

Strategic Housing Land Availability Assessment (SHLAA)

Housing Land Supply in Gosport Borough

Gosport Borough Local Plan 2038

September 2021



GOSPORT
Borough Council

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**The following appendices are published online at
www.gosport.gov.uk/gblp2038evidence**

- **[Appendix 2: Developable SHLAA sites – assessment summary](#)**
- **[Appendix 3: Discounted SHLAA sites – assessment summary](#)**
- **[Appendix 4: SHLAA sites below the threshold – assessment summary](#)**

Glossary of planning terms available online at www.gosport.gov.uk/GBLP2038

Abbreviations

AMR	Authority Monitoring Report
CfS	Call for Sites
DIO	Defence Infrastructure Organisation
EDNA	Economic Development Needs Assessment
ELAA	Economic Land Availability Assessment
GBC	Gosport Borough Council
GBLP	Gosport Borough Local Plan 2011-2029
GBLP 2038	Gosport Borough Local Plan 2038
HCC	Hampshire County Council
IAR	Infrastructure Assessment Report
IFS	Infrastructure Funding Statement
LPA	Local Planning Authority
MHCLG	Ministry of Housing, Communities and Local Government
MoD	Ministry of Defence
NPPF	National Planning Policy Framework
PfSH	Partnership for South Hampshire
PPG	Planning Practice Guidance
SAM	Scheduled Ancient Monument
SANG	Suitable Alternative Natural Greenspace
SHELA	Strategic Housing and Economic Land Availability Assessment
SHLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest

1 Introduction

Purpose of the SHLAA

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key study in the evidence base to inform the emerging Gosport Borough Local Plan 2038 (GBLP 2038). The SHLAA sets out which identified sites are likely to come forward for residential development in the plan period, with the aim of contributing towards meeting the Borough's local housing need.
- 1.2 The report summarises the findings of the SHLAA assessment which detail the sites which the Council considers demonstrate sufficient 'suitability', 'availability' and 'achievability' in line with national planning guidance¹. The SHLAA sets out justification for each identified site that does not demonstrate suitability, availability or achievability. The SHLAA also sets out the methodology used to assess these sites and determine their suitability for development.
- 1.3 **The inclusion of a site within this SHLAA does not necessarily imply that the Council will allocate it for housing development, or that planning permission would be granted for new homes.** All planning applications for development are determined against local plan policies and material planning considerations.
- 1.4 As such, the SHLAA is not a housing allocations exercise. Its purpose is to provide an assessment of how many houses can be accommodated on land in the Borough.

Structure of the SHLAA

- 1.5 The SHLAA Report is split into the following sections:

1. Introduction

The introduction provides an overview of the purpose of the SHLAA and explains why it is being undertaken as part of the Local Plan review. It also provides the national, sub-regional and local context behind the SHLAA.

2. Methodology

This section details the methodology used by the Borough Council in the SHLAA which is based on the five stages set out in Planning Practice Guidance.

3. Stage 1: Site / broad location identification

Section 3 details the types of sites considered by the Borough Council as part of the SHLAA, including those types of site excluded from further consideration. Each source of site is described under the relevant heading. This section also explains the Call for Sites process.

4. Stage 2: Site / broad location assessment

Section 4 sets out the methodology used to calculate the development potential on the sites identified in the SHLAA. This section includes a consideration of the overall geography of Gosport Borough and an assessment of the broad locations and

¹ Further information in PPG: Housing and economic land availability assessment, paragraph 018, 019 and 020. Available online: www.gov.uk/guidance/housing-and-economic-land-availability-assessment

specific sites for development. This section explains the process by which sites were assessed as being suitable, available and achievable for development.

5. Stage 3: Windfall potential

Section 3 includes an analysis of historic data on completions to support a windfall allowance, this includes a consideration of the methodology and the calculation itself.

6. Stage 4: Assessment review

Section 6 provides an overview of the SHLAA and compares the overall identified housing supply to the local housing need figure produced by the standard method. This housing supply for the period of 2021 to 2038 is then taken forward to produce an indicative trajectory setting out potential timescales for delivery over the plan period. The section also explains the actions undertaken by the Borough Council to maximise the number of housing sites and broad locations which are deliverable.

7: Stage 5: Final evidence base

The final section of the Report summarises the assessment, identifying the number of sites that are developable, discounted or under 5 and the number that can be accommodated on small and medium sites.

Appendices

Appendix 1 includes maps showing all SHLAA sites by the Borough Council Wards. Appendix 2, 3 and 4 provide assessment summaries for all developable and discounted SHLAA sites, as well as those sites below the threshold of five dwellings. Appendix 2, 3 and 4 are published online at www.gosport.gov.uk/gblp2038evidence

Gosport Borough Local Plan 2038

- 1.6 The findings of this SHLAA are important in determining the realistic development capacity of the Borough and the amount of housing that can be planned for in the GBLP 2038 which will cover the period **from 2021 to 2038**.
- 1.7 It is a statutory requirement for each local planning authority to have an up-to-date local plan. Paragraph 33 of the NPPF requires plans to be reviewed at least once every five years. There are a number of reasons which prompt the need to revise the adopted Local Plan. The GBLP 2038 addresses a number of changes that have occurred since the adoption of the GBLP 2011-2029, these are explained below.
 - Since the adoption of the GBLP 2011-2029 the Partnership for Urban South Hampshire (PUSH) (since renamed the Partnership for South Hampshire (PfSH)) has produced the Spatial Position Statement (June 2016) which sets out the quantum of employment floorspace and housing required for the sub-region including figures for each district over the period to 2034. PfSH is now preparing a new strategy to cover the period to 2038 and beyond. This strategy will also inform a multi-lateral statement of Common Ground. The draft Local Plan has been developed in combination with this emerging work.
 - Since the publication of the Spatial Position Statement the Government published a revised NPPF in July 2018 which introduced the standard method for assessing local housing need for each district, a requirement to meet the

Housing Delivery Test, and other significant changes which are considered as part of the draft Local Plan and collectively by PfSH authorities.

- The Government have published revisions to the NPPF and associated Planning Practice Guidance (PPG) which has had implications for numerous planning issues such as housing, employment and the environment. Other Government initiatives have also been introduced which have resulted in new approaches to dealing with issues such as health and wellbeing and climate change through the planning system.
- The Government's announced in November 2016 the release of Ministry of Defence sites in the Borough, with the Blockhouse site due to be released by 2020 (now 2022) and HMS Sultan by 2026 (now at least 2029). This will have major implications for the Borough and will require a proactive strategy, in cooperation with other stakeholders, to be established and put forward through the Local Plan.
- In June 2019 the Government introduced the legal requirement, through the Climate Change Act 2008 (2050 Target Amendment) Order 2019, for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. It was considered that this commitment should be reflected in the Borough Council's planning policies.

National Planning Policy Context

- 1.8 The requirement for local authorities to produce a SHLAA arises from paragraph 67 of the Government's National Planning Policy Framework (NPPF). The paragraph states that planning policies should identify specific, **deliverable** sites for development for years one to five of the plan period (the five year supply), and **developable** sites or broad locations for years 6-10 and, where possible, for years 11-15.
- 1.9 The importance of smaller SHLAA sites is set out in paragraph 68 of the NPPF, which requires local plans to identify land to accommodate at least 10% of their housing need on small and medium sites (sites which are no larger than one hectare), unless strong justification can be provided.
- 1.10 The Government's national Planning Practice Guidance (PPG) is an online resource which sets out detailed guidance in support of the National Planning Policy Framework (NPPF). The PPG sets out detailed guidance on the preparation of a SHLAA² in the guidance 'Housing and economic land availability assessment'. The PPG sets out the method for assessing housing land availability.

² www.gov.uk/guidance/housing-and-economic-land-availability-assessment

Sub-regional context

- 1.11 Paragraph 24 of the NPPF is clear that local planning authorities and county councils have a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.
- 1.12 In South Hampshire Local Authorities have set up the Partnership for South Hampshire (PfSH) (formerly known as PUSH). Through the work undertaken by the Partnership all LA's aspire to meet their duty to co-operate and deliver sustainable development.
- 1.13 The PfSH authorities have worked together to produce the Spatial Position Statement (June 2016) which sets out the quantum of employment floorspace and housing required for the sub-region including figures for each district over the period to 2034. PfSH is now preparing a new strategy to cover the period to 2038 and beyond. This strategy will also inform a multi-lateral statement of Common Ground. The draft Local Plan has been developed in combination with this emerging work. Since the publication of the Spatial Position Statement the Government published a revised NPPF in July 2018 which introduced the standard method for assessing local housing need for each district, a requirement to meet the Housing Delivery Test, and other significant changes which are considered as part of the draft Local Plan and collectively by PfSH authorities.

Local context

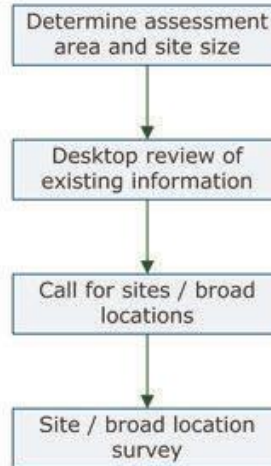
- 1.14 Currently the adopted Development Plan for Gosport Borough is the Gosport Borough Local Plan 2011-2029 which was adopted by the Borough Council on 14 October 2015 following public consultation and an examination by an Inspector. The adopted Local Plan covers the period to 2029, it has however been necessary to review the adopted Local Plan for the reasons set out above.
- 1.15 The draft GBLP 2038 sets out Gosport Borough Council's planning strategy for the Borough covering the period to 2038. It identifies key proposals, allocates land for development and sets out detailed policies which the Borough Council will use to determine planning applications.
- 1.16 The SHLAA is a key component of the evidence base to support the GBLP 2038. The Council has previously published SHLAA's during the preparation of the GBLP 2011-2029. The PPG is clear that the SHLAA should cover the plan-making area, and as such the SHLAA covers all of Gosport Borough.

2 Methodology

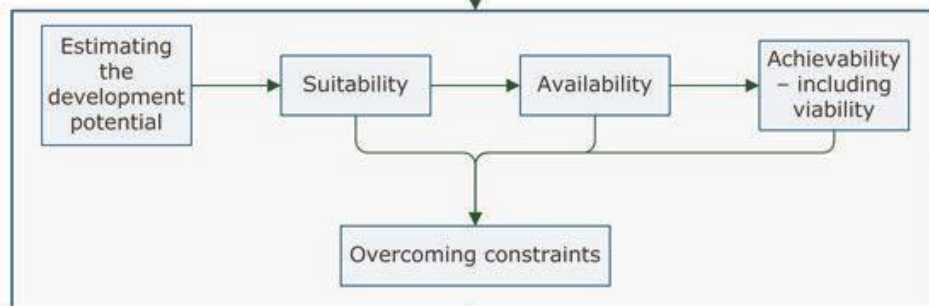
Overview

- 2.1 The structure of the Gosport SHLAA is based on the five stages set out in the PPG (see Figure 1). Stage 1 of the assessment is to identify broad locations and sites for development across the borough. This entailed an extensive desktop study which was complemented by site visits (explained in detail in section 3 of this report: Stage 1: Site / broad location identification).

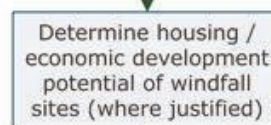
Stage 1- Site / broad location identification



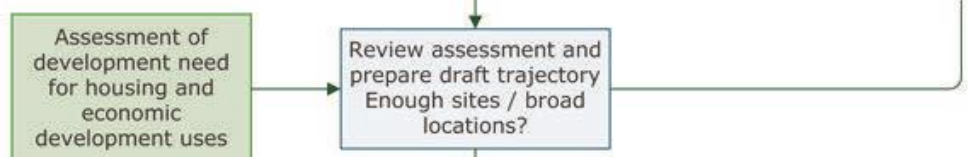
Stage 2 - Site / broad location assessment



Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base

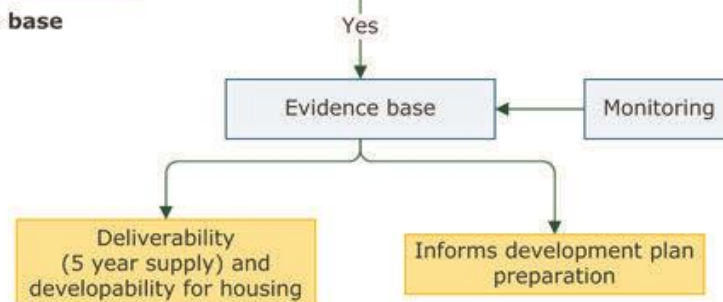


Figure 1: The SHLAA process (PPG)

3 Stage 1: Site / broad location identification

Types of sites and sources of data

- 3.1 The Gosport SHLAA considers many different types of sites from a number of sources which are set out in Table 1 and explored further in this section.
- 3.2 Given Gosport's urbanised environment and peninsula location, the following categories of potential supply are not considered:
- × Sites in and adjoining villages or rural settlements and rural exception sites;
 - × Potential urban extensions and new free standing settlements.

Table 1: Potential sources of supply³

1	Existing housing and economic development allocations and site development briefs not yet with planning permission
2	Planning Permissions for housing and economic development that are unimplemented or under construction
3	Planning applications that have been refused or withdrawn
4	Land in the local authority's ownership
5	Surplus and likely to become surplus public sector land
6	Sites with permission in principle, and identified brownfield land
7	Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, e.g. offices to residential)
8	Additional opportunities for unestablished uses (e.g. making productive use of under-utilised facilities such as garage blocks)
9	Business requirements and aspirations
10	Sites in rural locations
11	Large scale redevelopment and redesign of existing residential or economic areas

Source 1 / Existing housing and economic development allocations and site development briefs not yet with planning permission

- 3.3 The SHLAA considered housing and employment allocations in the existing GBLP (adopted October 2015). The suitability and capacity of these sites was re-assessed and up-to-date information regarding their status gathered in officer site visits and monitoring surveys. The Housing Completions Survey, which is carried out annually by Gosport Borough Council in conjunction with Hampshire County Council (HCC) was used to check the status of existing allocations and determine sites with or without planning permission. Where the status could not be readily determined, the Council made contact with the land owner to determine their intentions for the site and to ascertain realistic timescales for the implementation of future plans.

³ Type of site and potential data source (MHLG 2019)

Source 2 / Planning permissions for housing that are unimplemented or under construction

- 3.4 All housing sites with extant planning permission as of 31 March 2021 were considered. Sites with permission but no recorded completion were investigated and visited. The development potential of all these sites was re-assessed. Sites which were under construction were not reassessed as the project has gained approval from the Council and was being implemented.

Source 3 / Planning applications that have been refused or withdrawn

- 3.5 Sites where planning applications have been refused or withdrawn since April 2011 (the beginning of the previous plan period) have been assessed. Reasons for refusal or withdrawal were considered and, where possible, solutions identified to address resolvable issues. Pre-application enquiries that had not been progressed to the submission of a planning application were also considered and landowners contacted to identify their future plans.

Source 4 / Land in the local authority's ownership

- 3.6 An assessment was made of land in the Council's ownership offering suitability for residential development. Meetings with the Council's Housing and Property Services enabled planning officers to assess potential schemes and establish the Council's fiscal/operational capacity to deliver them in the plan period. Significant work informs the assessment of some deliverable Council sites including the commissioning of individual site designs by architects. The most frequent sources of land in the local authority's ownership are garage sites, public and residents car parks, and areas of open space.

Source 5 / Surplus and likely to become surplus public sector land

- 3.7 The Register of Surplus Land was assessed for surplus public sector land in the Borough. The Council also engaged with organisations such as HCC and Hampshire Constabulary regarding their ongoing land requirements. The Defence Infrastructure Organisation, who manage MoD estates, have provided up to date operational information in relation to sites in the Borough. Further work and collaboration is ongoing and operational requirements subject to change. The assumptions made in relation to MoD sites in the SHLAA therefore represent the Council's most up to date position.

Source 6 / Sites with permission in principle, and identified brownfield land

- 3.8 All sites on the Council's Brownfield Land Register were assessed. In addition, a visual assessment of maps and aerial photography, supplemented by officer site visits was carried out to identify any brownfield land that the Council had not previously been aware.

Source 7 / Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, e.g. offices to residential)

- 3.9 The housing potential of vacant and derelict land and buildings was assessed through the SHLAA. This included assessing the Council's Empty Property Register. Buildings eligible for a change of use through permitted development have been assessed, largely in the Borough's centres.

Source 8 / Additional opportunities for unestablished uses (e.g. making productive use of under-utilised land)

- 3.10 A visual assessment of maps and aerial photography identified existing sites that could accommodate housing. Meetings with the Borough Council's Housing, Property Services and Streetscene services established whether sites were under-utilised (i.e. Council owned garage sites and car parks) and surplus to requirements. Private landowners of apparent underused garage sites, car parks and offices were also identified through HM Land Registry and contacted during the SHLAA 'Call for Sites'.

Source 9 / Business requirements and aspirations

- 3.11 Businesses were invited to notify the Council of their potential requirements and opportunities in regard to their own buildings and land through the Call for Sites. Where the Council considered there to be potential for the consolidation of existing business uses and the reuse of sites or parts of sites for residential development these were assessed in the SHLAA. Within Gosport the MoD is a key employer and has ownership of large areas of the borough. The MoD's operational requirements and sites it intends to dispose of for redevelopment have been gathered. The use of employment land was also considered where the employment land review (EDNA / ELAA) had indicated opportunities for redevelopment.

Source 10 / Sites in rural locations

- 3.12 While the majority of the Borough is urbanised, the Council has considered sites in 'rural' locations. 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. 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. In accordance with the NPPF, this SHLAA has considered sites that may fit these criteria. This has resulted in Fort Gilkicker and the former Qinetiq site at Fort Road being considered suitable for enabling development to provide either residential dwellings or commercial uses to assist in their conservation.

Source 11 / Large scale redevelopment and redesign of existing residential or economic areas

- 3.13 A number of large scale regeneration areas are already allocated in the GBLP, including the Waterfront and Town Centre, Haslar, Rowner, Priddy's Hard, and Daedalus. These areas have been under redevelopment for some time, with Rowner Renewal and Priddy's Hard at an advanced stage. It is currently anticipated that a large scale site within the Haslar regeneration area, Blockhouse, will be released by the MoD for development in 2022, while a decision on whether HMS Sultan will be released after 2029 has been delayed. The capacity of these regeneration areas has been evaluated through high level master planning, site visits and meetings with the land owners. It is recognised that detailed master planning work will be required on sites such as Blockhouse which may ultimately alter the potential capacity figures.

Call for Sites

- 3.14 The Borough Council has undertaken two 'Call for Sites'. The first took place in 2017. This was publicised in letters to the Council's consultation database, on its website, and in meetings. A second 'Call for Sites' took place in September 2019. The Council's 'Call for Sites' webpage encouraging developers and other stakeholders to submit sites has remained open throughout this period and only closed to submissions in June 2021. Sites could be submitted using a 'self-service' form online, by email or post, and in person.
- 3.15 The Council has been proactive in contacting landowners to ascertain information regarding the availability and achievability of sites it identified. This involved inviting landowners to submit their site to the plan making process where it was considered suitable for residential development.
- 3.16 In total, the Council received 'Call for Sites' submissions for **22 sites** which are considered in this SHLAA and supporting Proforma.

Sites excluded from SHLAA

- 3.17 Some sites, when taking into account national policy and designations, are **not** considered suitable for development and are excluded from the SHLAA. These are:

Allotments

- 3.18 Allotment gardens form a valuable part of the Borough's green infrastructure network. Their popularity is demonstrated by a long waiting list for plots. It is therefore considered that Gosport has a shortage of allotments, so existing allotment sites have been excluded from the assessment. In addition, the provision of new allotments in the Borough is sought in existing policies of the local plan, and supported by paragraph 91 of the NPPF.

Cemeteries

- 3.19 The Borough Council is responsible for providing adequate cemetery provision and ensuring a continuous supply of land is available for this purpose. It is likely that new cemetery provision will be required in the Borough by 2022, therefore all existing cemeteries are excluded from the SHLAA.

Protected Habitats and Environmental Designations

- 3.20 Gosport contains a number of protected habitats. In line with national and international policy, the local plan seeks to protect and enhance the borough's biodiversity and green infrastructure. Consequently all areas covered by an international, national or local nature conservation designation were excluded from the SHLAA.
- 3.21 The Alver Valley Country Park, Browndown and Stokes Bay were excluded as they form a strategic green space for the sub-region and acts as a Suitable Alternative Natural Greenspace (SANG).

Open Spaces

- 3.22 Medium and High Value Open Spaces as identified in the Open Space Monitoring Report 2021 were also excluded as the Borough has an identified shortfall of open space. Such open spaces are considered to offer an important contribution to health and wellbeing, contribute to the character of the urban form and provide recreational space for the enjoyment of residents.

Developed Sites

- 3.23 Sites assessed in the previous SHLAA (2014) which have since been developed, as well as those sites which were developed during the preparation of this SHLAA have been excluded from this assessment.

4 Stage 2: Site / broad location assessment

- 4.1 This section sets out the methodology used to calculate the development potential on the sites identified in this assessment. Firstly, an overview of Gosport Borough's geographical context is provided. Broad locations are then detailed, followed by a step by step explanation of the process used when assessing specific sites.

Gosport Borough

- 4.2 Covering over 27.6 square kilometres (10.6 square miles or 2,761 hectares)⁴, Gosport Borough is the twelfth smallest district in England and the smallest in Hampshire. The Borough sits on a peninsula adjacent to Fareham Borough and is surrounded on three sides by the Solent and Portsmouth Harbour, with 39 kilometres (24 miles) of coastline.
- 4.3 Gosport Borough is predominantly urban in character and contains the two principal settlements of Gosport and Lee-on-the-Solent, which are separated by the Alver Valley. Over 80% of the Borough is 'built-on'⁵ or part of an operational MoD establishment. Vehicular access to the peninsula is via three road routes (the A32, Newgate Lane and Stubbington Lane). Gosport Town Centre is approximately 11 kilometres (7 miles) from junction 11 of the M27. The northern part of the Borough is approximately 3 kilometres (1.9 miles) from the M27.



Figure 2: Location of Gosport Borough

⁴ Source: ONS Standard Area Measurements (SAM) 2019. Total extent includes land area to mean high water.

⁵ Made up of 61% discontinuous urban fabric and 20% industrial or commercial units. Source and land cover breakdown available from: A Land Cover Atlas of the UK: <https://doi.org/10.15131/shef.data.5219956>

Stage 2: Broad location assessment

Identifying broad locations

- 5.1 The Council has identified 15 broad locations within the Borough which are shown in Figure 3 on the following page.
- 5.2 To allow for a detailed assessment of these broad locations, many have been split into individual areas and assessed separately in individual SHLAA Proforma. The broad locations and their constituent areas are considered in greater detail in the boxes below and where relevant, the SHLAA Proforma references are included.
- 5.3 The broad locations are split into the following categories:
 - Developable within the plan period
 - Unlikely to be developable within the plan period
 - Discounted

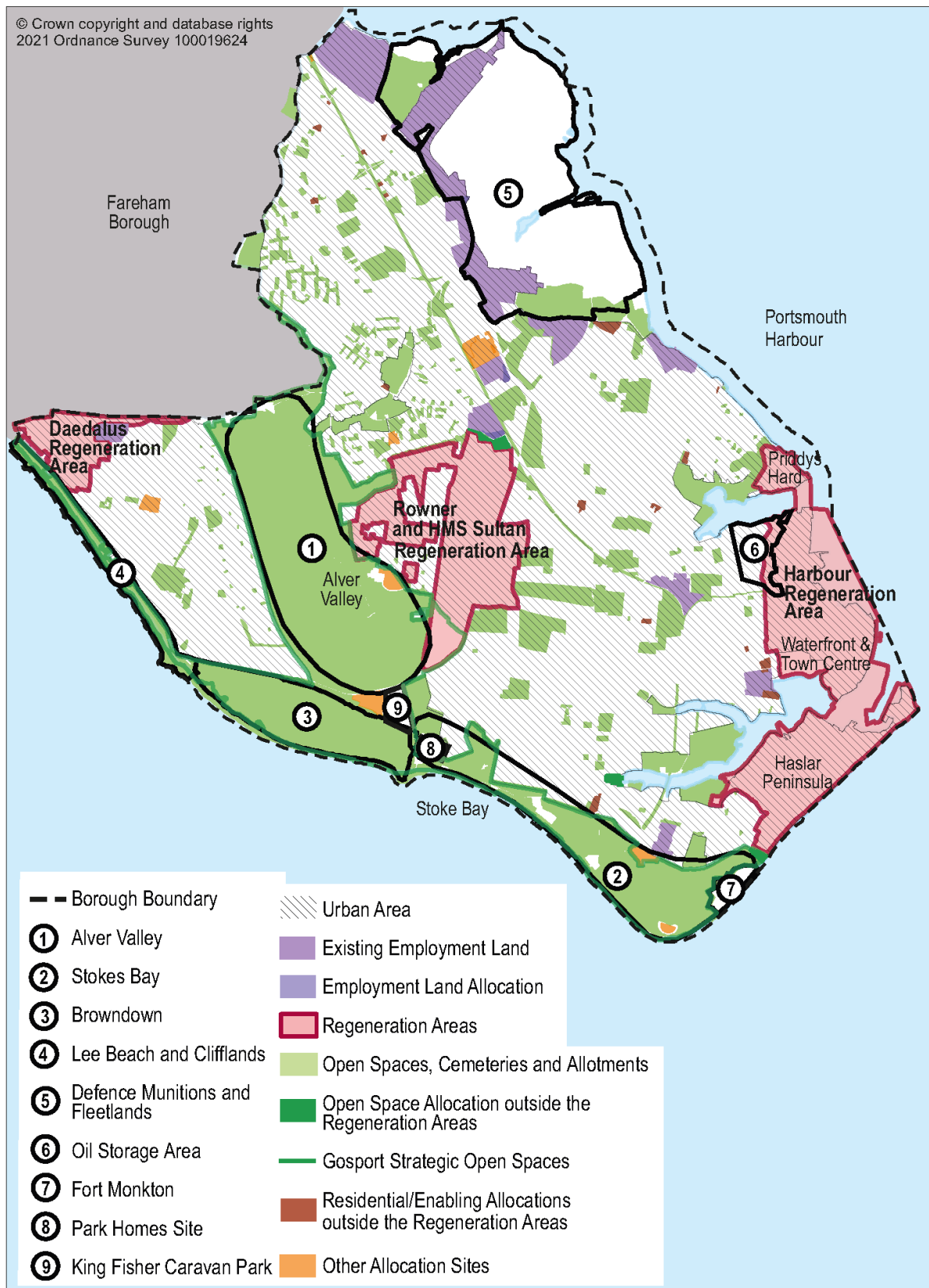


Figure 3: Broad Locations

Broad locations: developable during the plan period

- 5.4 The locations detailed in Box 1 form part of the former allocation for 700-900 homes in Policy LP4 of the GBLP 2011-2029. As part of the Local Plan review, the Gosport Waterfront, Gosport Town Centre, the Haslar Peninsula and Priddy's Hard have been reconsidered and consolidated into one large regeneration area called the Harbour Regeneration Area.
- 5.5 The Harbour Regeneration Area is sub-divided into three areas each of which has a significant quantum of previously developed land with development potential. These are considered below and assessed in the relevant SHLAA Proforma which are also listed in the relevant box below.

Harbour Regeneration Area

Developable: Yes

Capacity: 2,264

Gosport Waterfront and Gosport Town Centre

Capacity (includes existing planning permissions): 1,091

This broad location has been considered as individual sites listed in the SHLAA under the heading Gosport Waterfront and Town Centre using the prefix 'WTSPD'. In addition, Priddy's Hard is included in this broad location and is assessed in Proforma HD005.

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.

It is essential that sites with direct frontage onto the shoreline are safeguarded for marine or maritime business and/or leisure use to support sustainable economic growth. There are opportunities to intensify employment generating uses and specifically marine-related employment in this area. Outside of the safeguarded areas, the Waterfront has some opportunities for high-density residential development.

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 Gosport Lines to the east and south.

New residential development will play an important role in ensuring the vitality of the town centre. South Street provides the most significant development opportunities, some of which could be developed comprehensively for either mixed-use or residential.

Although the regeneration area has been expanded to include the 'Gosport Lines', open spaces are not suitable for any built development and will be retained to create fully accessible and linked public open spaces.

Haslar Peninsula

Capacity (includes existing planning permissions): 1,173

This broad location has been considered as individual sites listed in the SHLAA Proforma AG005, AG007, AG013, AG015, and AG024-27.

The Haslar Peninsula is separated from the Waterfront and Town Centre by the saline Haslar Lake. Haslar is still predominantly under institutional ownership (including the Ministry of Defence and Ministry of Justice). It is comprised of mostly previously developed land and includes a set of internationally important heritage assets including Haslar Hospital, Haslar Barracks and Fort Blockhouse which taken together with the large range of military sites around Portsmouth Harbour are potentially of international significance.

In November 2016, the MoD announced that Fort Blockhouse would be released in 2021. The site is identified in the current local plan as being a mixed use development area which could include an element of residential, including the re-use of historic buildings.

Rowner

Developable: Yes

Capacity: 0

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 (a net gain of 200 units) which replaced lower quality housing. This scheme is referred to as Alver Village.

There are still some sizeable outstanding areas where the quality and condition of buildings could be significantly improved as well as the opportunity to improve the layout of the development. It is considered that there is the potential for a second phase of regeneration to be initiated during the plan period which would provide a significant number of new homes and public realm improvements.

Daedalus

Developable: Yes

Capacity: 318

Assessed in Proforma LW018-20.

Capacity (includes existing planning permissions): 318

The Daedalus site is a former military base and lies to the north and north-west of Lee-on-the-Solent. The site covers a total area of approximately 196 hectares. The majority of the site, some 115.6 hectares, comprising the runways and some isolated airfield buildings, lies within the Fareham Borough Council (FBC) administrative area. The remainder of the site, some 38 hectares, lies within the Borough of Gosport. The Daedalus Waterfront area has a strong character and contains most of the built development on the site including a number of historic buildings, many of which are listed including the prominent Wardroom and Westcliffe House located close to the seafront.

The site has been under redevelopment since 2006 and has seen the construction of the married quarters and a further 200 homes by Wates which are almost complete. Large areas of the site, including the Daedalus Conservation Area will need to be master planned and have been considered through this SHLAA and in the draft Local Plan.

Total dwelling capacity of broad locations

2,582

Broad locations: unlikely to be developable during the plan period

HMS Sultan (West)

Developable:

Unlikely

Capacity: N/A

The parcels of land at HMS Sultan have been considered as individual sites in the Proforma BH009a-i.

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. If the site is released for redevelopment within the latter part of the plan period the Council will prioritise commercial (Class E(g), B2 and B8 uses) and community uses to assist the diversification and renewal of the local economy.

Fort Rowner, located in the northern portion of HMS Sultan, may be released independently. Work investigating the viability of renovating the Fort has shown that there is unlikely to be scope for significant residential development within the Fort. There may however be potential for a limited amount of residential development on the outside of the Fort to facilitate an employment led scheme in the Fort.

HMS Sultan (East)

Developable:

Unlikely

Capacity: N/A

The parcels of land at HMS Sultan have been considered as individual sites in the Proforma BH009a-i.

This part of the site is predominantly supporting facilities (including accommodation and sports pitches) serving the wider HMS Sultan site. In the event of a partial release of this section of the site, an assessment of the development potential including the mix of uses that could be accommodated would need to be completed. The site plays an important role in the local economy.

Existing Employment Areas (over 1ha)

Developable:

Unlikely/
Very limited

Capacity: N/A

The local plan's strategy is to retain and increase the number of jobs available locally in order to provide employment, and reduce out-commuting and congestion, particularly as Gosport has the lowest jobs density in the South East. In order to do this it is necessary to retain existing employment sites, and allocate new ones, such as the Solent Enterprise Zone at Daedalus.

A review of underused employment sites has shown there is very limited opportunities for residential development. The importance of retaining existing employment sites is set out in the EDNA and ELLA.

It is however recognised that some employment sites may not be suited to modern business needs and there may be opportunities to rationalise some sites. Policy LP16 of the Local Plan enables parts of employment sites to be developed for residential uses, subject to various considerations.

Broad locations: discounted

1. Alver Valley	Developable: No	Capacity: 0
<p>The Alver Valley forms a significant undeveloped gap between Gosport and Lee-on-the-Solent. Part of the Alver Valley has been used for gravel extraction and landfill, and subsequently restored.</p> <p>The area will be retained as a Country Park and for its great diversity of habitats and landscapes including wetlands, woodlands and grasslands. The Alver Valley is an important corridor linking open land to the north with the coast and represents the largest area of green infrastructure in the Borough. The PUSH Green Infrastructure Strategy (2017) identifies the area as being of sub-regional importance. The Country Park acts as a SANG, deflecting pressure from recreational dog walking away from internationally and nationally protected habitats at the coast.</p>		
2. Stokes Bay (except Fort Gilkicker)	Developable: No	Capacity: N/A
<p>Stokes Bay is a recreational resource of strategic importance to the Borough. It includes international, national and local nature conservation designations and virtually all of it is in Flood Zone 3. It is therefore appropriate for protection.</p> <p>Fort Gilkicker (a Scheduled Ancient Monument and Listed Building) has been identified in the current Local Plan for residential redevelopment, and planning permission has been granted. This site has been assessed in a separate Proforma as a specific site.</p>		
3. Browdown and Browdown Training Camp	Developable: No	Capacity: 0
<p>Browdown is a SSSI and an area of public open space, while the northern and southern sectors are also Brent Goose sites.</p> <p>Browdown Training Camp is assessed in Proforma LW014. This former army camp, which has been recently sold, is adjacent to a SSSI and is in a sensitive location within the Strategic Gap between Gosport and Lee-on-the-Solent. It is considered suitable for an appropriate leisure / recreation use.</p>		
4. Lee Beach and Clifflands	Developable: No	Capacity: 0
<p>The open spaces along the seafront at Lee-on-the-Solent are important recreational areas that maintain the special character of the seafront. Their importance is recognised as part of the Marine Parade Area of Special Character. This broad area is a SINC and immediately adjacent to the Lee-on-the-Solent to Itchen Estuary SSSI.</p>		
5. Defence Munitions and Fleetlands	Developable: No	Capacity: 0
<p>This extensive area is still required for MoD operations. The MoD has not indicated any rationalisation of any part of this site during the Plan period. Significant contamination issues would need to be addressed as well as nature conservation considerations.</p>		

6. Oil Storage Area	Developable:	No	Capacity: 0
Operational MoD facility.			
7. Fort Monkton	Developable:	No	Capacity: 0
Operational Military establishment.			
8. Park Homes	Developable:	No	Capacity: 0
An established park home site which is also within Flood Zone 3.			
9. King Fisher Caravan Park	Developable:	No	Capacity: 0
A current operational holiday park with no known plans for alternative uses. The site provides tourist accommodation for the borough and is located within Flood Zone 3.			

- 5.6 The assessment of broad locations shows limited potential for the replacement of existing employment sites by any residential development. Such schemes would need to be considered individually and would require robust justification and evidence to demonstrate accordance with the Council's strategy of retaining existing employment land and enhancing job opportunities in the Borough.
- 5.7 The development potential of HMS Sultan is listed as 'unlikely' as the MoD has stated that the site would not be released until at least 2029, with a final decision on the site's future having been delayed. The future of HMS Sultan was uncertain at the time of producing the previous Local Plan in 2015; this uncertainty has continued. Given the Council's understanding of the complexity involved in MoD sites, it is considered necessary to exclude HMS Sultan in this SHLAA.

Broad location summary

- 5.8 In total, 15 broad locations were assessed, 3 of these contain a significant number of developable sites. These 3 broad locations contain 60 separate sites which are assessed in individual Proforma. The overall estimated potential dwelling capacity in the 3 developable broad locations is **2,582 dwellings** (including existing planning consents). Excluding existing planning consents the estimated capacity is **2,072 dwellings**.
- 5.9 In calculating a realistic figure, a range of factors and constraints have been considered. The assumptions underpinning these figures are in the Proforma for each individual site. Where relevant the SHLAA Proforma references are listed in the boxes above.

- 5.10 Table 2 summarises the number of specific sites assessed within the developable broad locations. The table also includes the potential number of dwellings which could be accommodated in each of these broad locations.

Table 2: Summary of broad locations assessed in SHLAA

Broad location	Number of individual sites assessed within broad location	Potential dwellings	Sites developable	Sites discounted	Sites under 5
Gosport Waterfront, Gosport Town Centre, and Haslar Peninsula (Harbour Regeneration Area)	56	1,772	24	32	0
Rowner and HMS Sultan	1	-	1	0	0
Daedalus	3	300	3	0	0
		2,072 <i>(excluding existing planning consents)</i>			
		2,582 <i>(including existing planning consents)</i>			
Total	60		28	32	0

Stage 2: Site assessment

Identifying specific sites

- 5.11 In addition to broad locations outlined above, the Borough Council has reviewed **269 specific sites** for development, compiled from a number of sources, as set out in section 3. The SHLAA assessment process for these sites is set out below.
- 5.12 The number of sites assessed in each Council Ward and the potential number of dwellings that could be accommodated is summarised in Table 3 at the end of this Section.
- 5.13 A table summarising the assessment of each site, including the Council's concluding comments from the assessment and its potential capacity is included in Appendix 2-4. The individual Proforma, detailing each sites constraints including the individual components used to assess why a site is or isn't suitable, available and achievable can be found in the evidence library for the GBLP 2038 online: www.gosport.gov.uk/GBLP2038

Assessing suitability, availability and achievability

- 5.14 All identified sites have been assessed by considering a range of development factors and potential constraints to work out whether each site is **suitable**, **available** and **achievable** for development. The process included the following:

Suitable

- 5.15 To be **suitable** for development, the appropriateness of residential development was assessed taking into account the site's location, physical constraints and potential impacts, and local and national planning policies.
- The suitability of a location for residential development was considered, accounting for the site's local context, policy considerations and other constraints.
 - Physical constraints to development were addressed and only when development was assessed as unrealistic was the site discounted. The potential impacts of developing a site on the immediate surroundings and wider area were assessed and attempts to address these made.
 - Where a site was contrary to local planning policy, the need for a designation or policy requirement was reviewed.
 - Where a site was considered unsuitable, availability and achievability were not assessed.

Available

- 5.16 To be considered **available** a site has no known legal or ownership constraints, and the landowner/developer has expressed interest in developing the land, and do not have a track record of non-delivery.

- The land owners of suitable sites were identified and sent a bespoke 'Call for Sites' letter inviting them to submit their site for consideration.
- Sites owned by the MoD and other public sector organisations were identified and their availability assessed. Meetings with the DIO assisted in establishing the latest known operational requirements of the MoD.
- Gosport Borough Council owned sites were appraised taking into account the Council corporate priorities and its interests as land owner. Meetings with Housing and Property Services and other relevant officers were held to establish land responsibility and the Council's priorities regarding the potential release of land for Council schemes or open market disposal where resources allow.

Achievable

5.17 **Achievable** sites have a reasonable prospect of being viable to develop at a particular point in time. Any identified barriers to development have a likely prospect of being overcome.

- Using their own experience and similar case study examples in the region officers made a pragmatic assessment as to whether sites could realistically be developed within the plan period. These judgements are based on the best information available at the time.
- Where abnormal development costs were identified, the potential viability concerns and funding sources required to address these were considered.
- The infrastructure requirements of sites and broad locations were assessed and infrastructure providers consulted. These requirements and the responses received from the infrastructure providers are detailed in the Infrastructure Assessment Report (IAR) (2021).
- The Council may be undertaking a 'Whole Plan' viability report later in the plan process and this may further inform the findings.

Assessing capacity

- 5.18 The PPG states that SHLAAs should consider all sites capable of delivering five or more dwellings. The capacity of each site was calculated through a visual assessment and/or density calculation.
- 5.19 On many sites, a broad density calculation was first undertaken, taking account of the local area density and the developable area of the site.
- 5.20 Where appropriate a visual assessment taking into account the sites developable area, its surrounding context, physical constraints and local plan policies was used. This enabled capacity estimates to be refined.
- 5.21 Sites not capable of delivering five or more dwellings were discounted. These sites may still be suitable, available and achievable but as they fall below the threshold for

the SHLAA, will not be allocated and may instead form part of the windfall supply. These sites are listed in Appendix 4.

Specific sites summary

- 5.22 In total, 275 specific sites were assessed outside of broad locations, of which 20 were found to be appropriate for residential development, providing potential capacity for 394 dwellings.
- 5.23 Table 3 summarises the number of specific sites assessed in each Council Ward and the potential number of dwellings which could be accommodated.

Table 3: Summary of specific sites assessed in SHLAA (outside of broad locations) including existing planning consents

Ward	Number of sites assessed	Potential dwellings from deliverable sites	Sites developable	Sites discounted	Sites under 5
Alverstoke	15	11	1	8	6
Anglesey	17	41	2	8	7
Bridgemary North	34	34	5	14	15
Bridgemary South	26	28	2	14	10
Brockhurst	14	0	0	9	5
Christchurch	6	11	1	2	3
Elson	6	55	1	4	1
Forton	12	29	2	5	5
Grange	20	0	0	3	17
Hardway	19	33	2	10	7
Lee East	20	0	0	5	15
Lee West	9	0	0	2	7
Leesland	14	18	1	8	5
Peel Common	22	0	0	2	20
Privett	10	0	0	1	9
Rowner and Holbrook	20	0	0	5	15
Town (outside of broad locations)	11	120	2	3	6
Other small sites within existing planning consents (4 dwellings and under)	-	33	-	-	-
Total	275	413	19	103	153

5 Stage 3: Windfall potential

Overview

- 5.1 In addition to broad locations and specific sites, the Council's historic data presents robust evidence to support a windfall allowance. Annual statistics dating back to 2001 have been collated from completion surveys which are carried out by the Borough Council with HCC. This information shows that between April 2001 and March 2021, individual sites with between 1 and 4 dwellings yielded 408 dwellings.
- 5.2 **Windfall sites** are sites not specifically identified in the local plan and accommodate **between 1 and 4 dwellings**.
- 5.3 National planning guidance states that a windfall allowance may be justified if a local planning authority has compelling evidence that they will provide a reliable source of supply, as set out in paragraph 70 of the NPPF. The evidence and methodology used to support a windfall allowance is set out below.

Methodology

- 5.4 On the 1st April 2019 the methodology used by the Borough Council to produce the allowance for windfall sites changed in light of national planning policy updates. The original NPPF (published 2012) stated that an allowance for windfall sites 'should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens' (paragraph 48, NPPF, 2012). In accordance with this requirement, previously the windfall allowance did not include dwellings built in the garden of an existing dwelling.
- 5.5 The revised NPPF (published 2018) changed this wording. The requirement that residential gardens cannot be included in the calculation was removed and replaced by 'plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area' (paragraph 70, NPPF, 2019).
- 5.6 To reflect this national policy change, the Borough Council updated its methodology to include appropriate garden sites in the windfall allowance. This change to the methodology results in no change to the Council's approach to development in residential gardens; such proposals will continue to be assessed in accordance with the relevant policies in the Local Plan and only permitted where appropriate.

Calculation

- 5.7 A windfall allowance was calculated taking account of small site completions (between 1 and 4 dwellings) over the past 20 years. The number of sites with between 1 and 4 dwellings built between April 2001 and March 2020, including the annual average over this period, is set out in Table 4.

Table 4: Windfall calculation

Sites with between 1 and 4 dwelling completions (April 2001 to March 2021)	
Year	Total dwellings (net)
2001 / 2002	-1
2002 / 2003	25
2003 / 2004	23
2004 / 2005	22
2005 / 2006	26
2006 / 2007	40
2007 / 2008	28
2008 / 2009	18
2009 / 2010	21
2010 / 2011	13
2011 / 2012	24
2012 / 2013	19
2013 / 2014	16
2014 / 2015	22
2015 / 2016	2
2016 / 2017	30
2017 / 2018	20
2018 / 2019	19
2019 / 2020	26
2020 / 2021	15
Total	408
Average figure	20.4

Result

- 5.8 The windfall allowance for Gosport Borough has been calculated as **20.4 dwellings per annum**, a total of 306 dwellings between **2023/24** and **2037/38**.

6 Stage 4: Assessment review

Assessment overview

- 6.1 As set out in this report, all broad locations and specific sites within the Borough have been assessed for their development potential in accordance with national policy and guidance.
- 6.2 Those which can accommodate 5 or more dwellings and are supported by sufficient evidence to demonstrate that they are suitable, available and achievable for development, are taken forward into the housing supply. An appropriate allowance for windfall sites, as set out in stage 3, has also been made, based on historic trends. The total of these sources is shown in Table 5.

Table 5: Number of dwellings by source (including existing planning consents)

Source	Number of developable sites	Number of dwellings
Broad locations	28	2,582 (including existing planning consents)*
Specific sites (<i>outside of broad locations</i>)	19	413 (including existing planning consents)**
Windfall allowance	-	306
Total	47	2,995

*Broad locations = 2,072 dwellings if excluding existing planning consents

** Specific sites (outside of broad locations) = 267 if excluding existing planning consents

Local Housing Need

- 6.3 In this section the Borough's realistic housing capacity, as assessed by the SHLAA, is compared with the '**local housing need**' which is determined using the Government's standard method.
- 6.4 The NPPF expects local authorities to use the standard method to assess local housing need. The standard method uses a government formula to identify the minimum number of homes expected to be planned for, in a way that accounts for the projected growth in households and past under-supply.
- 6.5 The Government's latest standard method for assessing Gosport Borough's local housing need is set out in Figure 4 and highlights that the local housing need is 5,576 homes between 2021 and 2038 which works out at 328 homes every year.

Figure 4: Government's standard method for assessing local housing need

Step 1 – Setting the baseline
The Government requires local authorities to use national household growth projections (2014-based) for the local authority area to set the 'baseline'. Using these projections, the projected average annual household growth over a 10 year period is calculated.

<p>2021: 38,397 households 2031: 41,216 households</p> <p>Growth: 2,819 households</p> <p>Average over 10 years: 281.9</p>
<p>Step 2 – An adjustment to take account of affordability</p>
<p>To take account of the affordability of homes in the area, the standard method makes an adjustment to the average annual projected household growth (as calculated in step 1). The most recent workplace-based affordability ratio is used. These ratios are calculated using house prices and workplace-based earnings.</p>
<p>The precise formula is:</p> $\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$ <p>The adjustment calculation uses the following figures:</p> <p>Gosport median house price: £210,000 (year ending Sep 2020)</p> <p>Gosport median gross annual earnings (workplace-based): £31,639 (2020)</p> <p>Ratio: 6.64</p> <p>The adjustment factor calculation is:</p> $((6.64-4)/4) \times 0.25 + 1 = \mathbf{1.165}$
<p>Step 3 – Capping the level of any increase</p>
<p>A cap can be applied which limits the increases in housing a local authority can face. This does not apply to Gosport Borough as the current Local Plan was adopted more than five years ago.</p>
<p>Step 4 – cities and urban centres uplift</p>
<p>A 35% uplift is applied for those urban local authorities in the top 20 cities and urban centres list. This includes Southampton which is in the PfSH region. This does not apply to Gosport Borough.</p>
<p>The local housing need for Gosport Borough</p>
<p>The local housing need calculation is:</p> <p>Local housing need = (1+ adjustment factor) x projected household growth</p> $1.165 \times 281.9 = 328.41$ <p>Local housing need = 328 dwellings per annum (5,576 over plan period)</p>

Housing supply 2021 to 2038

6.6 The number of homes that can be supplied over the plan period (2021 to 2038) is set out in Table 6. This is made up of the following:

- **Existing planning permissions** not built-out at 1 April 2021;
- The sites identified in this SHLAA which includes **broad locations** and **specific sites**; and
- the **windfall allowance** which takes into account small site completions.

6.7 It is important to note that some specific sites identified in this SHLAA have an existing planning consent. For the purposes of Table 6 these are not counted twice and are separated into the relevant category in Table 6.

Table 6: Housing supply at 1 April 2021 for the plan period 2021 – 2038 (net figures)

Category		Number of Dwellings (net gain)
A	Existing permissions	699
A	= Sub Total	
B	Broad Locations	2,072
C	Specific Sites minus those with existing permission	267
D	Windfall Allowance	306
B + C + D	= Total outstanding supply	2,645
A + B + C + D	= Total supply	3,344
Dwellings per annum (2021 to 2038) =		197

6.8 As shown in Table 6 there is currently an identified supply of 3,344 homes (197 per annum).

6.9 The total number of dwellings that the Local Plan can plan for over the period 2021 to 2038 is considered to be 3,500 homes. This would represent 206 dwellings per annum (dpa) over a 17 year period between 2021 and 2038.

6.10 The identified housing supply falls short of the local housing need calculated using the standard method. The local housing need as calculated using the Government's standard method is 5,576 homes (328 per annum). This means there is an unmet need of 2,076 dwellings over the period 2021 to 2038.

The Indicative Trajectory 2021 to 2038

- 6.11 The assessment of the number of homes that can be supplied over the plan period (2021 to 2038) is brought together to produce the indicative trajectory. This sets out the amount of housing that can be provided, and at what point in the plan period (i.e. within years 1 to 5, 6 to 10, and 11 and beyond).
- 6.12 The indicative trajectory is based upon the anticipated timescales for development, which take into account the constraints identified in the site surveys and the Borough's previous experience with housing delivery on predominantly brownfield sites.
- 6.13 The trajectory is shown in Figure 5 on the following page. The trajectory is based upon the most recent evidence available to the Council. Future updates to the trajectory will be reported throughout the plan period in the Council's Authority Monitoring Report.

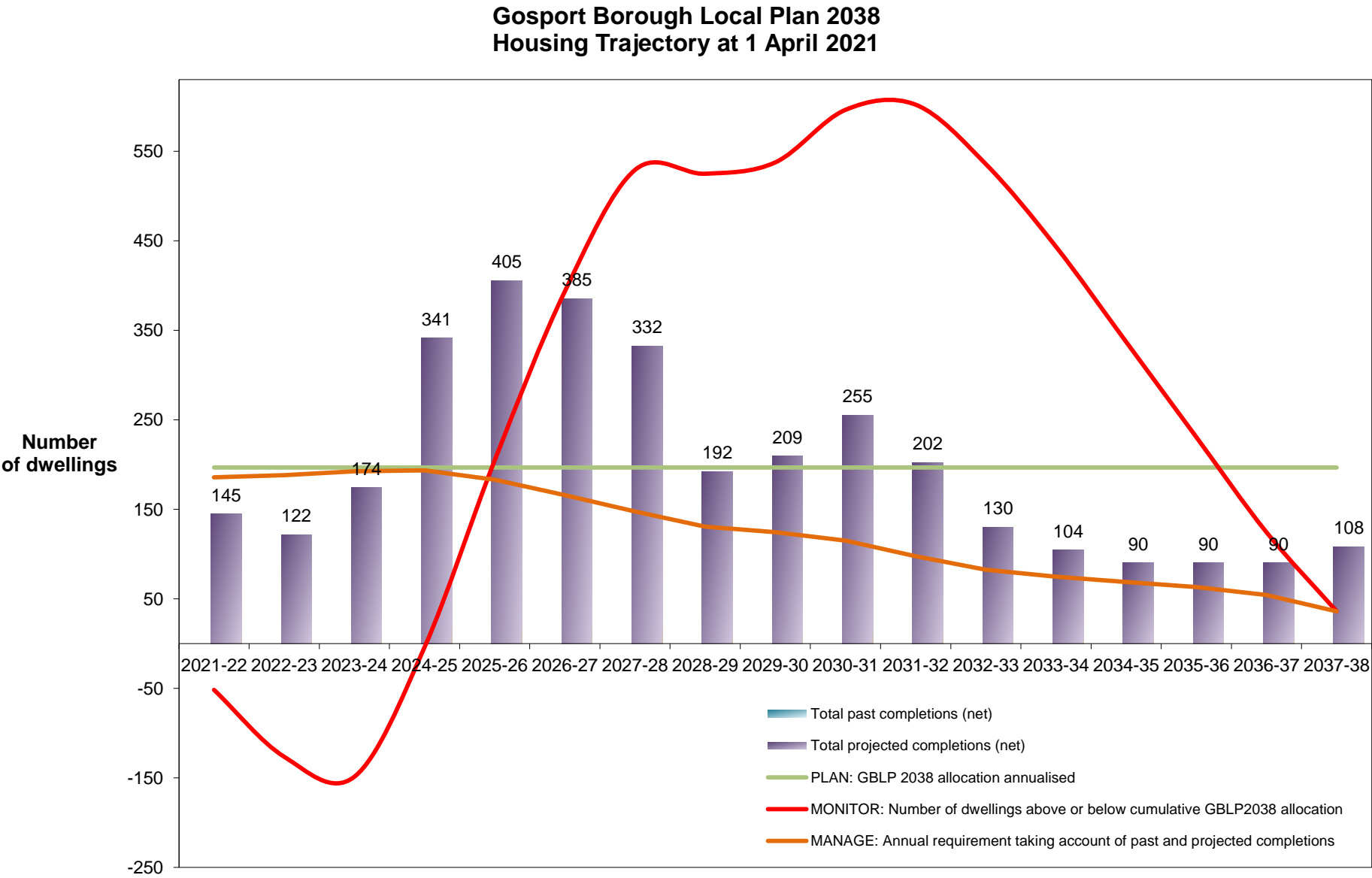


Figure 5: Housing Trajectory

Positive planning to increase delivery

- 6.14 Should insufficient housing sites be found within the SHLAA, the planning guidance recommends the assessment is revisited to maximise delivery opportunities, including revising physical and policy limitations on constrained sites.
- 6.15 The Borough Council has been proactive to maximise the number of housing sites and broad locations which are deliverable. Where there are constraints to development actions to overcome these were considered. The key actions are considered below:

Action 1 / Planning for infrastructure

- 6.16 The Council has planned for the delivery of new infrastructure to support existing communities and facilitate new development. This includes work with the Local Highways Authority Hampshire County Council (HCC) on strategic highway improvements such as Newgate Lane and the Stubbington Bypass. Other improvements to infrastructure have also been undertaken by the Borough Council such as improvements to the Alver Valley Country Park, and working with the Coastal Partners to secure flood protection.
- 6.17 The Councils track record of infrastructure delivery and working with partner organisations is evidenced through the Infrastructure Delivery Plan and Infrastructure Funding Statement which can be found online: www.gosport.gov.uk/infrastructure. The Infrastructure required to facilitate the development quantum proposed in the GBLP 2036 is set out in detail in the Infrastructure Assessment Report (2021).

Action 2 / Involving land owners and promoters, agents and developers

- 6.18 The Council has been proactive in identifying land ownership and contacting landowners in the Call for Sites. Where possible, Council officers have met with landowners to ascertain the deliverability of sites.
- 6.19 **22** sites have been submitted in the Call for Sites and are considered in this SHLAA.
- 6.20 As a significant land owner, the Council has also focussed on the potential for development on its own land. Officers have met with the Council's Housing Services to bring forward underused and dilapidated sites, such as disused garage locations or housing stock of sub-optimal quality.
- 6.21 As described in the Borough Council's Gosport Waterfront and Town Centre SPD, the Council recognises that there is an oversupply of car parks within the Town Centre. Their development potential has been assessed in the SHLAA. It is currently anticipated that a GBC Town Centre Car Parking Strategy could recommend the most appropriate sites for release following the adoption of the GBLP 2038.

Action 3 / Making effective and efficient use of land

- 6.22 Given that insufficient sites have been identified to meet Gosport's local housing need the SHLAA and the assumptions underpinning its conclusions have been peer reviewed by a panel of planning officers and the assumptions challenged. This has

included reviewing the following to make effective use of the Borough's limited land, as per the requirements of the NPPF.

- Substantial weight has been given to the value of previously develop land, prioritising the remediation of the Borough's brownfield sites.
- Promotion of the development of under-utilised land and buildings, for example by converting the air space above buildings and car parks, particularly in the most sustainable locations such as the Borough's centres and along main public transport routes.
- Reassessed typologies and uplifted densities on sites to maximise the numbers of dwellings that can be achieved while maintaining the prevailing character of an area. This has involved the master planning of sites where density calculations fail to take account of a sites particular constraints and do not result in the optimal use of each site.

Action 4 / Addressing cross-boundary matters

6.23 The Council have been involved in the preparation of two Statements of Common Ground which document the cross-boundary matters being addressed and the progress made on these issues. This has led to the following statements:

- Partnership for South Hampshire (multi-lateral statement covering the South Hampshire sub-region); and
- Fareham Borough Council (bi-lateral statement covering cross-boundary issues).

7 Stage 5: Final Evidence Base

Overview

- 7.1 In total, 335 sites were identified and assessed in this SHLAA. 60 of these were within the 15 broad locations. 275 of these were specific sites outside of the broad locations.
- 7.2 Out of the sites assessed in this SHLAA:
- **47** are developable
 - **135** have been discounted
 - **153** can only accommodate between 1 and 4 dwellings.
- 7.3 The housing land supply presented in this report informs the quantum of development in the GBLP 2038 and discussions with the Partnership for South Hampshire (PfSH) regarding the level of unmet need.
- 7.4 The report identifies specific and deliverable sites to supply housing for years one to five of the plan period. It also identifies sites and broad locations for growth over years 6-10 and where possible, years 11-15 of the plan period. This supply is brought together in the trajectory in Figure 5.

Small and medium sites

- 7.5 Given the availability of sites in Gosport Borough, the majority of sites assessed in this SHLAA are small and medium sized sites of under one hectare in size.
- 7.6 These sites could yield up to 413 dwellings, which in addition to the windfall allowance of 306 dwellings (sites within between 1 and 4 dwellings), has the potential to contribute to **719** dwellings to the housing supply.
- 7.7 Over 10% of the Borough's housing supply will be from sites less than one hectare in size.

Conclusion

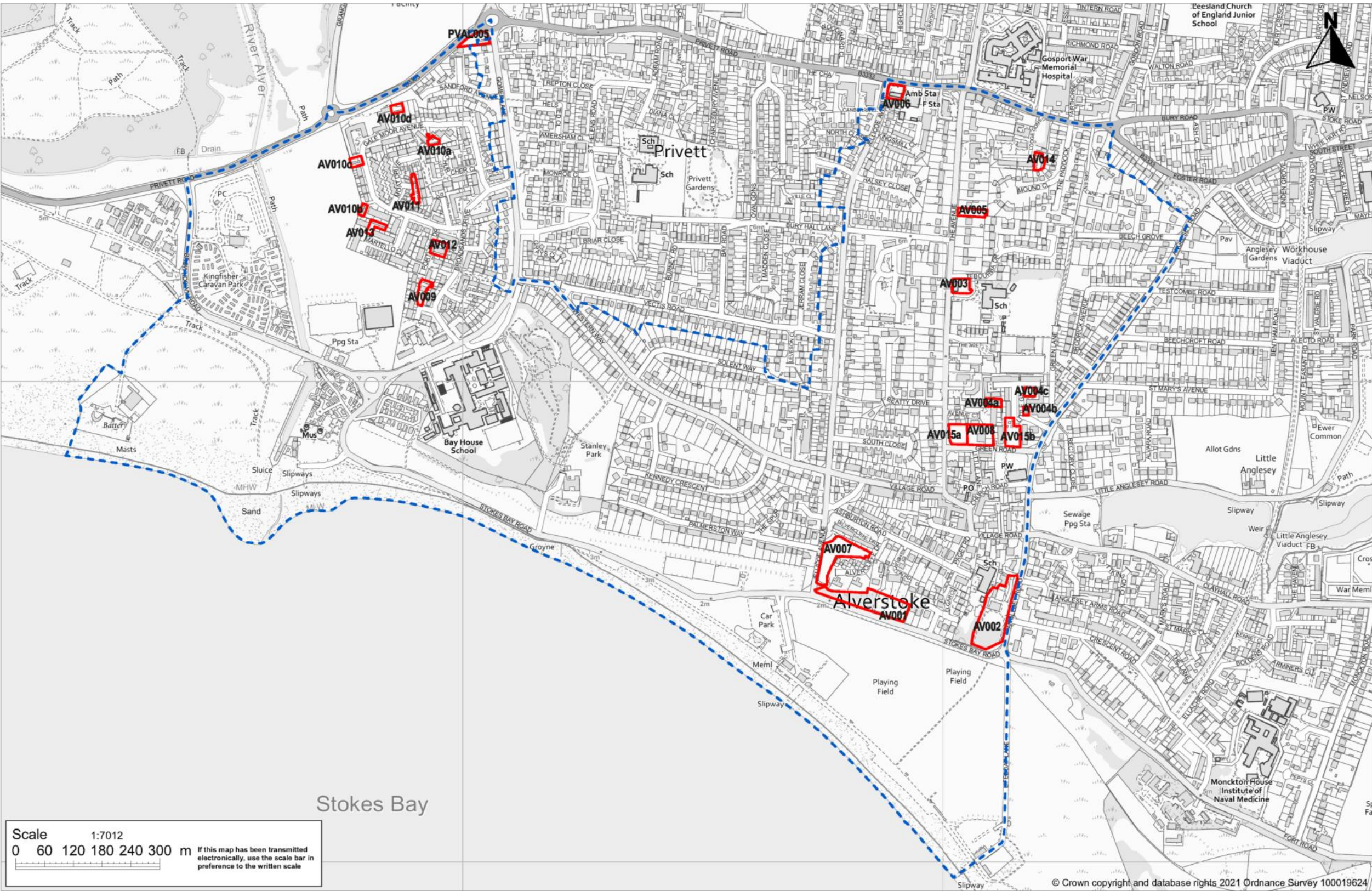
- 7.8 The Gosport SHLAA has been undertaken in accordance with the methodology set out in national planning guidance. The Gosport SHLAA has demonstrated that there is a limited amount of land available for the provision of new housing.
- 7.9 The Borough Council has considered all reasonable sources of supply in identifying as much housing land as possible. Gosport Borough has a very constrained land supply due to its built up character, limited amount of protected open space, need to protect designated employment land and large areas of land under MoD ownership. As such, a large proportion of housing delivery is reliant on the release of large strategic sites.
- 7.10 The Council has therefore identified appropriate opportunities for small scale infill development and increased densities by revising the assessment and changing assumptions about the development potential of particular sites to ensure they make the most efficient use of land.
- 7.11 National planning guidance states that where needs cannot be met locally, it will be necessary to consider how the shortfall can be best planned for. Through the preparation of draft statements of common ground and in accordance with the Duty to Cooperate the Borough Council has worked and continues to work to establish how needs might be met in adjoining areas.
- 7.12 The Borough Council is working with its sub-regional partners through PfSH to consider Strategic Development Opportunity Areas (SDOAs) to meet the unmet need of Gosport Borough as well as other local planning authority areas. It is important that this matter is considered on a multi-lateral basis to determine the most sustainable and appropriate sites across the sub-region. The Borough Council has identified these figures to PfSH as part of the ongoing study and has not requested any single local authority to meet its unmet need until such time as the PfSH evidence has been reported.

8 Appendix 1

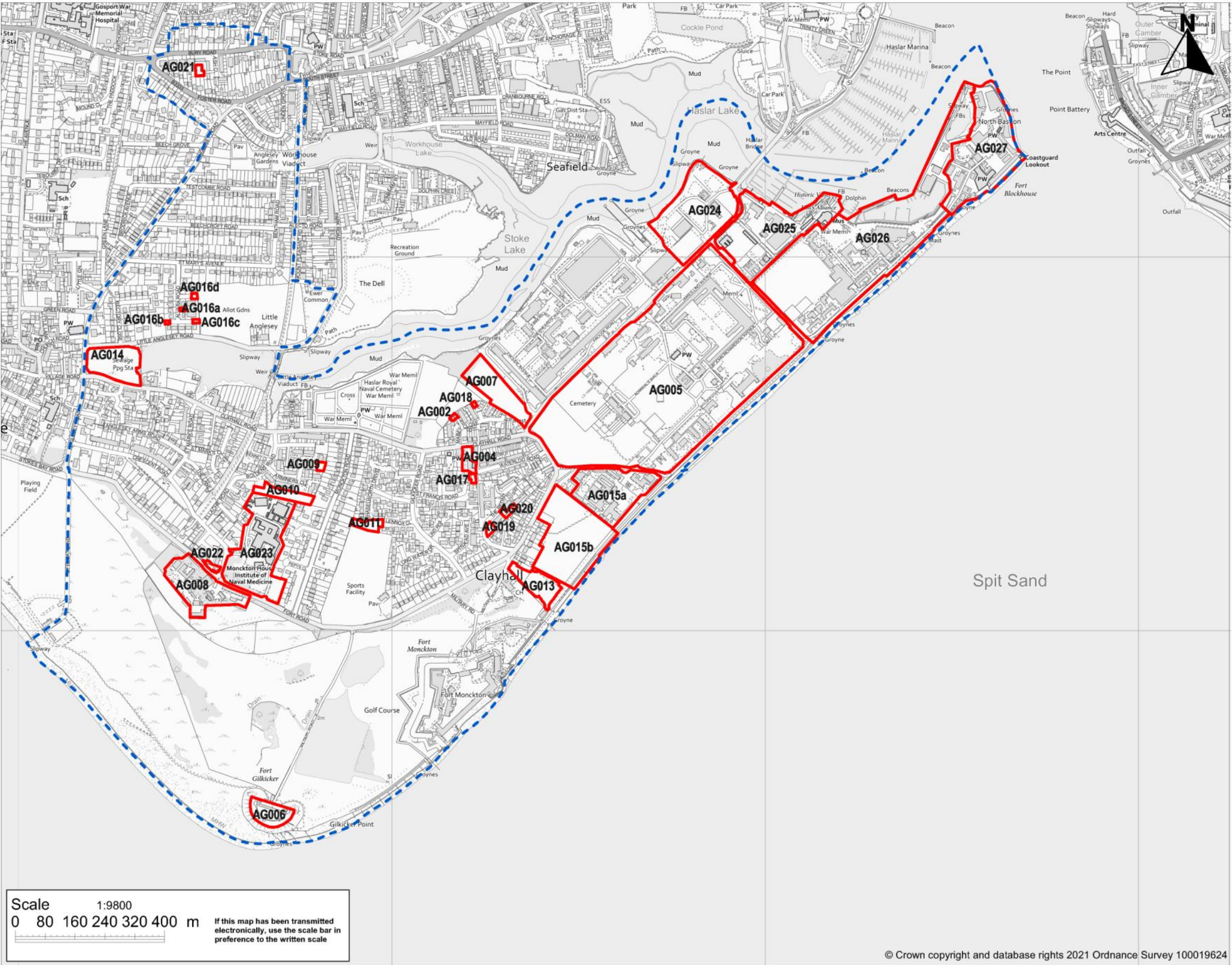
SHLAA Site Ward Maps

Where appropriate, smaller SHLAA sites that are in close proximity have been grouped using the same reference number. Where this approach is used, a letter allows identification of each individual area. For example, *AV010b* is a part of AV010.

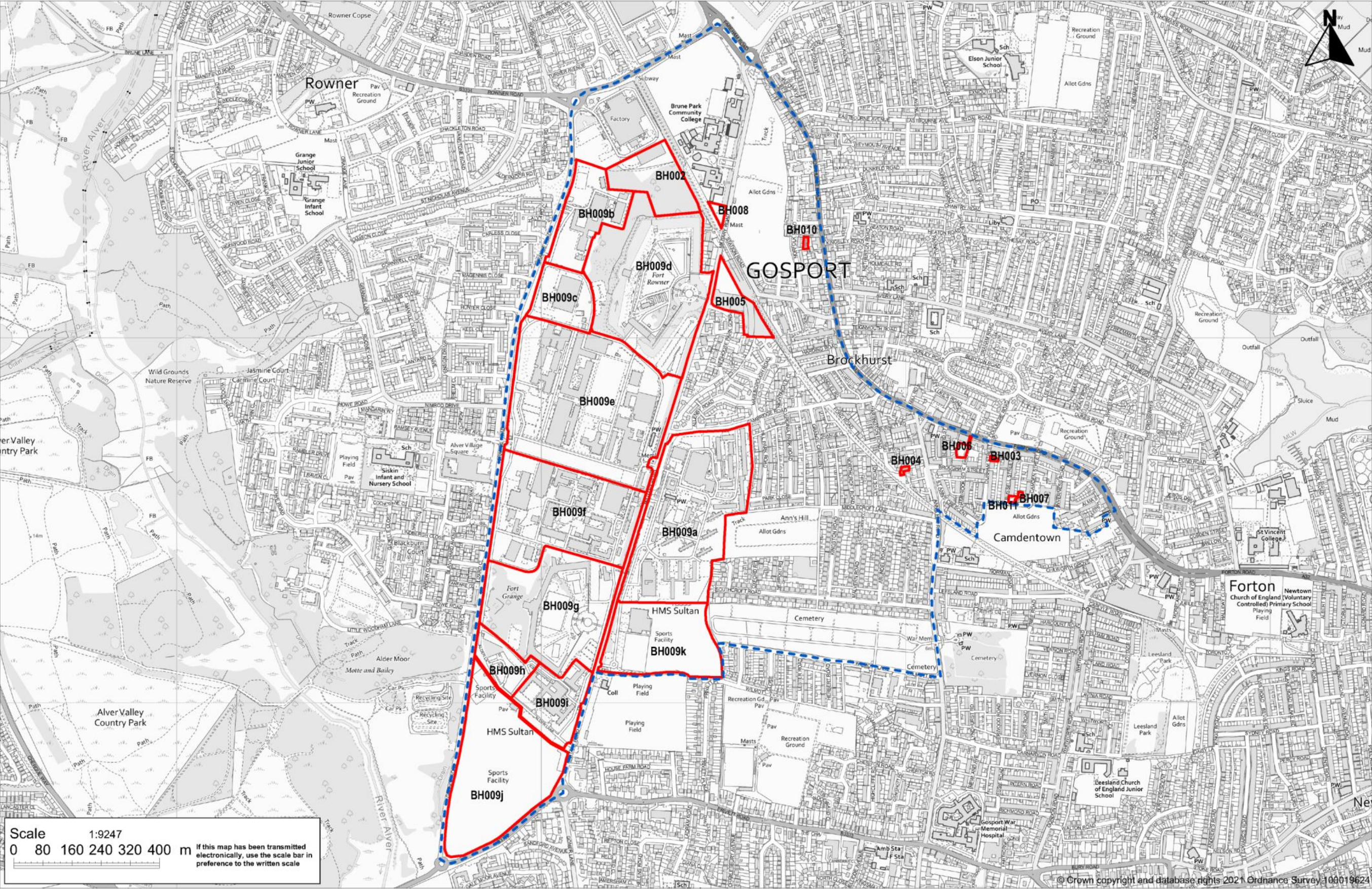
Alverstoke Ward



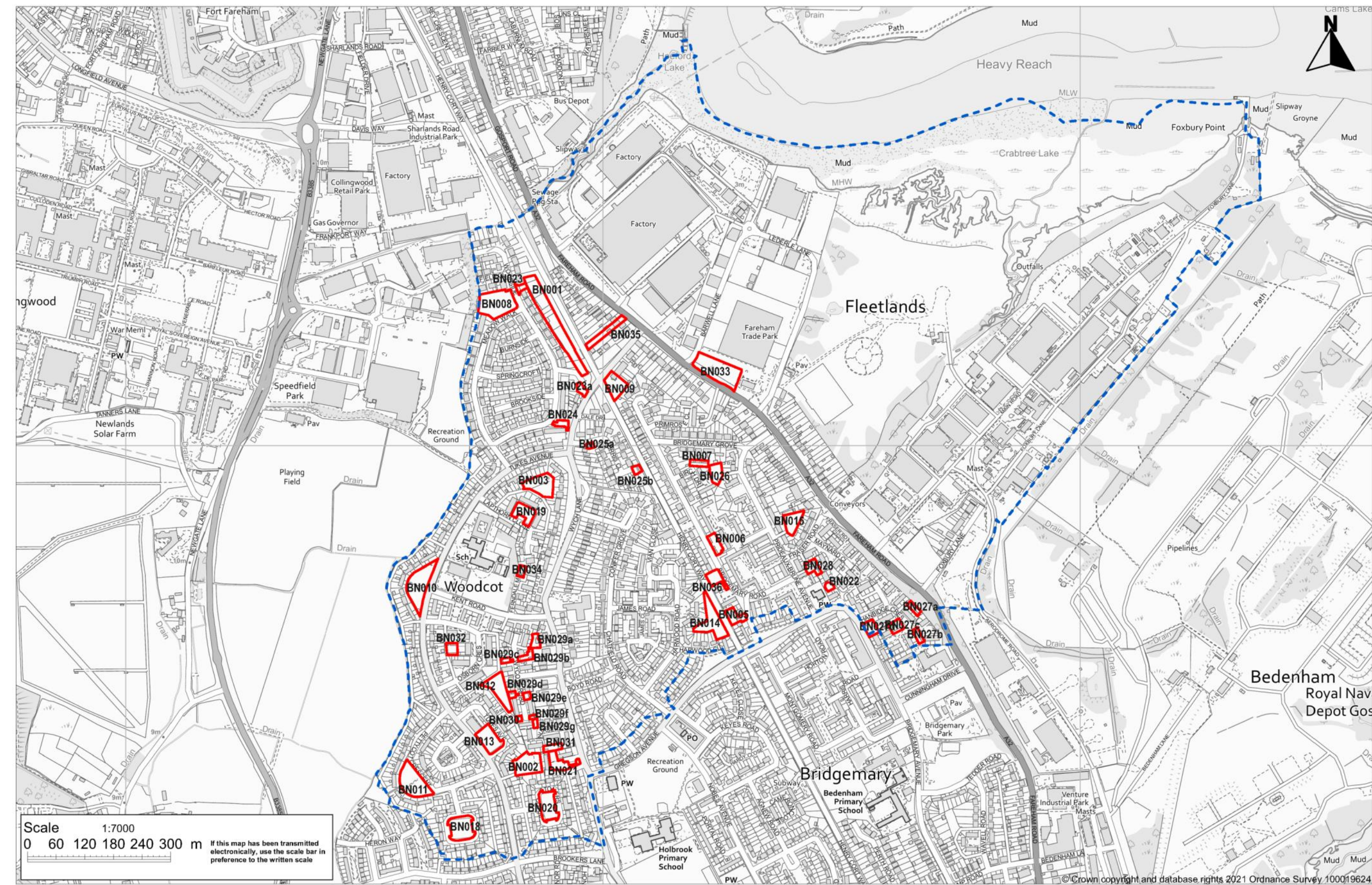
Anglesey Ward



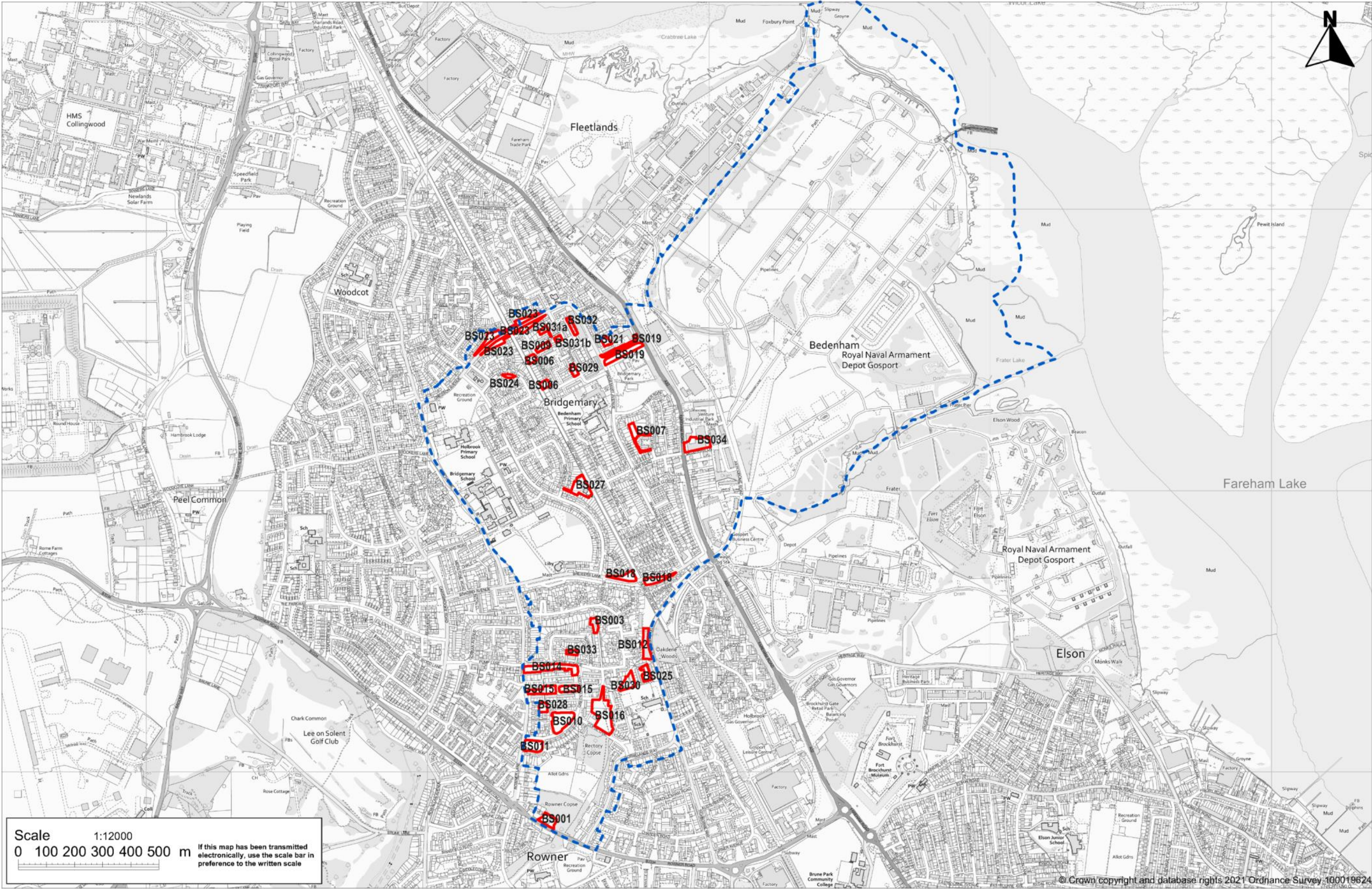
Brockhurst Ward



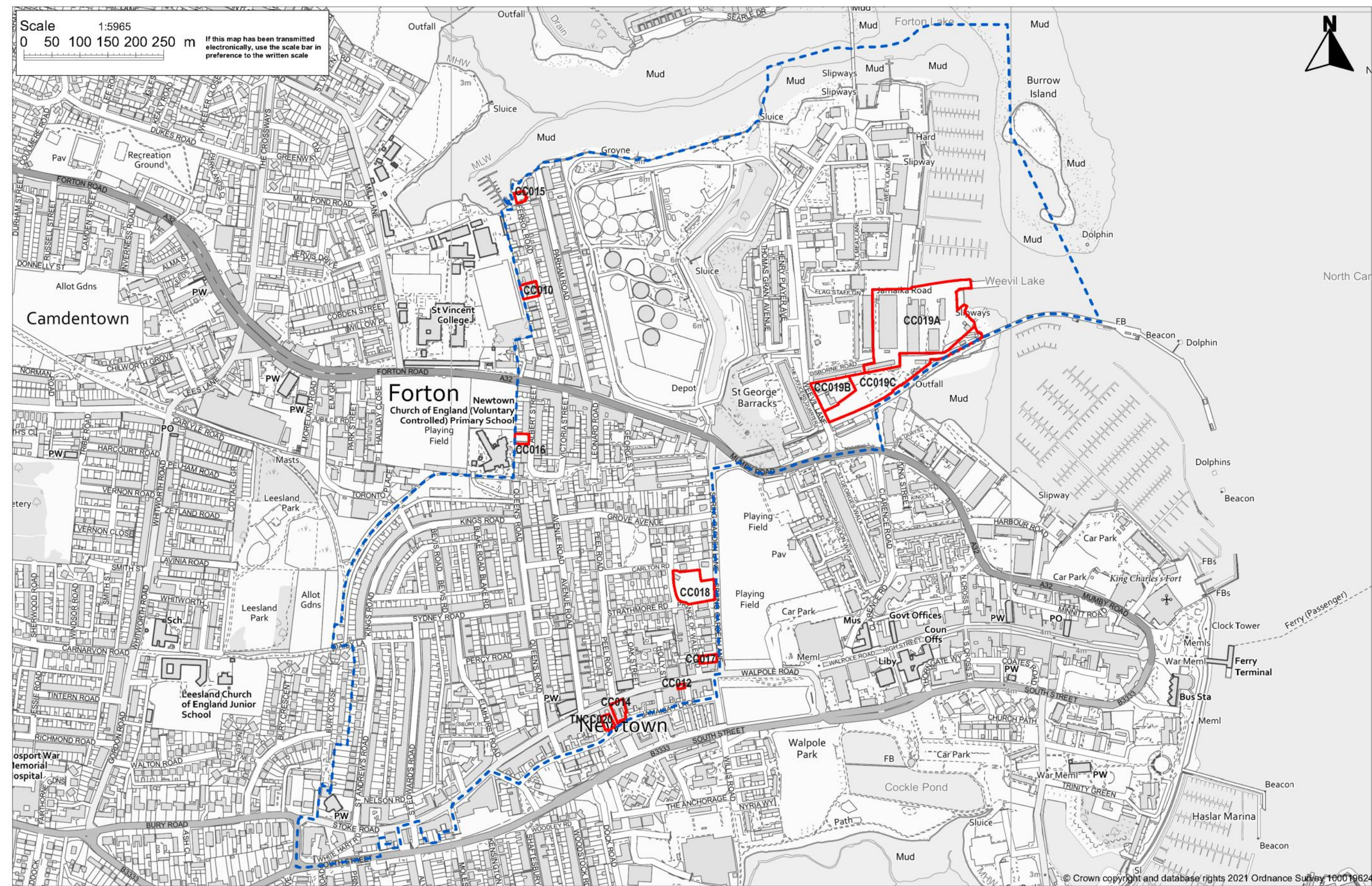
Bridgemary North Ward



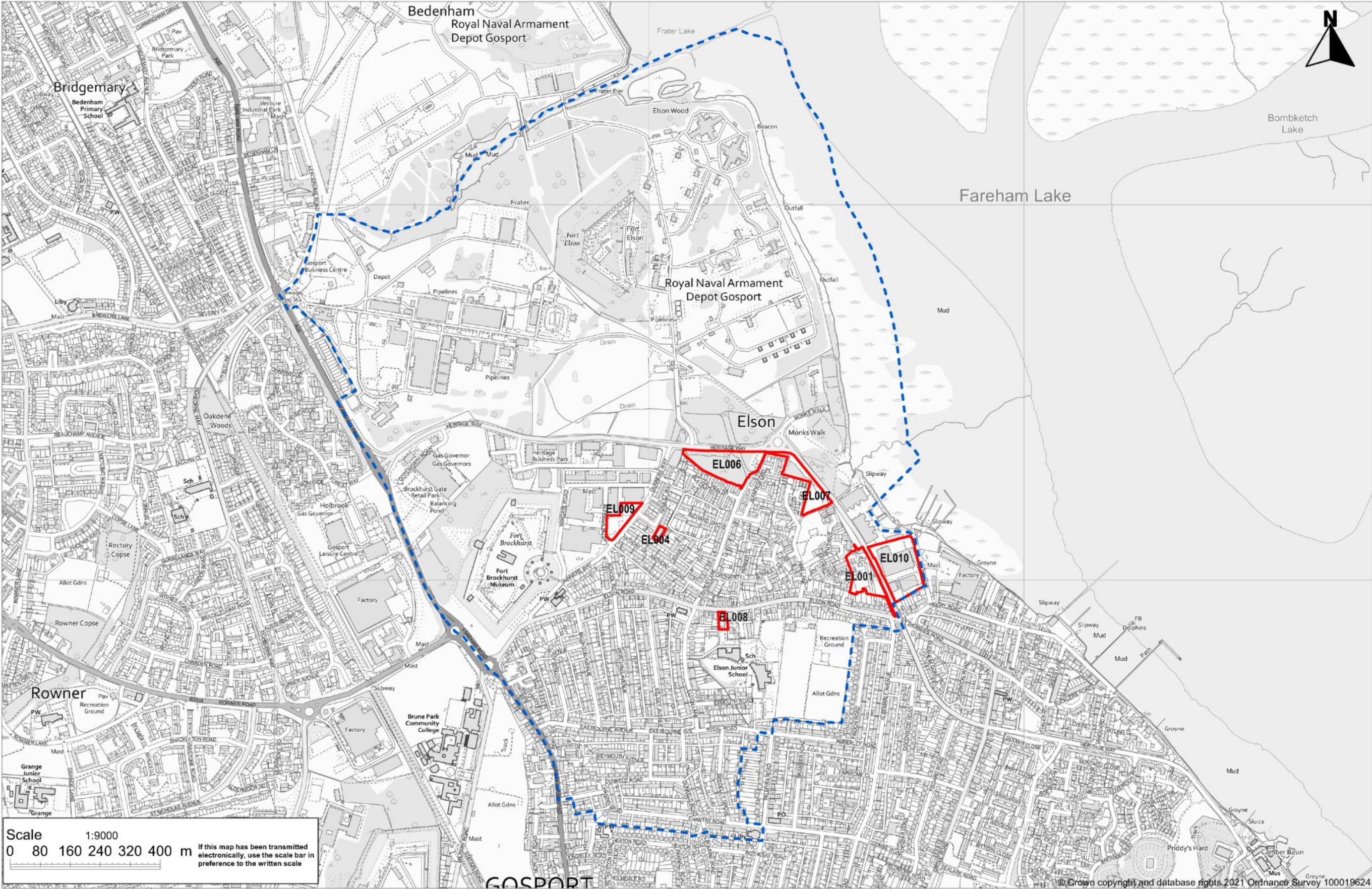
Bridgemy South Ward



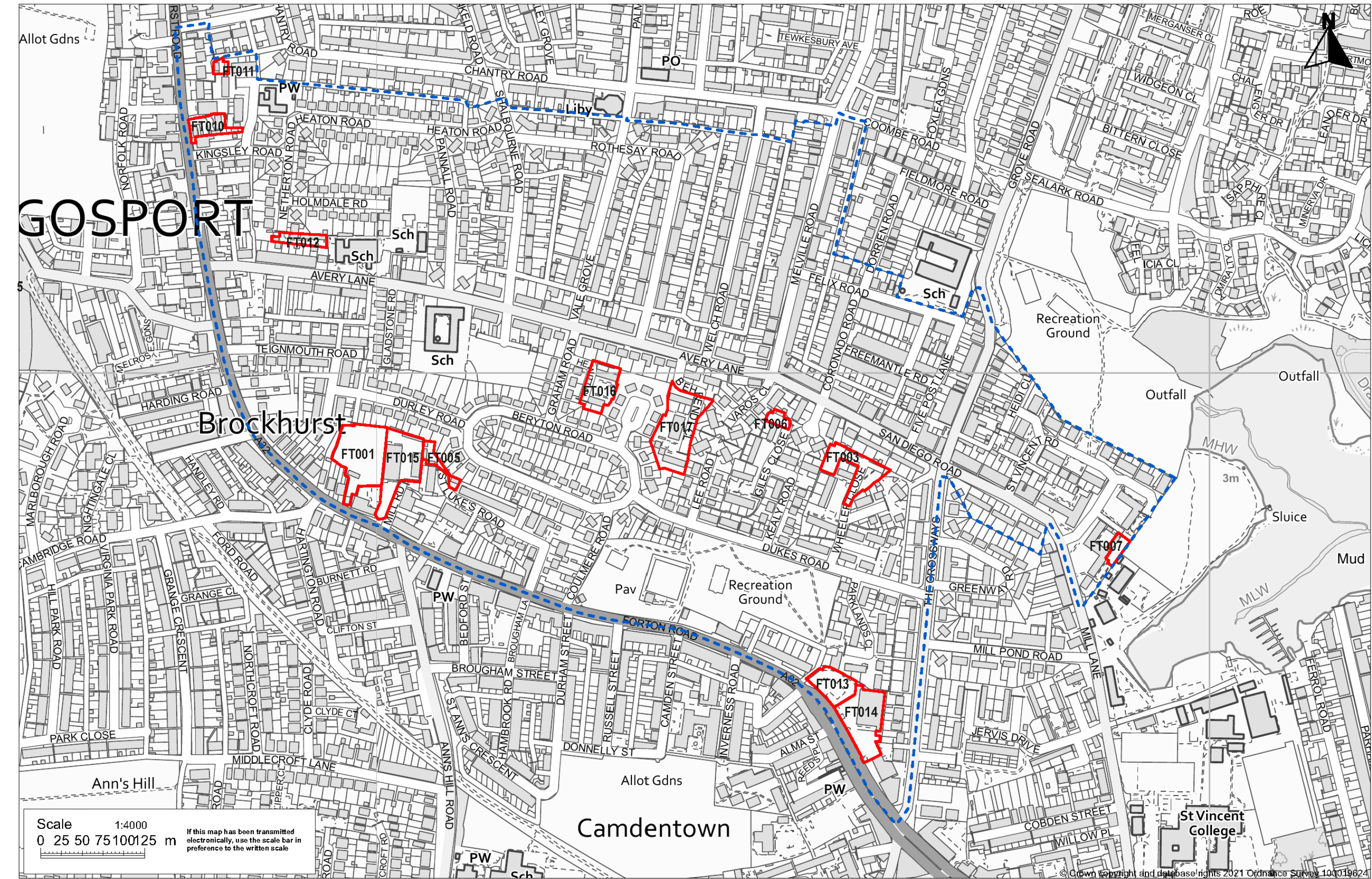
Christchurch Ward



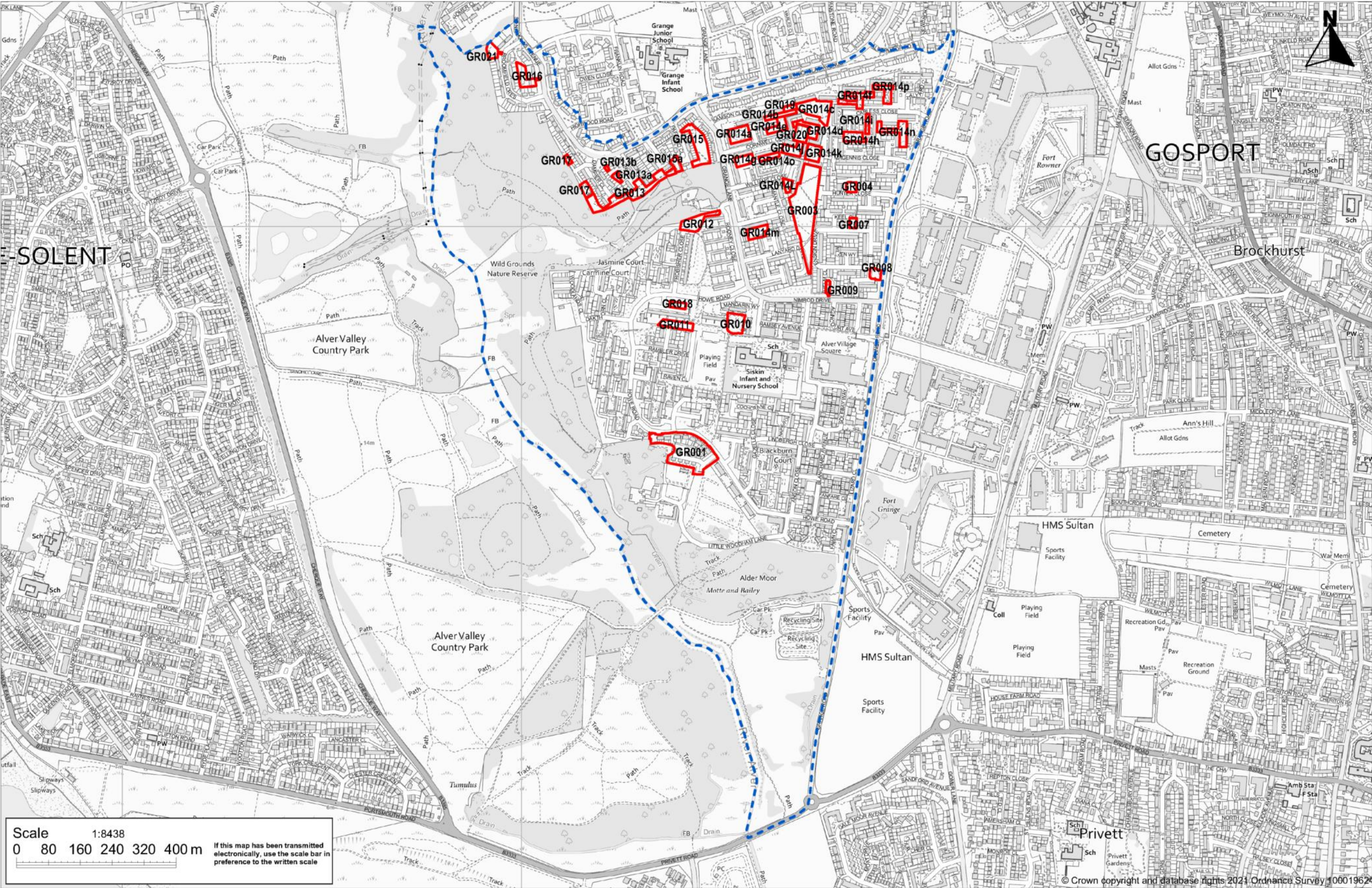
Elson Ward



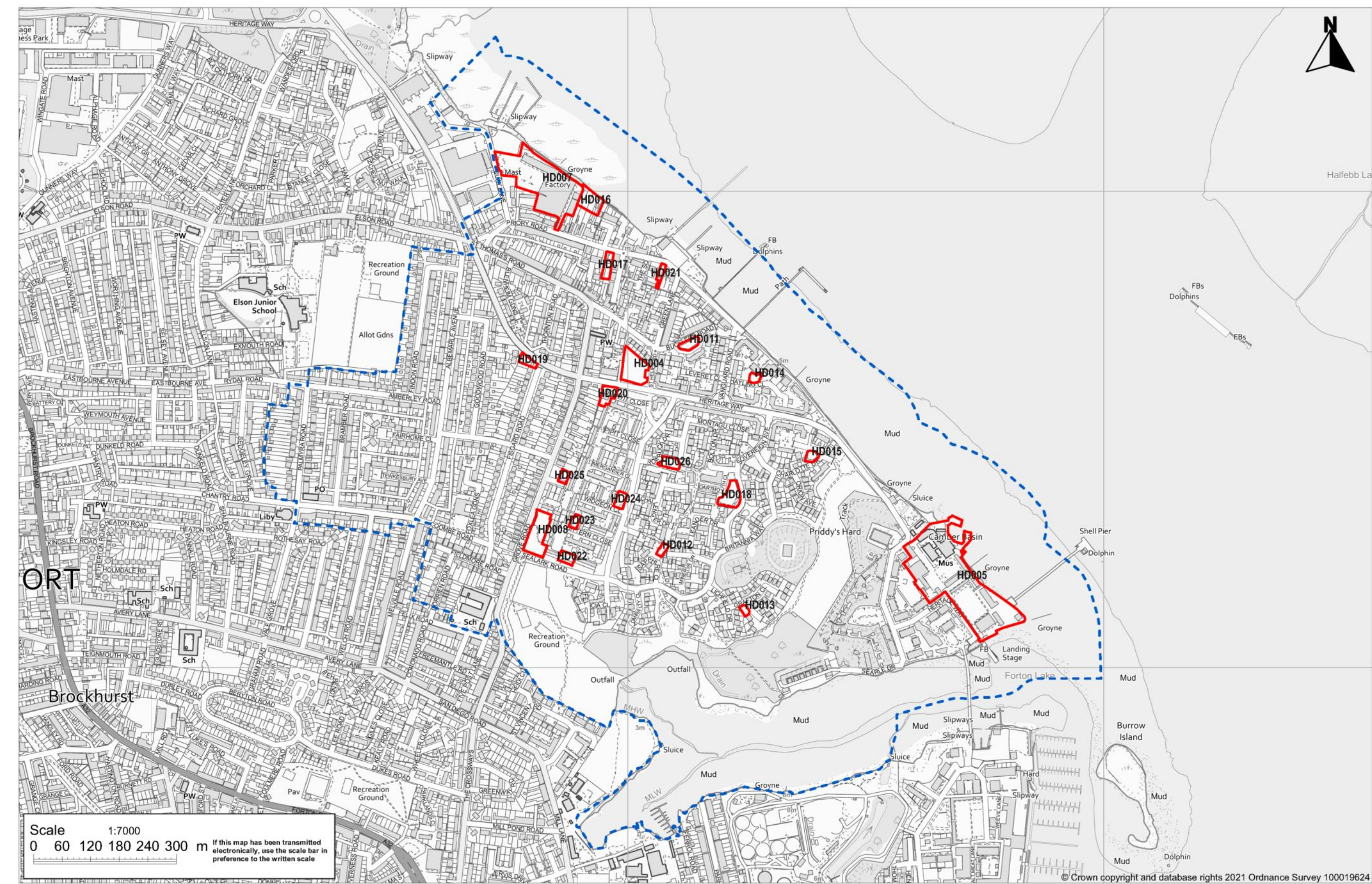
Forton Ward



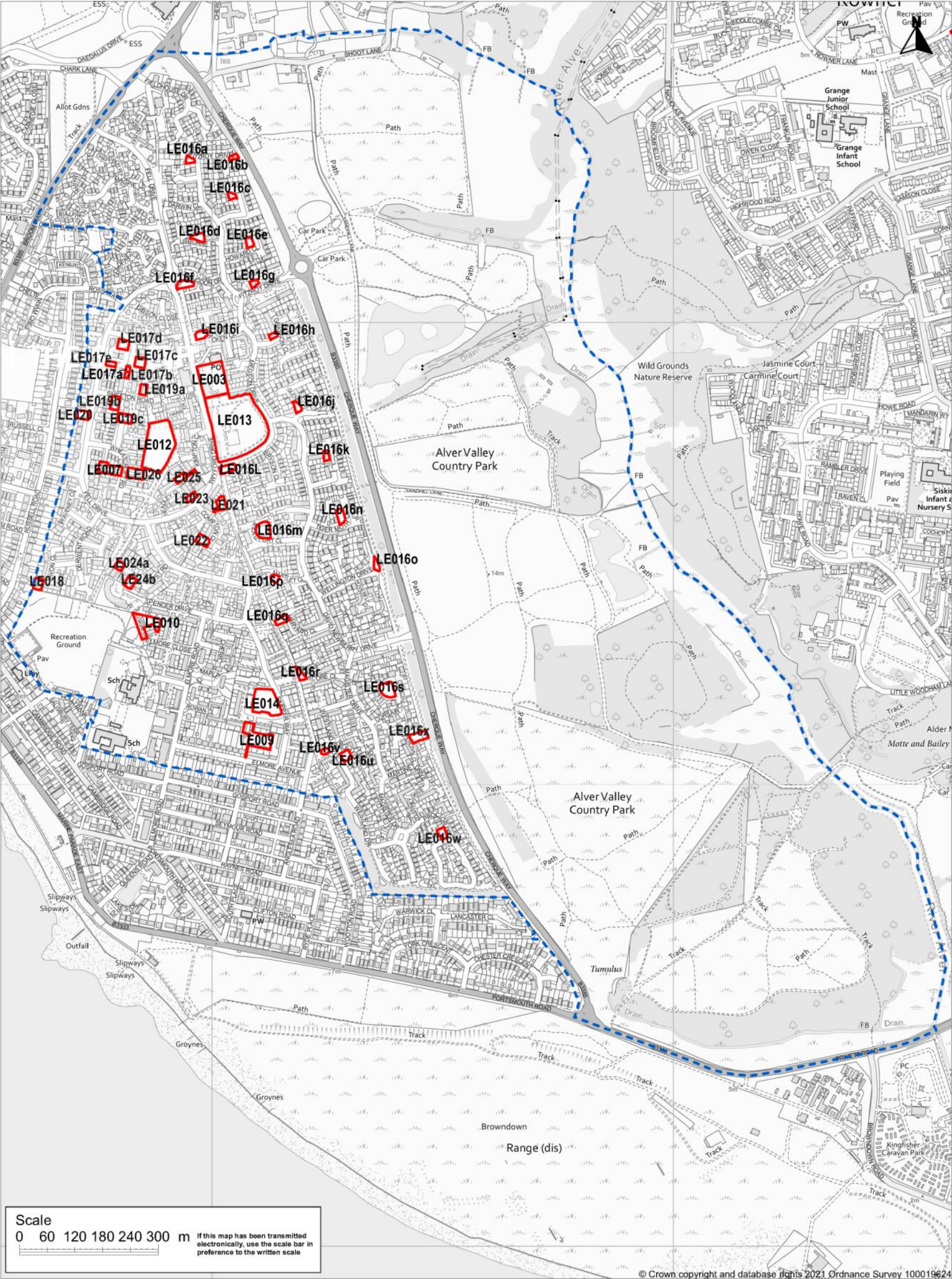
Grange Ward



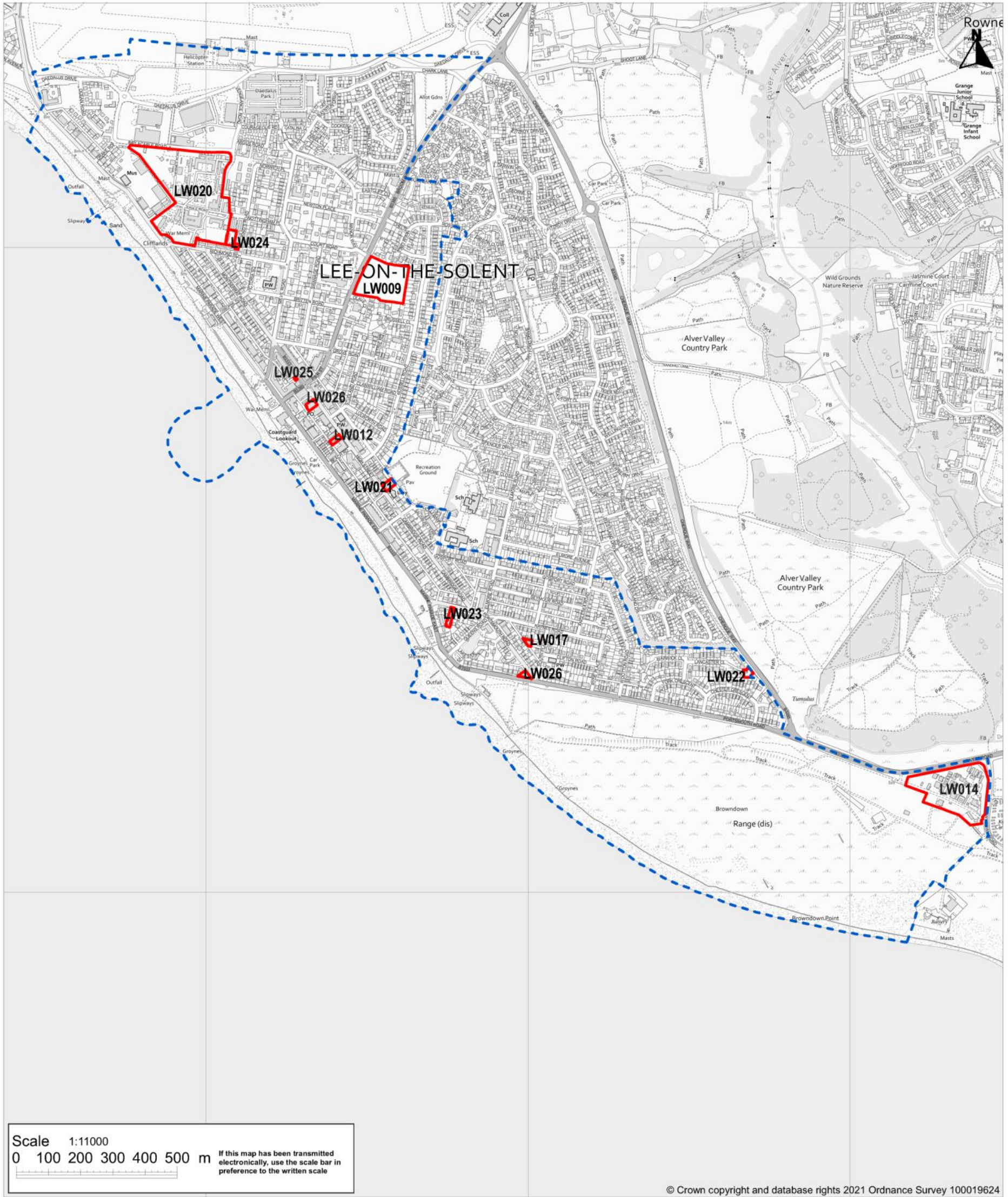
Hardway Ward



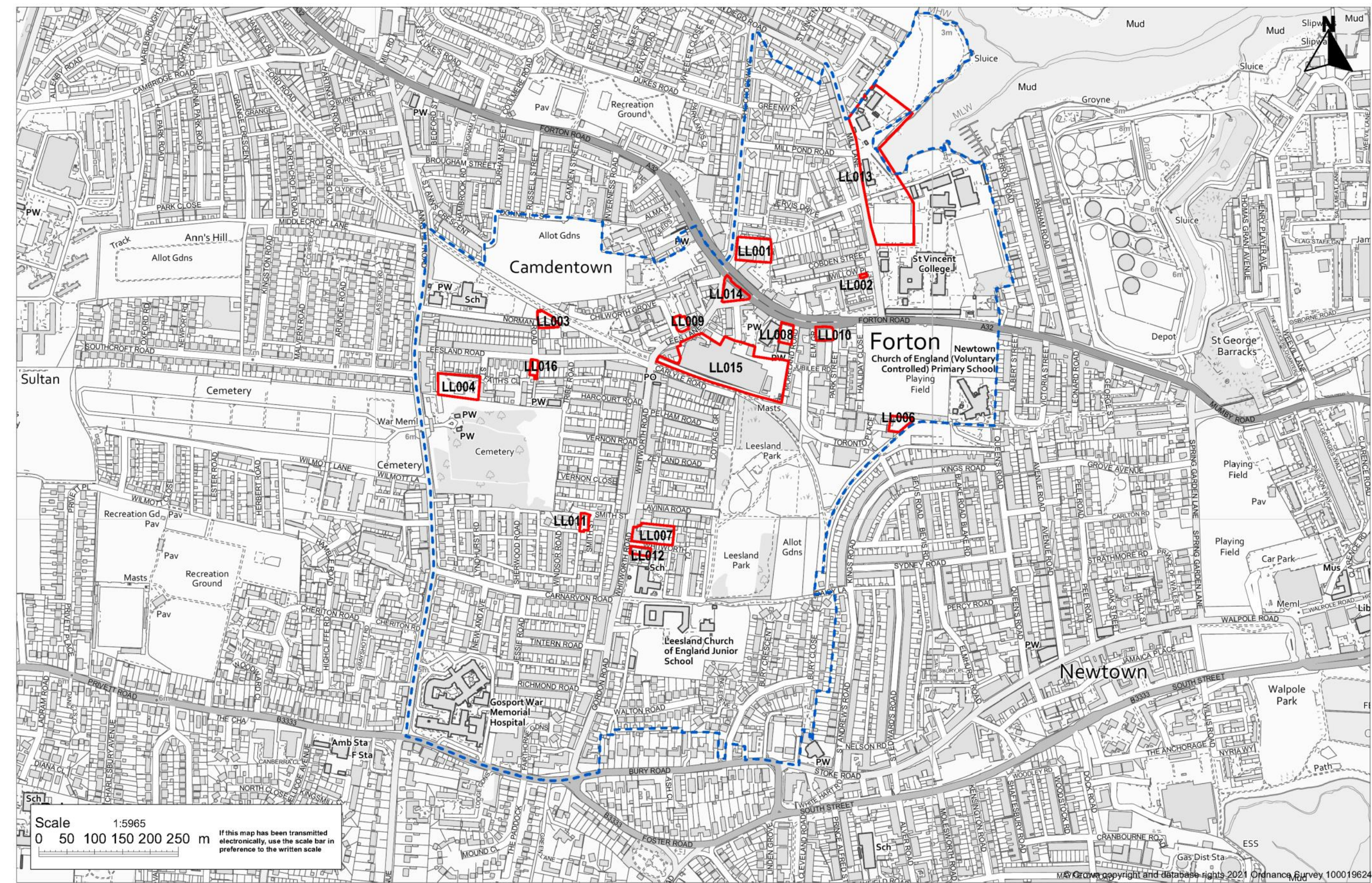
Lee East Ward



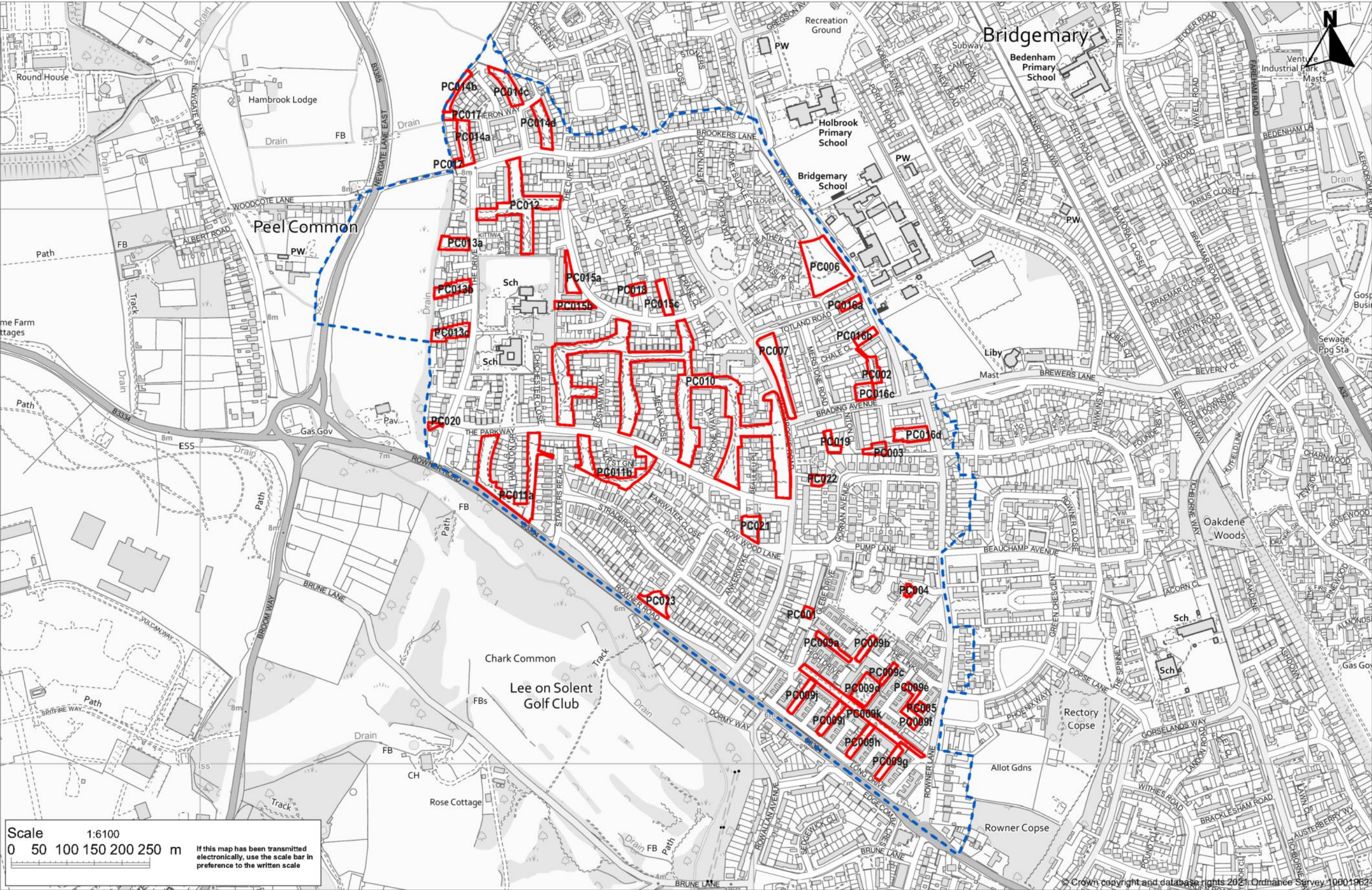
Lee West Ward



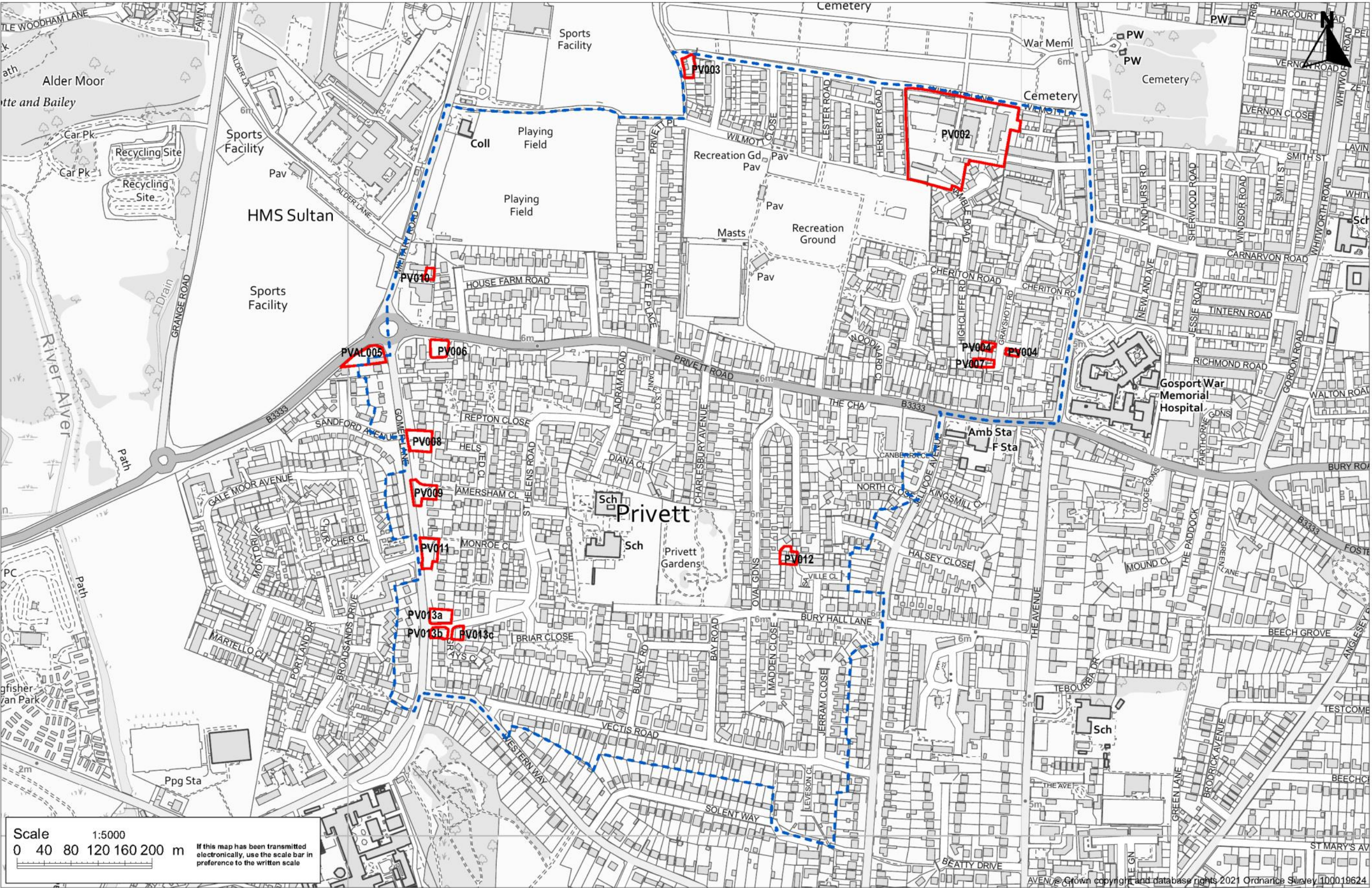
Leesland Ward



Peel Common Ward



Privett Ward





Town Ward

