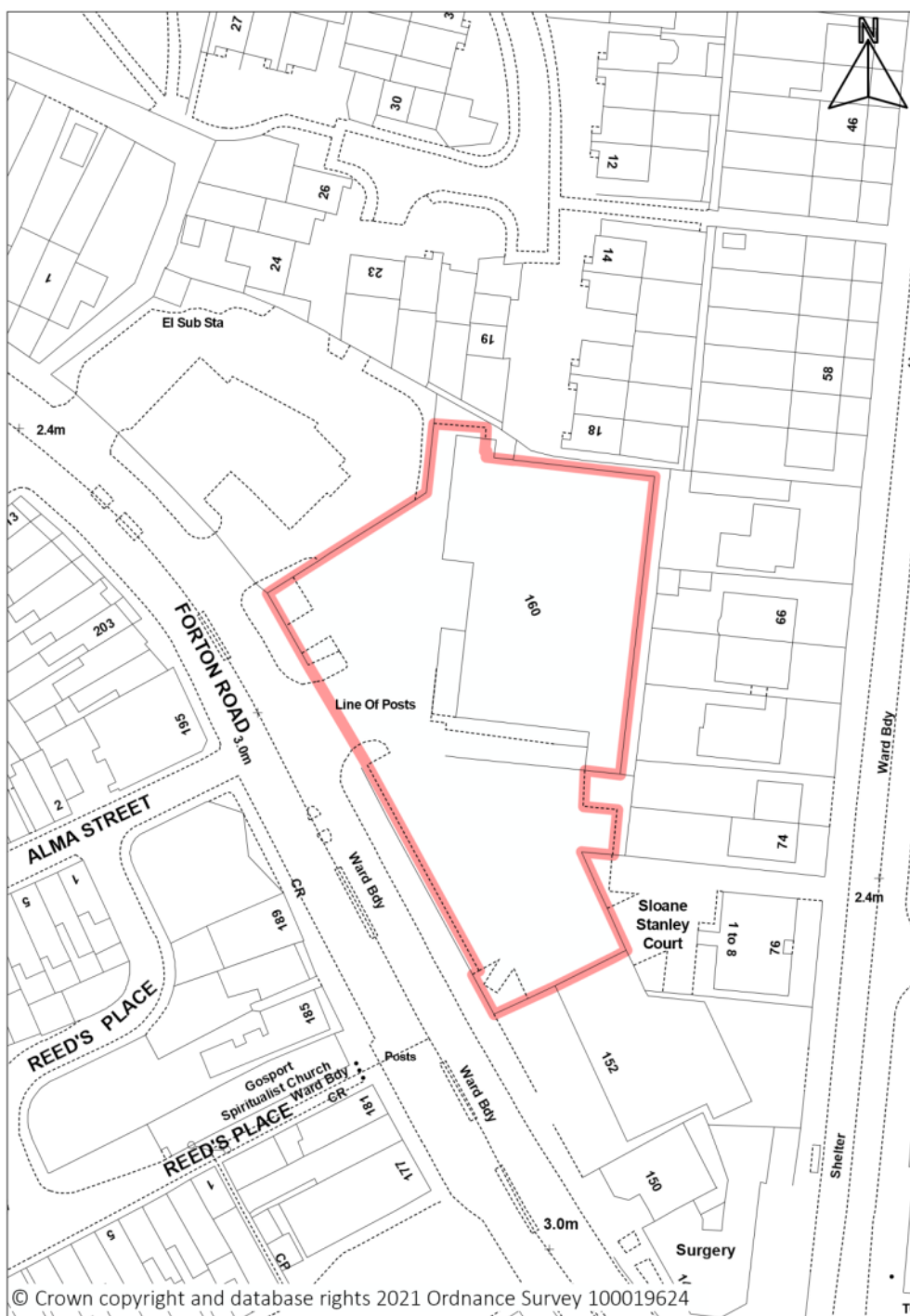
Issue	Availability	Comments
Does the site have multiple owners?	No	Site is owned by Lidl UK.
Is the site owned by a developer or is the owner willing to sell?	No	There has been no indication that the site will be sold. It is considered important to retain the store as it provides an important facility 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

The effects over time:			
++ major positive + positive o neutral ? uncertain - negative -- major negative			
Lidl, Forton Road			
Sustainability Theme	Option 1: Residential development	Option 2: Retain neighbourhood centre designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	Both options could assist in addressing climate change. Option 1 would protect the land for commercial uses which serve the local neighbourhood. Option 2 could see redevelopment of the site with energy efficient buildings etc.
2. Will it support the transition to net zero carbon by 2050?	o	o	
3. Will it deliver energy efficient buildings?	+?	o	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	+?	o	
Overall effects identified SA1	+?	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o	o	Both options are considered neutral overall.
2. Will it reduce road traffic accidents?	o	o	
3. Will there be an increase in traffic related air and noise pollution?	o	o	
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 and public transport.			
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	Option 1: Residential development	Option 2: Retain neighbourhood centre designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	o	o	is considered to be neutral.
Overall effects identified SA3	o	o	
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 services?	o	+	Option 2 and retaining the neighbourhood centre designation would ensure the land is protected to serve the local neighbourhood.
2. Will it make access easier for those without a car?	o	+	
3. Will it make access easier for disabled and or elderly people?	o	+	
Overall effects identified SA4	o	+	
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?	o	o	
2. Will it improve neighbourhoods as places to live?	o	o	
Overall effects identified SA5	o	o	
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	o	o	
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?	o	o	
Overall effects identified SA7	o	o	
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?	o	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	o	o	
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			
Lidl, Forton Road			
Sustainability Theme	Option 1: Residential development	Option 2: Retain neighbourhood centre designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
1. Will it reduce homelessness?	+	o	Option 1 and the provision of new homes could assist in reducing homelessness and increasing the range and affordability of housing.
2. Will it increase the range and affordability of housing for different groups in the community?	+	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	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 employment so everyone can benefit from the economic growth of the Borough.			
1. Will it reduce overall unemployment?	-	o	The loss of the site to housing would see the loss of some jobs on the site. Option 1 could therefore result in negative effects in this regard.
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	-?	o?	
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?	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	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Lidl, Forton Road			
Sustainability Theme	Option 1: Residential development	Option 2: Retain neighbourhood centre designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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, sustainable 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 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)?	-	++	The retention of the neighbourhood shopping centre designation could result in major positive effects for the quality of the centre and its vitality and viability. That said, Option 1 and new homes could potentially improve the centre by bringing additional shoppers into the area.
2. Will it improve the vitality and viability of centres?	o?	++	
Overall effects identified SA15	o?	++	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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 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 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 environment at this high level. The specific details of development proposals are unknown. The implications of all proposals will need to be assessed as part of the full plan HRA and throughout the development management process.
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?	?	?	
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	Option 1: Residential development	Option 2: Retain neighbourhood centre designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 quality townscape incorporating good design principles for buildings and surrounding spaces.			
1. Will the design enhance the quality of the townscape?	+	+	Both options have the potential to enhance 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?	o	o	
Overall effects identified SA21	o	o	
Use of Energy Resources			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	?	?	Both options are uncertain at this stage. Further detail is required.
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 land?	+	o	Option 1 would see the re-use of PDL. However the site is still in use so Option 2 would retain the existing designation and allow the sites re-use for other retail uses should the existing occupier leave the site.
2. Will it remediate contaminated land?	o	o	
Overall effects identified SA23	o	o	
Water Management			
SA24 - To maintain and improve the water quality of the 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	Option 1: Residential development	Option 2: Retain neighbourhood centre designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	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 water supply.			
1. Will it reduce water consumption?	o	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	o	o	
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?	o	o	Option 2 would be a continuation of the existing situation as is therefore assessed as neutral. Option 1 could see a reduced 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.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	o	o	

Option 2: Retain neighbourhood centre designation

Lidl, Forton Road

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

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 Local Plan	Retain neighbourhood centre designation.

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 College	Site reference	LL013
Site address and post code	St Vincent College, Mill Lane, Gosport, PO12 4QA	Ward	Leesland

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 use and storey heights	Main college buildings to the immediate south and east. Residential to the north and west and Portsmouth Harbour very close to the western boundary 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 utilities?	Yes	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Small part of the site within safeguarded area for aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.

Availability

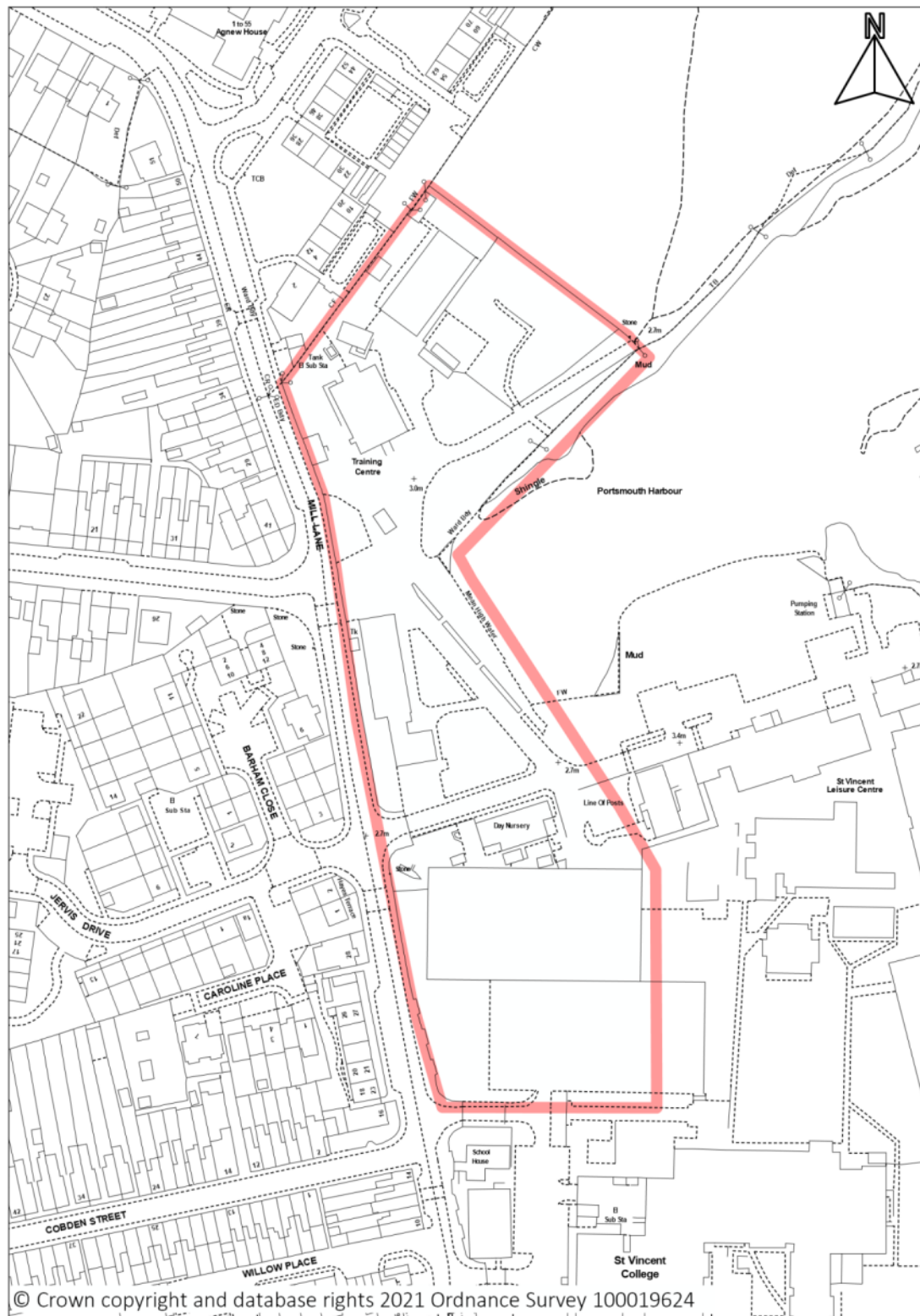
Issue	Availability	Comments
Does the site have multiple owners?	No	
Is the site owned by a developer or is the owner willing to sell?	Unknown	Site has been previously submitted to Call for Sites. Planning advice has been issued. No indication has been received that the land owner wishes to progress a 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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy or site name			
Sustainability Theme	designation Option 1: Retain community and built leisure facility	Option 2: Option Allocate for mixed use development	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	Both options could introduce new emissions, but they also provide opportunities to reduce emissions. The overall effects are assessed as neutral. Option 1 would likely see little change on the site so is assessed as neutral in all regards. Option 2 could present opportunities to deliver energy efficiency buildings however this depends on detailed proposals so is also uncertain at this stage.
2. Will it support the transition to net zero carbon by 2050?	o	o	
3. Will it deliver energy efficient buildings?	o	+?	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	o	o	
Overall effects identified SA1	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o	-?	Option 1 is assessed as neutral as it is considered unlikely to be much change from the existing position on the site. Option 2 has more uncertainty as the effects depend on the type and amount of uses on the site. That said the scale of development is not expected to be significant and the traffic implications unlikely to be significant.
2. Will it reduce road traffic accidents?	o	o?	
3. Will there be an increase in traffic related air and noise pollution?	o	o?	
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	o	o	Redevelopment on the site under Option 2 could increase car use however this is not certain and the effects are unlikely to be significant.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	o	o	Both options would be required to include appropriate cycle parking and other facilities.
Overall effects identified SA3	o	o	
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 services?	o	o?	Option 1 would see a continuation of the existing designation on the site and is assessed as neutral. Option 2 could see a loss of community facilities however it is considered that the site could be redeveloped for a mix of uses whilst retaining similar levels of on-site facilities through an appropriately designed
2. Will it make access easier for those without a car?	o	o	
3. Will it make access easier for disabled and or elderly people?	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy or site name			
Sustainability Theme	Option 1: Retain community and built leisure facility designation	Option 2: Option Allocate for mixed use development	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			scheme.
Overall effects identified SA4	o	o	
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?	+	+	Both options could see opportunities for engagement in community activities on the site. In addition, both options are considered to present opportunities to improve neighbourhoods as places to live.
2. Will it 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 and disorder?	o	o	
Overall effects identified SA6	o	o	
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?	+?	o	
Overall effects identified SA7	+?	o	
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?	+?	?	Option 1 and retaining the existing community and built leisure designation presents opportunities to improve health outcomes through engagement in community activities. The effects of Option 2 are assessed as uncertain as it depends on the detail of re-development proposals.
2. Will it enable and support healthy lifestyles?	+?	?	
3. Will it improve access to health facilities?	n/a	n/a	
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	+?	Mixed-use development on the site and the provision of new housing could assist in reducing homelessness and increasing the range and affordability of housing.
2. Will it increase the range and affordability of housing for different groups in the community?	o	+	
3. Will it increase the number of decent homes?	o	+	
Overall effects identified SA9	o	+	
Education and Skills			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy or site name			
Sustainability Theme	designation Option 1: Retain community and built leisure facility	Option 2: Option Allocate for mixed use development	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	+	+	Both options can facilitate the improvement of 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 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 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?	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 facilitate the sustainable 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, sustainable 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	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy or site name			
Sustainability Theme	Option 1: Retain community and built leisure facility designation	Option 2: Option Allocate for mixed use development	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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)?	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 accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	+	n/a	There is potential for sporting facilities to be part of the community facilities provided on the site.
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 Borough’s network of greenspace?	o	o	
2. Will it protect or enhance the quality of the Borough’s coast and harbour frontage and maintain or improve public access?	o	o	
Overall effects identified SA17	o	o	
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 the restoration and creation of well-connected multifunctional green infrastructure?	o	o	
3. Will it maintain and enhance sites designated for their nature conservation interest?	?	?	The impacts of both options are 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 historic environment.			
1. Will it protect and enhance the historic environment?	+	+	Both options can protect and enhance the historic environment. The effects of Option 2 are uncertain until detailed proposals can be
2. Will it improve the condition of any	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Policy or site name			
Sustainability Theme	Option 1: Retain community and built leisure facility designation	Option 2: Option Allocate for mixed use development	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 quality townscape incorporating good design principles for buildings and surrounding spaces.			
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 air quality continues to improve.			
1. Will it improve air quality?	o	o	
Overall effects identified SA21	o	o	
Use of Energy Resources			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Both options could lead to reductions or increases in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	+	+	All options could 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 quality of the Borough.			
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 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?	?	?	It is uncertain at this stage as no detailed proposals have been provided. There is potential that development on the site could be achieved while reducing the risk of flooding however further details will be required to assess this.
2. Will development be avoided in flood risk areas?	?	?	
3. Can the site be made safe taking into account predicted sea level rise?	?	?	
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			
Sustainability Theme	Option 1: Retain community and built leisure facility designation	Option 2: Option Allocate for mixed use development	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
1. Will it reduce water consumption?	o	-	Option 2 would likely intensify the use of the site and therefore increase water consumption.
Overall effects identified SA26	o	-	
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?	o	-	New development on the site under Option 2 would likely increase the use of resources and amount of waste produced. New homes could present opportunities to increase recycling however.
2. Will it reduce household waste?	o	-	
3. Will it increase recycling?	o	+ ?	
Overall effects identified SA27	o	-	

**Option 1: Retain community and built leisure facility designation
St Vincent College, Mill Lane**

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

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

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 code	Units 2-9 Venture Industrial Park, Fareham Road, Gosport, PO13 0BA	Ward	Bridgemary South

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 Boundary?	Yes	
Is the site allocated for development?	No	The site is designated as an existing 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 covers the whole borough)?		Safeguarding Zones and Defence munitions safeguarding zone. Restrictions on development may apply. Statutory bodies will need to be consulted.

Availability

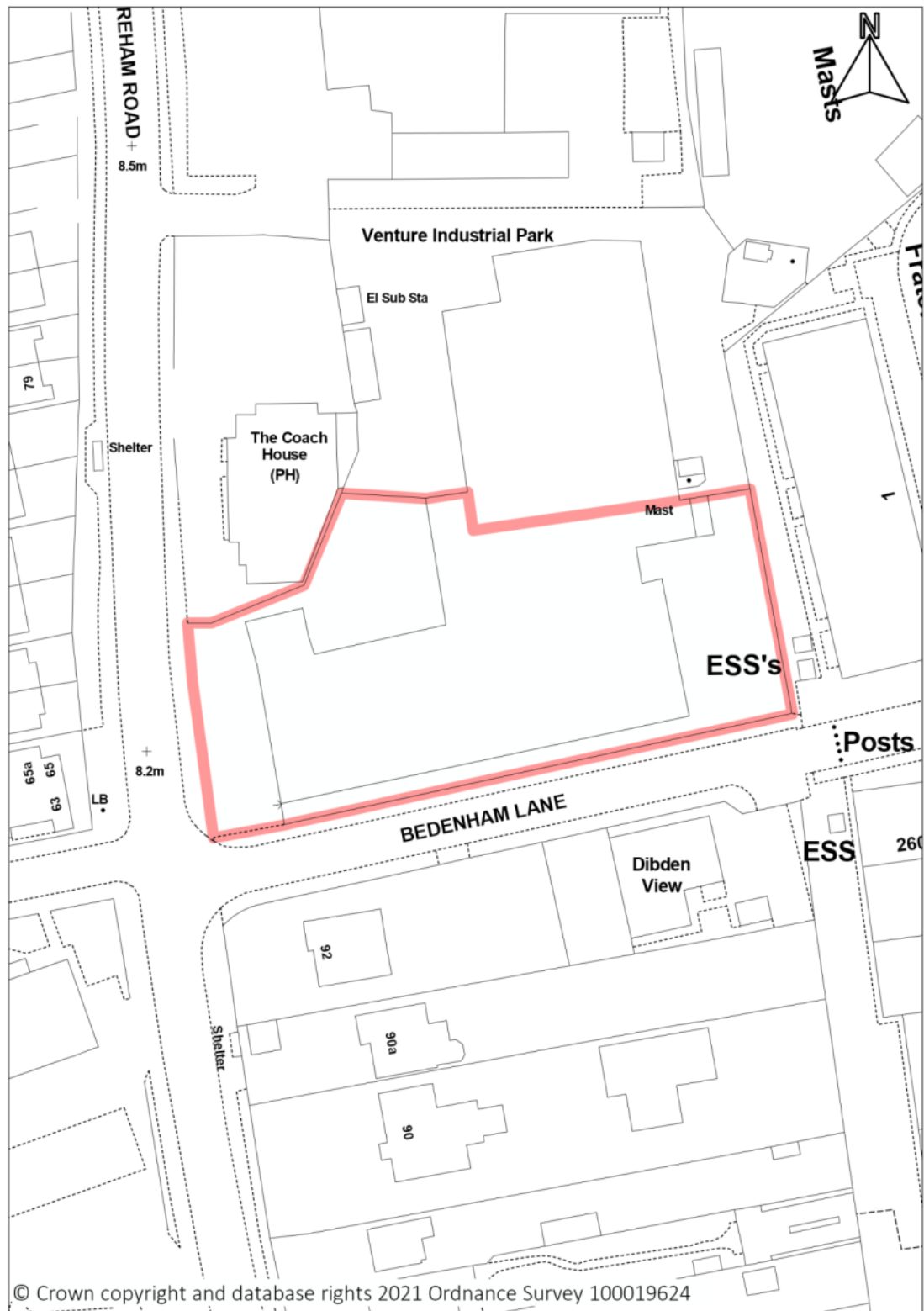
Issue	Availability	Comments
Does the site have multiple owners?	No	
Is the site owned by a developer or is the owner willing to sell?	Yes	Submitted in Call for Sites. The site is unavailable at this current time however and is occupied by viable business.
Is it necessary to acquire land off-site to develop 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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Units 2-9 Venture Park, Fareham Road			
Sustainability Theme	Option 1: Retain employment land designation	Option 2: Allocate residential	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	Both options provide potential opportunities to address climate change issues. Option 1 could provide employment opportunities which could reduce the need to travel for work. That said, 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.
2. Will it support the transition to net zero carbon by 2050?	o	o	
3. Will it deliver energy efficient buildings?	o	o	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	n/a	n/a	
Overall effects identified SA1	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	+	?	Option 1 is considered to provide the potential to reduce traffic volumes and congestion as it could ensure employment is provided on the 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.
2. Will it reduce road traffic accidents?	?	?	
3. Will there be an increase in traffic related air and noise pollution?	+	o?	
Overall effects identified SA2	+	?	
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?	+	+	Both options are considered to result in positive effects for reducing private car use. Option 1 would be in accordance with the Local Plan’s development strategy and protect an employment site which appears to be operating viably at this time.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Units 2-9 Venture Park, Fareham Road			
Sustainability Theme	Option 1: Retain employment land designation	Option 2: Allocate residential	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 services?	+	o	Option 1 would see the site continued to be protected for employment uses. Option 2 would see no employment space on the site but would instead see housing provided.
2. Will it make access easier for those without a car?	o	o	
3. Will it make access easier for disabled and or elderly people?	o	o	
Overall effects identified SA4	+o	o	
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?	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 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?	++	+	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 population, reduce inequalities 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 Park, Fareham Road			
Sustainability Theme	Option 1: Retain employment land designation	Option 2: Allocate residential	<i>Comments: consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	o	+	Option 2 could reduce homelessness, increase the range and affordability of housing and the number of decent homes by providing housing on the site. There is some uncertainty at this stage as to what would be delivered on the site however there is potential for positive effects from this option.
2. Will it increase the range and affordability of housing for different groups in the community?	o	+	
3. Will it increase the number of decent homes?	o	+	
Overall effects identified SA9	o	+	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	o	o	
2. Will it improve the qualifications and skills of the population overall?	o	o	
Overall effects identified SA10	o	o	
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?	+	-?	Option 1 and continuing to provide employment on the whole site provides the 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.
2. Will it improve accessibility to work by public transport, walking and cycling?	+	o	
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?	o	o	Both options are assessed as neutral. Option 1 would see the continuation of the existing employment designation and will likely not increase the amount of employees on the site. Option 2 would see no employment provided on the site; however the overall impact on unemployment issues is unlikely to be
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?	?	?	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Units 2-9 Venture Park, Fareham Road			
Sustainability Theme	Option 1: Retain employment land designation	Option 2: Allocate residential	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			significant. The impact of both options on the other criteria is uncertain.
Overall effects identified SA12	o	o	
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?	+	+	Both Options could be considered effective use of PDL. Given the site appears to be successfully operating it is considered to be an effective use of PDL as an employment site.
2. Will it improve business development and enhance competitiveness?	o	o	
3. Will it improve the resilience of business and the economy?	o	o	
4. Will it promote growth in key sectors and clusters?	o	o	
5. Will it make land and property available for business development?	o	o	
Overall effects identified SA13	o	o	
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?	n/a	n/a	
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)?	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 accessibility of leisure opportunities 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 protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.			
1. Will it protect or enhance the Borough's network of greenspace?	n/a	n/a	
2. Will it protect or enhance the quality of the Borough's coast and harbour	n/a	n/a	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
Units 2-9 Venture Park, Fareham Road			
Sustainability Theme	Option 1: Retain employment land designation	Option 2: Allocate residential	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 environment at this high level. The specific details of development proposals are unknown. The implications of all proposals will need to be assessed as part of the full plan HRA and throughout the development management process.
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?	?	?	
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 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 quality townscape incorporating good design principles for buildings and surrounding spaces.			
1. Will the design enhance the quality of the townscape?	o	+?	Option 1 would likely see little change to the existing site and is therefore assessed as 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	o	+?	
Air Quality			
SA21 - To reduce air pollution and ensure air quality continues to improve.			
1. Will it improve air quality?	+?	o?	Option 1 and retaining employment uses on 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			
Sustainability Theme	Option 1: Retain employment land designation	Option 2: Allocate residential	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
Overall effects identified SA21	+?	o?	
Use of Energy Resources			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	?	?	Both options are considered to be uncertain at 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 land?	+	+	Both options will see the use of PDL which could result in positive effects. Through the redevelopment of the site Option 2 would likely be required to remediate contaminated land which could result in positive effects.
2. Will it remediate contaminated land?	o	+?	
Overall effects identified SA23	+	+	
Water Management			
SA24 - To maintain and improve the water quality of the 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.
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?	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 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	o	-?	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	Option 1: Retain employment land designation	Option 2: Allocate residential	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
materials and resources?			be a continuation of the existing situation.
2. Will it reduce household waste?	o	-?	Option 2 could lead to increases in waste and consumption however this is uncertain as it is dependent on the mix of uses and future occupiers of the site.
3. Will it increase recycling?	o	+?	
Overall effects identified SA27	o	-?	

**Option 1: Retain employment land designation
Units 2-9 Venture Park, Fareham Road**

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

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 Local Plan	Retain employment land designation and maintain employment land 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.

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

Maximising beneficial effects	
None identified	

The Towers, Forton Road

Overview

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

PART 1 – Site profile for The Towers

Site location

Site name	The Towers, Forton Road	Site reference	LL014
Site address and post code	The Crossways, Gosport, PO12 4RH	Ward	Leesland

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 use and storey heights	Residential (two and three storey houses and flats)
Site size	0.13 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?	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?	No	

Issue	Suitability	Comments
Is the site currently tourist accommodation?	No	
Flooding		
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 Zone 2 or 3 in 2115?	Yes	The site is 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?	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	Site within 400m of Brent Goose site at Forton Playing Field (Core Primary). 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 SSSI or candidate SSSI?	No	
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	No	
Access		
Can satisfactory vehicular access be achieved?	Yes	If a large amount of traffic needed to access the site this may cause some difficulties depending on the design of access.
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	No	Potential historic significant of the building on this site. Will need to be

Issue	Suitability	Comments
(listed buildings, scheduled ancient monuments or registered parks and gardens)?		considered by Conservation and Design.
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	Locally listed Trafalgar Square No. 1 is within close proximity.
Is the site likely to be of archaeological interest?	No	
Contamination		
Is it likely the site could be contaminated?	Yes	Site is in 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)?	Yes	Potential impact from surrounding highways will need to be considered. Potential mitigation may be required.
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)?	No	

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 off-site 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

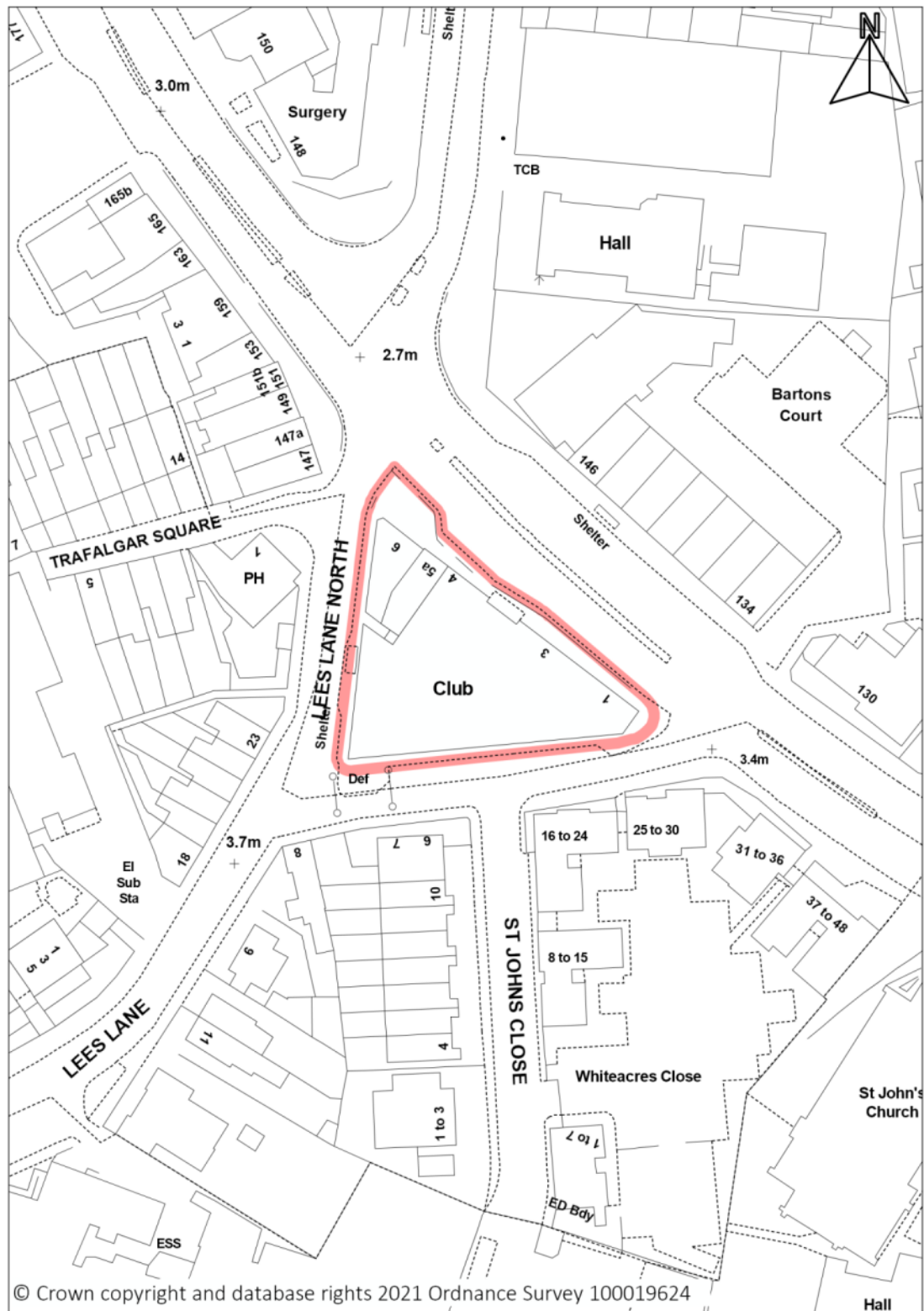
Issue	Availability	Comments
		if they can be ended or relocated.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	
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 28	Based on figure suggested by land owner. 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

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
The Towers, Forton Road			
Sustainability Theme	Option 1: Allocate residential	Option 2: Retain as white land	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	Option 1 could introduce new emissions. The overall effect is assessed as neutral as there may also be opportunities to reduce 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 no Local Plan allocation 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	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	o?	o	For option 1 new dwellings on the site could lead to increased traffic volumes and congestion, road accidents, and pollution however the 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.
2. Will it reduce road traffic accidents?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o	
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 and public transport.			
1. Will it increase the proportion of journeys using modes other than the private car?	o?	o	New dwellings on the site could result in additional car use however this is not certain as 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 and cycling networks and supporting	+	o	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			
The Towers, Forton Road			
Sustainability Theme	Option 1: Allocate residential	Option 2: Retain as white land	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
facilities such as cycle parking?			
Overall effects identified SA3	o	o	
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 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 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	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.
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 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?	+	o	Option 1 could see affordable housing built as part of the mix of new dwellings on the site.
Overall effects identified SA7	+	o	
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?	n/a	n/a	New high quality dwellings will improve the Borough’s overall housing stock. This could help to support healthy lifestyles.
2. Will it enable and support healthy lifestyles?	+	o	
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 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			
Sustainability Theme	Option 1: Allocate residential	Option 2: Retain as white land	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
1. Will it reduce homelessness?	+	o	Option 1 would provide housing which will have positive effects for increasing the range and affordability of housing and the number of decent homes. New housing also has potential to contribute towards reducing homelessness.
2. Will it increase the range and affordability of housing for different groups in the community?	+	o	
3. Will it increase the number of decent homes?	+	o	
Overall effects identified SA9	+	o	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	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 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?	o	o?	While option 2 assumes nothing would happen on the site at this stage, as the previous 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.
2. Will it improve accessibility to work by public transport, walking and cycling?	o	o	
Overall effects identified SA11	o	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?	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 facilitate the sustainable regeneration of the Borough.			
1. Will it make more effective use of previously developed land?	o	o	Redeveloping the site for housing is considered to be an effective use of PDL. However, retaining the site could see it developed for other purposes in the future.
2. Will it improve business development and enhance competitiveness?	o	o	
3. Will it improve the resilience of	o	o	

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
The Towers, Forton Road			
Sustainability Theme	Option 1: Allocate residential	Option 2: Retain as white land	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
business and the economy?			
4. Will it promote growth in key sectors and clusters?	o	o	
5. Will it make land and property available for business development?	o	o	
Overall effects identified SA13	o	o	
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?	n/a	n/a	
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)?	o	o	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	o	o	
Leisure			
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.			
1. Will it improve the range of sporting facilities in the Borough?	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 Borough's network of greenspace?	o	o	
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	o	o	
Overall effects identified SA17	o	o	
Biodiversity and Geodiversity			
SA18 - To conserve and enhance the Borough's biodiversity and geological 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 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			
The Towers, Forton Road			
Sustainability Theme	Option 1: Allocate residential	Option 2: Retain as white land	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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	?	o?	
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 quality townscape incorporating good 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.
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 gases by reducing energy consumption?	o	o	The overall effects are considered to be neutral. Option 1 could lead to reductions or increase in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	
Overall effects identified SA22	o	o	
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?	+	o?	Option 1 would help to re-use a site which has been unused. Option 2 is assessed as having neutral/uncertain effects at this stage as the option does not prevent development but is also not specifically allocating development on the site.
2. Will it remediate contaminated land?	+	o?	
Overall effects identified SA23	+	o?	
Water Management			

The effects over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative			
The Towers, Forton Road			
Sustainability Theme	Option 1: Allocate residential	Option 2: Retain as white land	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
SA24 - To maintain and improve the water quality of the 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 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?	o	o	The site is not in a flood zone.
3. Can the site be made safe taking into account predicted sea level rise?	o	o	The site is not predicted to be effected by sea level rise.
Overall effects identified SA25	o	o	
SA26 - To provide for sustainable sources 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	-	o	
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?	-	o	Building new homes on the site would increase the use of resources and result in more household waste, both of which will result in negative effects. There will be opportunities for recycling with Option 1 so this is assessed as neutral.
2. Will it reduce household waste?	-	o	
3. Will it increase recycling?	o	o	
Overall effects identified SA27	-	o	

**Option 2: Retain white land
The Towers, Forton Road**

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

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 code	Lees Lane, Gosport, PO12 3UL	Ward	Leesland
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 Boundary?	Yes	
Is the site allocated for development?	No	
Is the site in the Strategic Gap?	No	
Is the site Protected Open Space?	No	
Is the site a Protected Employment Site?	Yes	The site is designated within an existing 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, 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)?	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?	No	
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?	No	
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 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?	Yes	The locally listed Church of St John the Evangelist at Forton Road is adjacent to the site. 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 within a 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 utilities?	Yes	
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	
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.

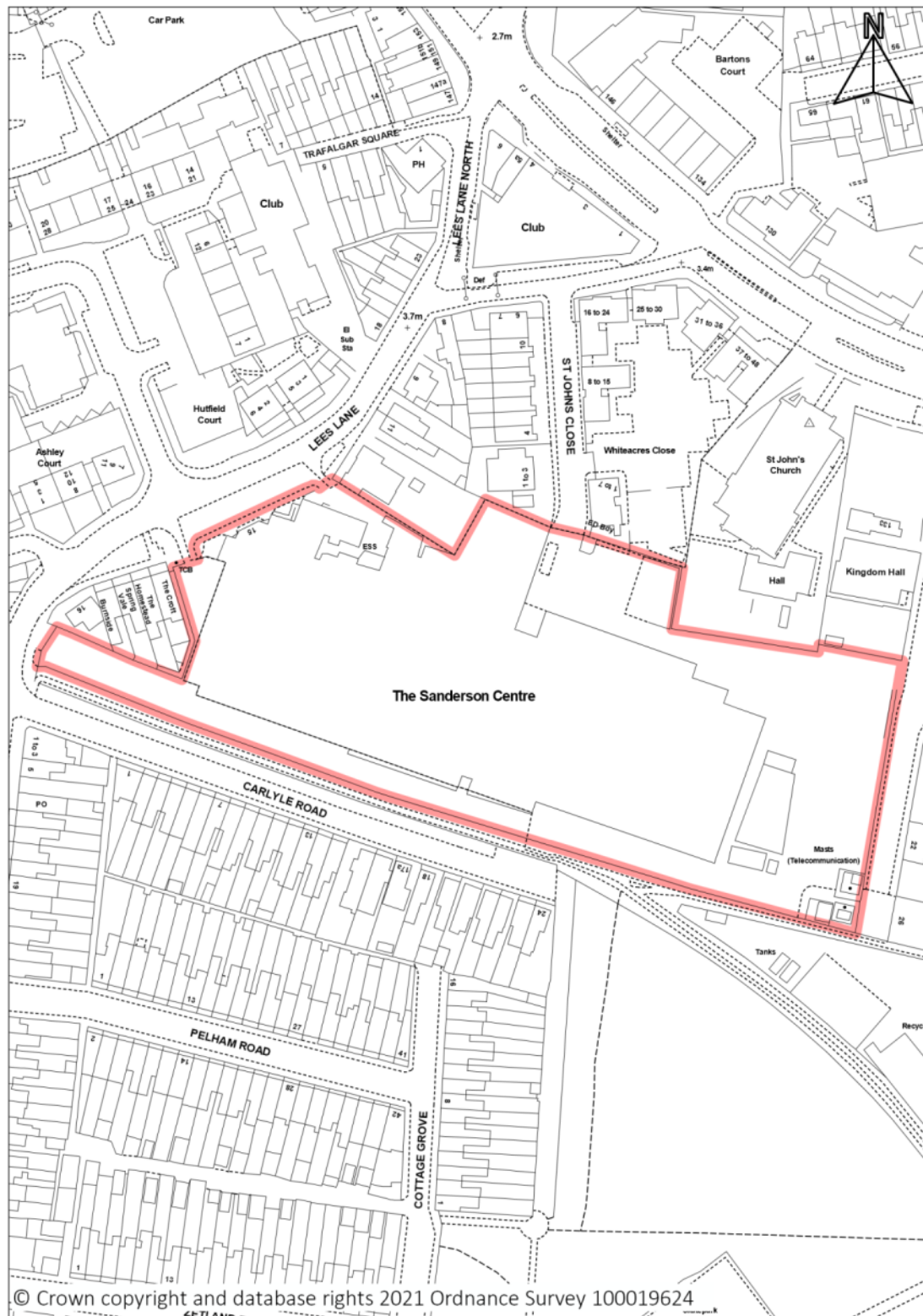
Issue	Availability	Comments
Is it necessary to acquire land off-site to develop this site?	No	
Does the site have any legal issues (covenants, ransom strips)?	Unknown	
Are there any on-site constraints (pylons, rights of way, easements)?	No	
Are there any existing tenancies or operations on site?	Yes	It is understood that the site is occupied by a significant number of businesses which are operating successfully.

Achievable

Issue	Achievability	Comments
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	Between 2022 and 2026. However further evidence is required to demonstrate this. At this stage the site appears to be 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 development costs (contamination, heritage conservation, demolition etc.)?	Yes	Potential costs of demolition and contamination issues on the site including asbestos. Further investigation would be required by the site promoter.
Does the site require significant new infrastructure investment in order to be suitable for development?	No	

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 submission in 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 1: Retain employment land designation	Option 2: Mixed-use redevelopment with residential and employment	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	o	o	Both options provide potential opportunities to address climate change issues. Option 1 could provide employment opportunities which could reduce the need to travel for work. Option 1 could provide a mix of uses on the site which may also reduce the need to travel. That said, 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.
2. Will it support the transition to net zero carbon by 2050?	o	o	
3. Will it deliver energy efficient buildings?	o	o	
4. Will it support the charging of plug-in and other ultra-low emission vehicles?	n/a	n/a	
Overall effects identified SA1	o	o	
Transport and Accessibility			
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.			
1. Will it reduce traffic volumes and congestion?	+?	?	Option 1 is considered to provide the potential to reduce traffic volumes and congestion as it could ensure employment is provided on the 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.
2. Will it reduce road traffic accidents?	?	?	
3. Will there be an increase in traffic related air and noise pollution?	+?	+?	

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: Mixed-use redevelopment with residential and employment	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			<p>The effects of both options on reducing road traffic accidents is uncertain at this stage.</p> <p>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.</p>
Overall effects identified SA2	+?	?	
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?	+	+	Both options are considered to result in positive effects for reducing private car use. Option 1 would be in accordance with the Local Plan's development strategy and protect an important employment site.
2. Will it provide for high quality walking and cycling networks and supporting facilities such as cycle parking?	o	o	
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 services?	+	o	Option 1 would see the site continued to be protected for employment uses. Option 2 would reduce the employment space on the site which at this time is considered neutral. It is recognised that reducing the employment floorspace may not reduce the number of jobs the site could provide.
2. Will it make access easier for those without a car?	o	o	
3. Will it make access easier for disabled and or elderly people?	o	o	
Overall effects identified SA4	+o	o	
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?	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	

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: Mixed-use redevelopment with residential and employment	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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?	++	+	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 population, reduce inequalities 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 opportunity to live in a decent and affordable home.			
1. Will it reduce homelessness?	o	+	Option 2 could reduce homelessness, increase the range and affordability of housing and the number of decent homes by providing housing on the site. There is some uncertainty at this stage as to what would be delivered on the site however there is potential for positive effects from this option.
2. Will it increase the range and affordability of housing for different groups in the community?	o	+	
3. Will it increase the number of decent homes?	o	+	
Overall effects identified SA9	o	+	
Education and Skills			
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.			
1. Will it improve the qualifications and skills of young people?	o	o	
2. Will it improve the qualifications and skills of the population overall?	o	o	

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: Mixed-use redevelopment with residential and employment	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
Overall effects identified SA10	o	o	
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?	+	-?	Option 1 and continuing to provide employment on the whole site provides the most potential to ensure residents can work 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.
2. Will it improve accessibility to work by public transport, walking and cycling?	+	o	
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?	o	o	Both options are assessed as neutral. Option 1 would see the continuation of the existing employment designation and will likely not increase the amount of employees on the site. Option 2 is also unlikely to increase employment on the site; however it is uncertain as to whether the number of employment opportunities would decline. The impact of both options on the other criteria is uncertain.
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	o	o	
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?	+	+	Both Options could be considered effective use of PDL. Given the site appears to be successfully operating it is considered to be an effective use of PDL as an employment site.
2. Will it improve business development and enhance competitiveness?	o	o	
3. Will it improve the resilience of business and the economy?	o	o	
4. Will it promote growth in key sectors and clusters?	o	o	
5. Will it make land and property available for business development?	o	o	
Overall effects identified SA13	o	o	
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	n/a	n/a	

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: Mixed-use redevelopment with residential and employment	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
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 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 accessibility of leisure opportunities 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 protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.			
1. Will it protect or enhance the Borough's network of greenspace?	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 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 environment at this high level. The specific details of development proposals are unknown. The implications of all proposals will need to be assessed as part of the full plan HRA and throughout the development management process.
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?	?	?	
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 historic environment?	n/a	n/a	

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: Mixed-use redevelopment with residential and employment	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
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 quality townscape incorporating good design principles for buildings and surrounding spaces.			
1. Will the design enhance the quality of the townscape?	o	+?	Option 1 would likely see little change to the existing site and is therefore assessed as 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?	+?	o?	Option 1 and retaining employment uses on 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	+?	o?	
Use of Energy Resources			
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.			
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	?	?	Both options are considered to be uncertain at 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 land?	+	+	Both options will see the use of PDL which could result in positive effects. Through the redevelopment of the site Option 2 would likely be required to remediate contaminated land which could result in positive effects.
2. Will it remediate contaminated land?	o	+?	
Overall effects identified SA23	+	+	
Water Management			
SA24 - To maintain and improve the water quality of the 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

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: Mixed-use redevelopment with residential and employment	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective			
Decision Making Criteria			
			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 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 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 materials and resources?	o	-?	Option 1 is assessed as neutral as it is likely to be a continuation of the existing situation. Option 2 could lead to increases in waste and consumption however this is uncertain as it is dependent on the mix of uses and future occupiers of the site.
2. Will it reduce household waste?	o	-?	
3. Will it increase recycling?	o	+?	
Overall effects identified SA27	o	-?	

Option 1: Retain employment land designation The Sanderson Centre

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

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

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

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.

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

Royal Sailors Rest, Grange Lane, Rowner

Overview

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

PART 1 – Site profile for Royal Sailors Rest, Grange Lane

Site location

Site name	Site of Former Royal Sailors Rest, Grange Lane	Site reference	RH008
Site address and post code	Grange Lane, Gosport, PO13 9RX	Ward	Rowner and 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 use and storey heights	To the east are semidetached residential dwellings (two storeys). To the south is the Crossley Community Centre. To the west on the opposite site of 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 development?	No	Site may still be appropriate for 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 Zone 2 or 3 in 2115?	No	
Ecology		
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	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 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 Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is within Fleetlands helipad safeguarded area. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.

Availability

Issue	Availability	Comments
Does the site have multiple owners?	Unknown	
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?	Unknown	Site currently unoccupied

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.

Capacity for dwellings

10

Based on initial visual site assessment.

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 over time: ++ major positive + positive o neutral ? uncertain - negative -- major negative				
Royal Sailors Rest, Grange Lane				
Sustainability Theme	Option 1: Allocate residential	Option 2: Mixed-use site with community facility	Option 3: Retain community and built leisure facility designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
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?	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	o	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 plug-in 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	o	o	o	
Transport and Accessibility				
SA2 - To reduce the need to travel and to reduce the effects of traffic on local communities.				
1. Will it reduce traffic volumes and congestion?	o?	o?	+?	All options may result in additional traffic volumes and congestion, road accidents and pollution. However the extent of these effects is unknown. Option 3 could 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 on the overall road network.
2. Will it reduce road traffic accidents?	o?	o?	o	
3. Will there be an increase in traffic related air and noise pollution?	o?	o?	o	
Overall effects identified SA2	o?	o?	o	
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?	o	o	o	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	o	o	o	All options would be required to include

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: Mixed-use site with community facility	Option 3: Retain community and built leisure facility designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
walking and cycling networks and supporting facilities such as cycle parking?				appropriate cycle parking provision.
Overall effects identified SA3	o	o	o	
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 services?	o	+	++	Options 2 and 3 would improve access to community facilities. In particular Option 3 would see the provision of a community facility provided on the site.
2. Will it make access easier for those without a car?	o	o	o	
3. Will it make access easier for disabled and or elderly people?	o	o	o	
Overall effects identified SA4	o	+	++	
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?	o	+	++	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?	o	o	+	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	o	o/+	++	
Crime and Disorder				
SA6 - To reduce crime and disorder				
1. Will it reduce actual levels of crime and disorder?	o	o	o	
Overall effects identified SA6	o	o	o	
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?	+?	+?	+?	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 wellbeing of the population, reduce inequalities in health and improve health facilities.				

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: Mixed-use site with community facility	Option 3: Retain community and built leisure facility designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
1. 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 opportunity to live in a decent and affordable home.				
1. Will it reduce homelessness?	++	++	o	Options 1 and 2 would provide housing which could assist in reducing homelessness.
2. 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?	+	+	o	
Overall effects identified SA9	+	+	o	
Education and Skills				
SA10 - To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.				
1. Will it improve the qualifications and skills of young people?	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				
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?	n/a	n/a	n/a	n/a
2. 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 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	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: Mixed-use site with community facility	Option 3: Retain community and built leisure facility designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
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 facilitate the sustainable regeneration of the Borough.				
1. 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?	o	o	o	n/a
3. Will it improve the resilience of business and the economy?	o	o	o	
4. Will it promote growth in key sectors and clusters?	o	o	o	
5. Will it make land and property available for business development?	o	o	o	
Overall effects identified SA13	o	o	o	
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?	n/a	n/a	n/a	
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)?	o	o	o	
2. Will it improve the vitality and viability of centres?	o	o	o	
Overall effects identified SA15	o	o	o	
Leisure				
SA16 - To improve the quality and accessibility of leisure opportunities within the Borough.				
1. Will it improve the range of sporting facilities in the Borough?	o	o?	o?	There is potential for sporting facilities to be provided depending on the nature of

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: Mixed-use site with community facility	Option 3: Retain community and built leisure facility designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
				the community facility on the site. This is however uncertain at this stage.
Overall effects identified SA16	o	o?	o?	
SA17 - To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.				
1. Will it protect or enhance the Borough's network of greenspace?	o	o	o	n/a
2. Will it protect or enhance the quality of the Borough's coast and harbour frontage and maintain or improve public access?	o	o	o	
Overall effects identified SA17	o	o	o	
Biodiversity and Geodiversity				
SA18 - To conserve and enhance the Borough's biodiversity and geological assets.				
1. Will it result in a biodiversity net gain?	+	+ ?	o?	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	o	
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 historic environment.				
1. Will it protect and enhance the historic environment?	o	o	o	n/a
2. Will it improve the condition of any heritage asset identified as at risk?	o	o	o	
Overall effects identified SA19	o	o	o	
SA20 - To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.				
1. Will the design enhance the quality of the townscape?	+ ?	+ ?	+ ?	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	+ ?	+ ?	+ ?	

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: Mixed-use site with community facility	Option 3: Retain community and built leisure facility designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
Decision Making Criteria				
Air Quality				
SA21 - To reduce air pollution and ensure air quality continues to improve.				
1. Will it improve air quality?	o	o	o	n/a
Overall effects identified SA21	o	o	o	
Use of Energy Resources				
SA22 - To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.				
1. Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	o	o	The overall effects are considered to be neutral. All options could lead to reductions or increases in greenhouse gases from energy consumption depending on where the energy is sourced from.
2. Will it lead to an increased proportion of energy needs being met from renewable resources?	o	o	o	
Overall effects identified SA22	o	o	o	
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?	+	+	+	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 quality of the Borough.				
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 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?	?	?	?	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 supply.				
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	Option 1: Allocate residential	Option 2: Mixed-use site with community facility	Option 3: Retain community and built leisure facility designation	Comments: <i>consideration of likelihood of effect, spatial scale, temporary/permanent effects, short/medium/long term effects and cumulative effects</i>
Sustainability Appraisal Objective				
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?	-	-	-	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.
2. Will it reduce household waste?	-	-	o	
3. Will it increase recycling?	o	o	o	
Overall effects identified SA27	-	-	o	

Option 3: Retain community and built leisure facility designation

Royal Sailors Rest, Grange Lane

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

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 Local Plan	Retain community and built leisure facility designation and review 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

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