

# Authority Monitoring Report

December 2022



## CONTENTS

1.0	Introduction .....	4
2.0	Local Development Documents .....	5
3.0	Regeneration Areas and Other Key Development Sites .....	8
4.0	Transport and Accessibility .....	25
5.0	Housing.....	29
6.0	Employment, Economic Development & Skills .....	55
7.0	Retail and Centres .....	62
8.0	Community and Leisure Facilities .....	78
9.0	Environment.....	79
10.0	Infrastructure and Developer Contributions .....	98
	Appendix 1: Gosport Housing Trajectory (2022).....	109
	Appendix 2: Gosport Housing Phasing (2022).....	110
	Appendix 3: GBC Nutrient Register .....	111

## ABBREVIATIONS

<b>AMR</b>	Authority Monitoring Report
<b>AVCP</b>	Alver Valley Country Park
<b>BRT</b>	Bus Rapid Transit
<b>CIL</b>	Community Infrastructure Levy
<b>CP</b>	Coastal Partners
<b>DfT</b>	Department for Transport
<b>DLUHC</b>	Department for Levelling Up, Housing & Communities (formerly MHCLG)
<b>EA</b>	Environment Agency
<b>FCERM</b>	Flood and Coastal Erosion Risk Management
<b>GBC</b>	Gosport Borough Council
<b>GBLP 2038</b>	Gosport Borough Local Plan 2038
<b>GBLP or GBLP 2011-2029</b>	Gosport Borough Local Plan 2011-2029 (Adopted October 2015)
<b>HAZ</b>	Heritage Action Zone
<b>HCC</b>	Hampshire County Council
<b>HDT</b>	Housing Delivery Test
<b>HDTAP</b>	Housing Delivery Test Action Plan
<b>HSHAZ</b>	High Street Heritage Action Zone
<b>IDP</b>	Infrastructure Delivery Plan
<b>IFS</b>	Infrastructure Funding Statement
<b>LCWIP</b>	Local Cycling and Walking Infrastructure Plans
<b>LDS</b>	Local Development Scheme
<b>LEP</b>	Local Enterprise Partnership
<b>MHCLG</b>	Ministry of Housing, Communities and Local Government (renamed DLUHC)
<b>MoD</b>	Ministry of Defence
<b>NPPF</b>	National Planning Policy Framework
<b>PDL</b>	Previously Developed Land
<b>PfSH</b>	Partnership for South Hampshire
<b>PPG</b>	Planning Practice Guidance
<b>RSPB</b>	Royal Society for the Protection of Birds
<b>SCI</b>	Statement of Community Involvement
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SINC</b>	Site of Important for Nature Conservation
<b>SMZ</b>	Strategy Management Zone
<b>SPA</b>	Special Protection Area
<b>SPD</b>	Supplementary Planning Document
<b>SSSI</b>	Site of Special Scientific Interest

## 1.0 INTRODUCTION

### Role of the Authority Monitoring Report

- 1.1 This Authority Monitoring Report (AMR), published December 2022, monitors the policies and proposals of the Gosport Borough Local Plan 2011-2029 (GBLP). The GBLP was adopted by the Council on 14 October 2015.
- 1.2 Regular monitoring helps to assess the effectiveness of the Council's planning strategy, identify emerging trends and issues which may require a review of policy and assists in supporting an up to date evidence base.
- 1.3 The Council produces the AMR every year in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the National Planning Policy Framework (NPPF).
- 1.4 The AMR looks at the delivery of the policies in the adopted GBLP and uses the Output Indicators shown in Table 13.1 (page 219) of the Local Plan to measure progress.
- 1.5 The monitoring period reported in this year's AMR relates to **1 April 2021 to 31 March 2022** unless specifically stated. This approach is supported by advice in the Government's Planning Practice Guidance (PPG).
- 1.6 Given recent events such as the Covid 19 pandemic and the current cost of living crisis and related economic issues, this monitoring will be essential to help inform the planning policy decisions and continuing work the Council is doing in producing its revised Gosport Borough Local Plan which will cover the period to 2038 and help address some of the arising impacts.

Previous AMR's are available on the Council's website at: [www.gosport.gov.uk/AMR](http://www.gosport.gov.uk/AMR)

## 2.0 LOCAL DEVELOPMENT DOCUMENTS

### Local Development Scheme

- 2.1 The Council published its Interim Local Development Scheme (LDS) in September 2021 which will be revised in spring 2023. This document sets out a framework for the preparation of development plan documents including the timetable for the new Gosport Borough Local Plan 2038 (GBLP 2038). It sets out key dates relating to those planning documents identified in the LDS and can be seen at: [www.gosport.gov.uk/LDS](http://www.gosport.gov.uk/LDS)

### Gosport Borough Local Plan 2038

- 2.2 The Council is currently reviewing the adopted GBLP. The revised local plan has regard to changes in national planning policy, the Partnership for South Hampshire (PfSH) Spatial Position Statement (published 2016) and the revised position statement which is currently being prepared.
- 2.3 A public consultation (often referred to as a Regulation 18 consultation) on the GBLP 2038 was undertaken for 10 weeks between Monday 27 September and Friday 3 December 2021. The GBLP 2038 can be seen online, along with ongoing updates about the next steps: [www.gosport.gov.uk/GBLP2038](http://www.gosport.gov.uk/GBLP2038)
- 2.4 The Council would like to thank those who responded to the consultation. These responses will now be considered by the Council and it is envisaged a 'Summary and Analysis of Consultation Responses' Report will be published with the Publication version of the Local Plan (Regulation 19) in 2023.

### Adopted Supplementary Planning Documents

- 2.5 The Council has adopted a number of Supplementary Planning Documents (SPDs) focusing upon specific planning issues within the Borough, these are set out below and can be found at: [www.gosport.gov.uk/SPD](http://www.gosport.gov.uk/SPD)
- The Marine Parade Area of Special Character SPD (adopted May 2007)
  - The Daedalus SPD (adopted September 2011)
  - The Design SPD (adopted February 2014)
  - The Parking SPD (adopted February 2014)
  - The Gosport Waterfront and Town Centre SPD (adopted March 2018)
  - The Lee West Area of Special Character SPD (adopted July 2019)

### Community Infrastructure Levy Charging Schedule

- 2.6 The Council adopted a Community Infrastructure Levy (CIL) Charging Schedule in October 2015. The Gosport CIL came into force on 1 February 2016. Further information about Gosport CIL including the Charging Schedule can be found at: [www.gosport.gov.uk/CIL](http://www.gosport.gov.uk/CIL)

## Infrastructure Funding Statement and Infrastructure Delivery Plan

- 2.7 The Infrastructure Funding Statement (IFS) sets out how developer contributions have been and will be used to provide infrastructure within Gosport Borough. This funding has been secured through planning permissions using the policies of the GBLP 2011-2029 and the linked CIL Charging Schedule (2016).
- 2.8 The IFS contains the Infrastructure List which replaces the CIL Regulation 123 List and reports on the infrastructure projects or types of infrastructure that the Borough Council intends to fund either wholly or partly using the CIL and other planning obligations. Appendix 2 of the IFS contains the Council's latest Infrastructure Delivery Plan (IDP) which sets out the latest identified infrastructure schemes, the lead providers, costings and timescales where known. The IFS has been prepared in accordance with the requirements of The Community Infrastructure Levy Regulations 2010 (as amended) and national planning policy and guidance. The monitoring period for the IFS is 1 April to 31 March unless specifically stated. The latest IFS 2022 is published on the Council's website: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)

## Statement of Community Involvement

- 2.9 The Statement of Community Involvement (SCI) was adopted by the Council in March 2019. The SCI sets out how the Council engages with members of the public, local businesses and wider stakeholders during the preparation of all planning policy documents and planning applications received by the Council. The adopted SCI can be seen at: [www.gosport.gov.uk/SCI](http://www.gosport.gov.uk/SCI). A revised version will be produced in March 2023.

## Duty to Cooperate and Statements of Common Ground

- 2.10 The Localism Act 2011 sets out the statutory framework regarding the duty to co-operate. The duty to co-operate covers a number of public bodies and these are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Further information is contained in the National Planning Policy Framework (NPPF) (paragraphs 24 – 27, NPPF 2021).
- 2.11 Local authorities are under a Duty to Co-operate with each other and with other prescribed bodies on strategic matters such as housing, economic growth, transport and infrastructure provision which have cross-boundary implications. This needs to be undertaken constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters.
- 2.12 In South Hampshire, there is a long history of cross-boundary working between local authorities and their strategic partners. The Borough Council has been a founding member of the Partnership for Urban South Hampshire (PUSH) which was formed in 2003 and renamed the Partnership for South Hampshire (PfSH) in 2019. PfSH includes twelve planning authorities<sup>1</sup> and closely collaborates with the Solent Local Enterprise Partnership, the Environment Agency, Natural England and Homes England. Further information about PfSH can be found online: [www.push.gov.uk](http://www.push.gov.uk)

---

<sup>1</sup> East Hampshire District Council (part); Eastleigh Borough Council; Fareham Borough Council; Gosport Borough Council; Hampshire County Council (part); Havant Borough Council; New Forest District Council; New Forest National Park Authority; Portsmouth City Council; Southampton City Council; Test Valley Borough Council (part); and Winchester City Council (part).



- 2.13 Work undertaken by PfSH has been a core element in demonstrating collaborative working on strategic cross boundary issues between the various local authorities within the sub-region. The role of PfSH was a critical element cited in the Council's Duty to Cooperate Statement (2014) produced for the Examination in Public for the current GBLP. This sets out how the Borough Council works with its neighbouring partners and other key organisations on common issues. The Duty to Co-operate Statement can be found on the Council's website<sup>2</sup>.
- 2.14 In June 2016 the South Hampshire Spatial Position Statement was published, it sets out development targets for each Council to 2034. It is based on significant cross-boundary evidence and will assist local authorities in meeting the duty to cooperate on strategic and cross-boundary matters. Further work is currently being undertaken to update the evidence base to take into account the provisions of the latest NPPF. This will inform a new spatial strategy covering the period to 2036 with a long term vision to 2050. The document will also represent a multi-lateral statement of common ground.
- 2.15 A number of key initiatives have been developed through partnership working across the Solent area. A good example has been the Bird Aware Solent project which is made up of fifteen local authorities (including Gosport Borough Council), Natural England, RSPB, Hampshire and Isle of Wight Wildlife Trust and the Chichester Harbour Conservancy. In 2018 the project won an award for environmental conservation at the Royal Town Planning Institute South East annual awards. In 2019, the project won the award for planning for the natural environment at The Planning Awards. Information about the Bird Aware Solent project can be seen at: [www.birdaware.org](http://www.birdaware.org)
- 2.16 The NPPF contains the requirement to prepare a Statement of Common Ground which documents the cross-boundary matters being addressed and sets out the progress made in addressing these issues. The Statement of Common Ground will be made publicly available as part of the ongoing plan-making process.
- 2.17 Statements of Common Ground are prepared and maintained on an on-going basis throughout the plan making process. The advice in the PPG is that as a minimum these statements should be published when the area covered and the governance arrangements for the co-operation process have been identified and the substantive matters to be addressed have been determined. The Statement of Common Ground can then be used to identify any outstanding matters that will need to be addressed and the process for reaching agreements and where possible an indication of when such statements are likely to be updated.
- 2.18 At December 2022 work is ongoing on the following statements:
- Partnership for South Hampshire (multi-lateral statement covering the South Hampshire sub-region)<sup>3</sup>.
- 2.19 The Council has signed a Statement of Common Ground with Fareham Borough Council relating to the Fareham Borough Local Plan 2037 in February 2022 and this is available online (document FBC039):  
[www.fareham.gov.uk/planning/local\\_plan/examination/examinationlibrary.aspx](http://www.fareham.gov.uk/planning/local_plan/examination/examinationlibrary.aspx)

<sup>2</sup> [www.gosport.gov.uk/article/1305/Part-A-Gosport-LDF-related-Documents](http://www.gosport.gov.uk/article/1305/Part-A-Gosport-LDF-related-Documents) (Document number: LP/A4/5).

<sup>3</sup> <https://www.push.gov.uk/wp-content/uploads/2021/10/Item-11-Statement-of-Common-Ground-Revisions-and-Update.pdf>

### 3.0 REGENERATION AREAS AND OTHER KEY DEVELOPMENT SITES

#### Overview

- 3.1 *Policy LP3: Spatial Strategy* of the GBLP makes provision for employment, housing and retail development to be delivered over the plan period. The quantum of development is set out below:

**Figure 1: Policy LP3 Spatial Strategy 2011-2029**

GBLP 2011-2029: Quantum of Development	
Employment	84,000 sq.m. net additional floorspace
Housing	3,060 net additional dwellings
Retail	10,500 sq.m. net additional floorspace

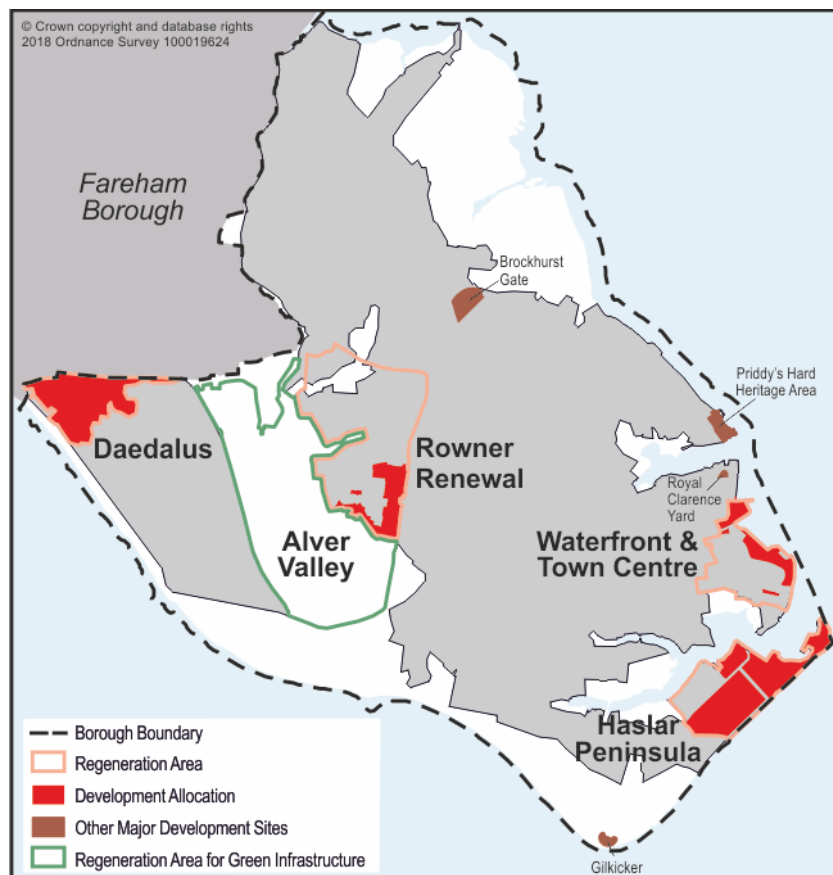
- 3.2 The Council's planning strategy places significant emphasis on the need to increase the variety of employment opportunities and boost productivity. Due to its small size, urban density and significant environmental constraints including internationally and nationally important habitats and areas of land falling within defined Flood Zones 2 and 3, there are a limited number of sites available. Despite these limits, there are still key opportunities to develop brownfield land which will make major contributions to the regeneration of the Borough. These sites are capable of delivering mixed-use developments and will deliver a significant proportion of the employment, housing, retail and green infrastructure necessary to meet the needs of the Borough's residents, businesses and visitors over the plan period.
- 3.3 A key asset to delivering Gosport's regeneration strategy is its rich and unique historic heritage. In recognition of this Gosport has been chosen as a Heritage Action Zone (HAZ), one of only 20 in the country (as of 2022). Historic England and the Council work with a range of partners to unlock the potential of these areas including attracting funding to help deliver regeneration projects. The HAZ is a five year programme and began in April 2019. The latest HAZ updates can be seen online: [www.gosporthaz.org.uk](http://www.gosporthaz.org.uk)
- 3.4 Gosport also has a High Street Heritage Action Zone (HSHAZ) which is breathing new life into empty historic buildings to provide housing, shops and community spaces. This HSHAZ includes both the Gosport Town Centre and Stokes Road areas. Gosport's High Street on the waterfront is home to a concentration of 18<sup>th</sup> and 19<sup>th</sup> century buildings connected to military and maritime trades and traditions.
- 3.5 The HSHAZ seeks to bring empty buildings back to life and develop the cultural offering on the high street for the local community. An overview of the HSHAZ projects and the latest updates, including the option to sign up for regular updates by email is available online: [www.gosporthaz.org.uk](http://www.gosporthaz.org.uk)



## Regeneration Areas

- 3.6 The Regeneration Areas identified in Policy LP3 include major redevelopment proposals on sites in the following locations:
- Gosport Waterfront and Gosport Town Centre (Policy LP4);
  - Daedalus (Policy LP5);
  - Haslar Peninsula (Policy LP6); and
  - Rowner (Policy LP7).
- 3.7 In addition to these areas, the GBLP also allocates a Regeneration Area for Green Infrastructure to form the Alver Valley Country Park (Policy LP8).
- 3.8 These regeneration areas are shown in Figure 2 and the progress of development for each is set out in this chapter.
- 3.9 In addition to these strategic regeneration sites, a number of other allocations have been identified in the Local Plan (in policies LP9A-E) which makes a key contribution to the regeneration of the Borough.

**Figure 2: Regeneration Areas and other major development sites**



## Monitoring

- 3.10 For the purposes of monitoring in the AMR, the GBLP identifies a number of indicators and Borough wide targets which development in the Regeneration Areas will make a major contribution towards meeting. The relevant policies, indicators and targets are:

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>	
<b>Policies</b>	
LP3: Spatial Strategy	
LP4: Gosport Waterfront & Town Centre	
LP5: Daedalus	
LP6: Haslar Peninsula	
LP7: Rowner	
LP8: Alver Valley	
LP9A-E: Allocations outside of the Regeneration Areas	
<b>Indicators</b>	
<ul style="list-style-type: none"> <li>• The number of net additional dwellings as set out in Policy LP3</li> <li>• Housing supply &amp; trajectory</li> <li>• The amount and type of net additional employment floorspace</li> <li>• The amount of retail development</li> <li>• Assessment of progress in each Regeneration Area and other allocations in the GBLP</li> </ul>	
<b>Targets</b>	
<ul style="list-style-type: none"> <li>• 3,060 net additional dwellings</li> <li>• 84,000m<sup>2</sup> net additional employment floorspace; and</li> <li>• 10,500m<sup>2</sup> net additional retail floorspace.</li> </ul>	

### Gosport Waterfront and Town Centre (Policy LP4)

- 3.11 The Gosport Waterfront and Town Centre Regeneration Area is one of the key development areas in Gosport with significant opportunities to deliver major benefits to local people. Residential development will play a key role in helping to secure this regeneration. Under Policy LP4 planning permission will be granted for a mixture of uses including 700-900 dwellings together with 33,000m<sup>2</sup> (gross) employment and 6,500m<sup>2</sup> of retail uses. The Gosport Waterfront and Town Centre SPD (adopted March 2018) provides a detailed framework to guide development proposals in the area and is available online: [www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd)

### Residential

#### GBLP Indicator: The number of net additional dwellings 2011 to 2022

Completions 2011 to 2022	Completions 2021/22	Outstanding permissions	Outstanding allocation Policy LP4
87	0	67	546 – 746

- 3.12 During the monitoring period there were no completions. There are 67 net outstanding permissions made up of:
- 31 flats at the former Crewsaver Building in Mumby Road, Gosport (14/00550/FULL);
  - 7 flats at 9-11 High Street, Gosport (planning application 19/00157/FULL);

- 9 flats at 17a High Street, Gosport (planning application 20/00051/FULL);
- 3 flats at 31 High Street, Gosport (planning application 21/00561/MAGDO);
- 12 flats at 57-59 High Street, Gosport (planning application 20/00463/FULL);
- 1 flat at 95 – 96 High Street, Gosport (planning application 20/00450/FULL);
- 2 flats at 119 High Street, Gosport (planning application 08/00509/FULL);
- 2 flats at 2 North Cross Street (planning application 19/00125/FULL);

## Employment

### GBLP Indicator: The amount and type of additional employment floorspace (33,000m<sup>2</sup> gross)

Completions 2011 to 2022	Completions 2021/22	Outstanding permissions	Outstanding allocation Policy LP4
-3,463	3,523	0	33,000

- 3.13 The Local Plan recognises that new employment floorspace will be developed which will potentially increase employment but result in no overall net gain in floorspace. However, the new units created will be more suited to modern business needs. The negative completions figure for the period 2011-2022 accounts for the demolitions of floorspace on land at Mumby Road which now accommodates the Aldi store and an adjacent residential development.
- 3.14 In 2012/22 a total of 3,523 m<sup>2</sup> of employment floor space was completed in the Gosport Waterfront and Town Centre area. This is from two developments, one at Victoria Quays, Weevil Lane (+3,193m<sup>2</sup>) and St Georges House, Weevil Lane (+330m<sup>2</sup>). While these developments did not require planning permission, the Council considers it appropriate to count these towards its employment supply as the Local Plan, SPD and engagement with the site operator were pivotal in seeing the site re-developed. The buildings at Victoria Quays, Weevil Lane had been empty for at least 20 years and are now being successfully reused for marine employment uses.

## Retail

### GBLP Indicator: Amount of net additional retail floorspace (6,500m<sup>2</sup>) (net sales area)

Completions 2011 to 2022	Completions 2021/22	Outstanding permissions	Outstanding allocation Policy LP4
1,550	0	1,106	4,675

- 3.15 In November 2015 planning permission (planning application 14/00076/FULL) was granted for the hybrid application at the site of the Aldi store comprising of a 1,550m<sup>2</sup> A1 store and a single commercial unit of 275m<sup>2</sup> for class A1, A2, A3, A4, A5, B1 or D1 uses and 48 residential units. The class A1 food store opened in June 2015 with the 275m<sup>2</sup> of commercial floorspace outstanding. Planning permission was then granted and implemented to extend the Aldi car park (planning application 18/00216/FULL), the 275m<sup>2</sup> is therefore no longer available for retail or commercial use so has been *deducted* from the outstanding permissions figure.

- 3.16 There were no new retail completions in the Gosport Waterfront and Town Centre regeneration area during the 2021/22 monitoring period.
- 3.17 On the 31 January 2019 planning permission was granted for the erection of an extension to the Morrison’s store in Walpole Road, Gosport (planning application 18/00371/FULL). When built, the scheme will result in an extension of 1,106 sq. m to the store and alterations to the car park. The scheme has not yet been started.

Other Commercial Uses

- 3.18 Planning permission was granted for a change of use from B1 to a 54 bedroom hotel in the High Street, Gosport in January 2017 (planning application 16/00396/FULL). In July 2018 planning permission was granted for a larger scheme comprising of a 70 bedroom hotel with ancillary bar/café and retail (class A1) (planning application 18/00131/FULL). This proposal replaces the previously permitted scheme and was completed in February 2020.

**Daedalus Regeneration Area (Policy LP5)**

- 3.19 Policy LP5 makes provision for 75,000m<sup>2</sup> (gross) employment floorspace comprising of B1, B2 and B8 uses, a range of leisure and recreational facilities, a small amount of retail and up to 350 dwellings. The key information regarding the planning history at Daedalus since the site was released is set out in Figure 3 below.

**Figure 3: Daedalus Planning History**

Planning application no.	Comments	Date approved
01/00655/OUT	<b>Married Quarters</b> – HMS Daedalus. Outline application for the erection of 300 units to provide officers and other ranks married quarters. Granted outline consent 26 October 2004.	October 2004
04/00770/DETS	Details pursuant to 01/00655/OUT (Married Quarters) for the erection of 148 dwellings (Phase 1). Granted consent 4 February 2005. <b>Scheme completed.</b>	February 2005
13/00431/FULL	<b>Seacrest Gardens</b> – Land north of Manor Way and West of Bayntun Drive/Redmill Drive at HMS Daedalus. Erection of 101 residential units together with associated access, parking and landscaping. Granted consent 11 March 2014. <b>Scheme completed in 2015/16.</b>	March 2014
15/00247/FULL	Planning permission was granted for 8,947m <sup>2</sup> of B1, B2 or B8 floorspace at Daedalus Park which is in addition to the area granted outline consent (below in 11/00282/OUT). <b>This scheme has been completed.</b>	October 2015
11/00282/OUT	An outline planning application was submitted by South East England Development Agency (superseded by Homes and Communities Agency,	January 2016

Planning application no.	Comments	Date approved
	now Homes England). The proposal was for an employment-led mixed use scheme of 69,992m <sup>2</sup> of commercial floorspace (Classes B1, B2 and B8); up to 1,075m <sup>2</sup> of retail (Classes A1, A2, A3 and/or A4) with A1 retail uses restricted to no more than 200m <sup>2</sup> ; up-to 200 residential units (Class C3); up to 32 units of care accommodation (Class C2); up to 1,839m <sup>2</sup> of community use (Class D1); up to 8,320m <sup>2</sup> of hotel use (Class C1); up to 2,321m <sup>2</sup> of Leisure (Class D2); new and upgraded vehicular and pedestrian access arrangements; hard standing and car parking, open space provision and landscaping. <b>Outline consent not yet fully implemented.</b>	
15/00672/FULL	A proposal for the continued use of a building for manufacturing (class B2) and recladding/refurbishment of the building and demolition of the existing and erection of new office accommodation (class B1) at Dunning building for 4,660m <sup>2</sup> . <b>Scheme completed in 2020/21.</b>	February 2016
16/00441/DETS	Details pursuant to 11/00282/OUT – Details of layout or roads, and infrastructure and services, including new foul water pump house. Granted consent 13 March 2017.	March 2017
17/00100/FULL	Planning permission was granted for the erection of a single storey building for B1, B2 and B8 uses totalling 1,590 m <sup>2</sup> at Daedalus Park Site B (South). This part of the site forms part of the area covered by the outline consent. <b>Scheme completed in 2019/20.</b>	September 2017
17/00101/FULL	Planning permission was granted for 3,583m <sup>2</sup> of B1, B2 and B8 uses on Daedalus Park Site B (North), this scheme is also located in part of the area covered by the outline consent. <b>Scheme completed in 2019/20.</b>	February 2018
17/00592/DETS	Details pursuant to 11/00282/OUT – Phase 2 – erection of 200 residential units (Class C3) and associated public realm, landscaping and car parking. Granted consent 6 June 2018. <b>Scheme completed in early 2021/22.</b>	June 2018
19/00333/FULL	Demolition of Keith Cottages (Building 166) and partial demolition of Frobisher (Building 142) and Wykeham Hall (Building 165). Erection of six two storey dwellings (with accommodation in roof space) and conversion of retained buildings to provide 14 flats together with car parking, new vehicular access, landscaping and associated ancillary development. Application received August 2019. <b>Granted permission 20<sup>th</sup> May 2022</b>	May 2022

## Residential

**GBLP Indicator: The number of net additional dwellings (since the start of the plan period in 2011)**

C3 dwellings			
Completions 2011 to 2022	Completions 2021/22	Outstanding permissions	Outstanding allocation Policy LP5
200	20	0	49

- 3.20 All 200 C3 residential units permitted at Daedalus (planning application 17/00592/DETS), have now been completed, with the final 20 units completed in the early part of the 2021/22 monitoring period. At the end of the monitoring period (31<sup>st</sup> March 2022) there were no outstanding residential permissions at Daedalus and there are 49 dwellings outstanding in the Policy LP5 allocation. In May 2022, planning permission was granted (planning application 19/00333/FULL) for 20 dwellings, these will be reported as outstanding permissions in the AMR 2023.

C2 Residential Institutions (C3 dwelling equivalent)			
Completions 2011 to 2022	Completions 2021/22	Outstanding permissions as C3 equivalent	Outstanding permissions as C2 units
0	0	18	32

- 3.21 In addition, 32 C2 (residential institution) bedrooms were permitted, this is equivalent to 18 C3 dwellings using the Government’s methodology for calculating dwelling house equivalents for the Housing Delivery Test. These C2 units are outstanding and are monitored separately in the table above.

### Daedalus: Residential development since the site was released

- 3.22 The table below details the residential development completed at the former HMS Daedalus site within Gosport Borough since the land was released by the Ministry of Defence. In summary:

- The 2006 Local Plan review allocated 500 dwellings at Daedalus. 148 were built at the Married Quarters for service personnel and their families.
- The Gosport Borough Local Plan 2011-2029 brought forward a revised allocation of 350 dwellings. Out of these 350 dwellings, 101 were constructed at Seacrest Gardens. As of 1 April 2022 a further 200 dwellings have been completed at Daedalus leaving 32 C2 care units outstanding with planning permission. This leaves an outstanding allocation of 49 dwellings from the original 350 dwellings set out in the Local Plan.
- Planning permission for development at Keith Cottages, Frobisher and Wykham Hall has been granted since 1<sup>st</sup> April 2022 (planning application 19/00333/FULL), consequently the outstanding allocation from the GBLP 2011-2029 has reduced to 29 dwellings.



- Overall as of 2021/22, 449 new homes have been delivered at Daedalus. 32 C2 care units have permission but have not yet been built. Another 20 dwellings are in the pipeline but not yet permitted.

3.22 As part of the consideration of the emerging Gosport Borough Local Plan 2038 which will replace the GBLP 2011-2029 the Council has reconsidered elements of the Daedalus site. The Regulation 18 consultation conducted in autumn 2021 outlined the potential for at least a further 300 dwellings to enhance the quality of place, provide new homes to deliver a vibrant neighbourhood and assist with overall site viability to deliver commercial, leisure and community opportunities.

Planning application no.	Proposal	Date permitted	Completions	Outstanding permissions	Date completed
01/00655/OUT	<b>Married Quarters Outline Application</b> –for the erection of 300 units to provide officers and other ranks married quarters	26/10/2004	See below	152 (lapsed)	
04/00770/DETS	<b>Married Quarters Details pursuant to 01/00655/OUT</b> - for the erection of 148 dwellings (Phase 1)	04/02/2005	148	0	
13/00431/FULL	<b>Seacrest Gardens</b> – Erection of 101 residential units	11/03/2014	101	0	2015/16
11/00282/OUT	<b>Outline application</b> - up-to 200 residential units (Class C3); up to 32 units of care accommodation (Class C2)	28/01/2016	See below	32 C2 care units	
17/00592/DETS	<b>Details pursuant to 11/00282/OUT</b> – Phase 2 – erection of 200 residential units (Class C3)	06/06/2018	200	0	2021/22
19/00333/FULL	Demolition of Keith Cottages and partial	Pending decision	0	0	n/a

Planning application no.	Proposal	Date permitted	Completions	Outstanding permissions	Date completed
	demolition of Frobisher and Wykeham Hall. Erection of six two storey dwellings and conversion of retained buildings to provide 14 flats. Application received August 2019.				
<b>Total</b>			<b>449</b>	<b>32 C2 care units</b>	

### Employment

#### GBLP Indicator: The amount and type of additional employment floorspace (75,000m<sup>2</sup>) (Gross)

- 3.23 The total amount of additional employment floorspace (gross) completed since 2011 is shown in Figure 4. There was 4,660m<sup>2</sup> of employment floorspace completed at Daedalus in 2020/21, this was from the refurbishment of the Dunning Building (planning application 15/00672/FULL).

**Figure 4: Total amount of additional employment floorspace (75,000m<sup>2</sup>) (Gross)**

Total Completions 2011 to 2022 (a)	Annual Completions 2021/22	Outstanding permissions (b)	Outstanding allocations Policy LP5 (c)	Total (a + b + c)
18,780	0	60,159 <sup>4</sup>	0	78,939 <sup>5</sup>

- 3.24 The total figure for employment floorspace at Daedalus exceeds the 75,000m<sup>2</sup> (gross) set out in Policy LP5. The breakdown of employment floorspace permitted at Daedalus is shown in Figure 5.

<sup>4</sup> CORRECTION: Please note this figure was incorrect in the AMR 2022 (published Dec 2022) and was corrected on 17 March 2023. The original figure for permitted floorspace was 69,992m<sup>2</sup> – this did not account for completions. The revised figure of 60,159m<sup>2</sup> accounts for 9,833m<sup>2</sup> of floorspace completed within the boundary of the outline consent 11/00282/OUT.

<sup>5</sup> CORRECTION: Please note this figure was incorrect in the AMR 2022 (published Dec 2022) and was corrected on 17 March 2023. The original total was 93,432m<sup>2</sup> – due to the correction to the outstanding permissions figure, the correct revised total is 78,939m<sup>2</sup>.

**Figure 5: Employment floorspace permitted at Daedalus**

Planning application number	Date Permitted	Location	Permitted Floorspace (m <sup>2</sup> )	Completed Floorspace (m <sup>2</sup> )	Comment
<b>OUTLINE PLANNING PERMISSION</b>					
11/00282/OUT	28.01.2016	Daedalus	69,992	See below	
<b>DETAILED PERMISSIONS RELATING TO OUTLINE PERMISSION ABOVE (11/00282/OUT)</b>					
15/00672/FULL	12.02.2016	<i>Dunning Building</i>	4,660	4,660	<b>Complete.</b> Site within the boundary of planning application 11/00282/OUT
17/00100/FULL	01.09.2017	<i>Daedalus Park (Site B South)</i>	1,590	1,590	<b>Complete.</b> Site within the boundary of planning application 11/00282/OUT
17/00101/FULL	08.02.2018	<i>Daedalus Park (Site B North)</i>	3,583	3,583	<b>Complete.</b> Site within the boundary of planning application 11/00282/OUT
<b>FULL PLANNING APPLICATION (OUTSIDE OF THE OUTLINE CONSENT DETAILED ABOVE)</b>					
15/00247/FULL	21.10.2015	Daedalus Park	8,947	8,947	Outside of the boundary of the outline consent
<b>Total</b>			<b>78,939</b>	<b>18,780</b>	

### Commercial

**GBLP Indicator: The amount and type of additional retail floorspace (up to 1,075m<sup>2</sup> with shops restricted to no more than 200m<sup>2</sup>)**

Completions 2011 to 2022	Completions 2021/22	Outstanding permissions	Outstanding allocations Policy LP5
0	0	1,075	0

- 3.25 The planning consent for the Daedalus site (planning application 11/00282/OUT) allows for up to 1,075m<sup>2</sup> of retail floorspace (permitted as Classes A1, A2, A3 and/or A4) with **A1 retail uses (shops) restricted to no more than 200m<sup>2</sup>**. This is to ensure the development does not adversely impact the vitality and viability of Lee-on-the-Solent District Centre and means the majority of retail floorspace on the Daedalus site will be either financial and professional services, restaurants and cafes and/or drinking establishments. There will only be limited shopping floor space to serve the Daedalus site itself.

### Haslar Peninsula (Policy LP6)

3.26 There are three principal areas forming the area called Haslar Peninsula, these are:

- Royal Hospital Haslar;
- Blockhouse; and
- Haslar Marine Technology Park.

#### Royal Hospital Haslar

3.27 Outline planning permission was granted in September 2014 for the comprehensive redevelopment and re-use of the site (planning application 12/00591/OUT). The scheme includes a wide range of uses and incorporates medical and care facilities, a hotel (up to 78 beds), a church, convenience store, health centre, tearoom, restaurant, office and business units, 286 C3 residential units and 244 C2 self-contained retirement units.

3.28 Planning permission (reserved matters) was granted in October 2015 (planning application 14/00491/DETS); this permission relates to the reserved matters details for the hospital building. In addition, planning permission was granted in December 2015 for details for the waterside area (north) (planning application 15/00117/DETS). Planning permission (reserved matters) was granted in March 2019 for further details related to the redevelopment of the site (planning application 15/00683/DETS). There have also been a number of other planning permissions granted in relation to temporary buildings.

#### GBLP Indicator: The number of net additional dwellings

3.29 286 C3 residential units and 244 C2 residential units have been permitted at Royal Hospital Haslar, a total of 590 dwellings. In addition a 60 bed care home was permitted on the site.

#### C3 dwellings

3.30 286 C3 residential units were granted outline consent (planning application 12/00591/OUT) at Royal Hospital Haslar. Reserved matters consent has since been granted for a total of 128 C3 dwellings out of the 286 C3 units which received outline consent. This is comprised of two planning applications, one for 8 C3 dwellings (15/00117/DETS) and another for 120 C3 dwellings (15/00683/DETS). This leaves 158 C3 dwellings remaining with outline consent and no reserved matters consent at this stage.

3.31 No units were completed in the 2021/22 monitoring period and there are currently 261 outstanding C3 permissions.

C3 dwellings			
Completions 2011 to 2022	Completions 2021/22	Outstanding permissions	Outstanding allocation Policy LP6
25	0	261	14

#### C2 residential units

3.32 244 C2 units were granted outline consent (planning application 12/00591/OUT) at Royal Hospital Haslar. Reserved matters consent has since been granted for a total of 229 C2

units out of the 244 units which received outline consent. This is comprised of two planning applications, one for 136 C2 units (14/00491/DETS) and another for 93 C2 units (15/00117/DETS). This leaves 15 C2 units remaining with outline consent and no reserved matters consent at this stage. The C2 units are self-contained and are counted towards housing supply as individual C3 dwellings.

- 3.33 In 2021/22, No C2 units were completed and 208 C2 units are outstanding.

C2 residential units		
Completions 2011 to 2022	Completions 2021/22	Outstanding permissions
36	0	208

#### Care home

- 3.34 As part of the outline consent (12/00591/OUT) planning permission was granted for a 60 bed care home (use class C2) – this element of the proposed development has also received reserved matters consent (15/00117/DETS). This is equivalent to 33 C3 dwellings using the Governments methodology for calculating dwelling house equivalents for the Housing Delivery Test. These C2 units are outstanding and are monitored below.

C2 Residential Institutions (C3 dwelling equivalent)			
Completions 2011 to 2022	Completions 2021/22	Outstanding permissions as C3 equivalent	Outstanding permissions as C2 units
0	0	33	60

#### GBLP Indicator: The amount and type of net additional employment floorspace

Completions 2011 to 2022	Completions 2021/22	Outstanding permissions
1,242	0	1,563 <sup>6</sup>

- 3.35 No employment floorspace was completed during the monitoring period.

#### GBLP Indicator: The amount and type of net additional commercial floorspace (including A1-A5 retail)

Completions 2011 to 2022	Completions 2021/22	Outstanding permissions
0	0	1,663

- 3.36 The GBLP does not contain a specific floorspace figure in Policy LP6 for the amount of commercial floorspace (A1-A5) that could be accommodated on site. However, in the policy justification text, it does explain that small scale A1 retail uses could be accommodated to serve the local needs of the immediate catchment area. The GBLP provides a figure to quantify what is meant by small scale retail uses and, in this instance, this is around 300m<sup>2</sup>.

<sup>6</sup> In Table 6.1 of the GBLP it was assumed Haslar Hospital could accommodate net additional employment floorspace of 4,000m<sup>2</sup>; the planning permission is for 2,805 m<sup>2</sup> and therefore for the purposes of this table this is the figure that completed floorspace is being monitored against.

In addition to this provision the GBLP also envisaged that a small amount of food and drink outlets could also be provided on site to serve both visitors and residents.

- 3.37 There are no retail and other commercial use completions on this site during the monitoring period. The outstanding permissions figure of 1,663m<sup>2</sup> comprises of 299m<sup>2</sup> of A1 retail floorspace and 1,364m<sup>2</sup> of A3-A5 uses.
- 3.38 Planning permission was also granted (planning application 12/00591/OUT) for a hotel comprising of 4,123m<sup>2</sup> (78 bedrooms) and this remains outstanding.

### **Blockhouse**

- 3.39 Blockhouse is currently owned and used by the MoD. However, in November 2016 the Government announced that it was proposing to release the site by 2020. The DIO have since announced that the site will be released in 2025. The GBLP sets out a number of potential uses that could be accommodated on site in the future, these include employment and training uses including marine and associated sectors, leisure and tourism as well as residential.
- 3.40 As part of the Gosport Heritage Action Zone (HAZ), Historic England completed a survey of the assets of Fort Blockhouse and a review of the designations and listings within the site. This led to seven new Grade II listings on 13 November 2020, full details of these can be found online: [www.gosport.gov.uk/article/2009/listed-buildings](http://www.gosport.gov.uk/article/2009/listed-buildings)
- 3.41 To achieve the best advantage for future economic regeneration on the site the Borough Council continues to work closely with Historic England and the Defence Infrastructure Organisation.
- 3.42 The emerging GBLP 2038 sets out the Council's latest considerations of the potential quantum and mix of uses on the site but this will be further informed by work on an emerging Masterplan for the site being prepared by the DIO in liaison with the Council and other stakeholders.

### **Haslar Marine Technology Park**

- 3.43 The Haslar Marine Technology Park is designated for employment uses as it is an existing employment use.

### **Rowner (Policy LP7)**

#### **Background**

- 3.44 Policy LP7 aims to provide up to 700 dwellings with approximately 200 net additional dwellings by demolishing 500 existing units. The new homes at Alver Village have provided a range of types, sizes and tenures to meet local needs. The scheme also includes a new superstore with smaller units for retail, food and drink to replace the previous neighbourhood centre at Nimrod Drive.
- 3.45 To date there have been a total of 630 gross completions with 70 dwellings outstanding of which 18 are considered to be deliverable. All construction has been completed at this time and it is not anticipated that any further dwellings will be delivered in the next five years.



**Figure 6: Residential Supply at Rowner**

Year	Number of completions	
	Gross	Net
2009/10	0	-6
2010/11	4	-109
2011/12	100	100
2012/13	70	-42
2013/14	45	-64
2014/15	89	-78
2015/16	101	101
2016/17	79	79
2017/18	97	97
2018/19	8	8
2019/20	27	27
2020/21	10	10
<b>Total</b>	<b>630</b>	<b>123</b>
<b>Outstanding permissions (01/04/2022)<sup>7</sup></b>	<b>18</b>	<b>18</b>

- 3.46 New development at Rowner started in the monitoring period of 2009/10. The base date for monitoring the GBLP is 1 April 2011. To show the progress for the development as a whole, Figure 6 shows the residential completions at Rowner during the preceding monitoring period of 2010/11.
- 3.47 In addition to development at Alver Village, the GBLP allocates Davenport Close, situated close to Alver Village, as suitable to accommodate residential development. Planning permission was granted for 23 dwellings in 2013 (planning application 13/00406/FULL) and the scheme has been completed. The new neighbourhood centre at Nimrod Drive was completed in May 2013; no further retail developments are proposed at Alver Village.

**GBLP Indicator: The amount and type of net additional retail floorspace**

Completions 2011 to 2022 (m <sup>2</sup> )	Completions (m <sup>2</sup> ) 2021/22	Outstanding permissions	Outstanding allocation Policy LP7
2,250	0	0	0

**Alver Valley (Policy LP8)**

**Background**

- 3.48 The Alver Valley Country Park (AVCP) is designated as a Regeneration Area for Green Infrastructure under Policy LP8 of the GBLP. The Alver Valley has a great diversity of habitats and provides an important link between open lands to the north of the Borough with the coast. The AVCP offers significant opportunities to deliver a wide range of green infrastructure benefits including community, health, education, nature conservation and recreational facilities benefiting both the local community and the wider South Hampshire sub region.

<sup>7</sup> 70 residential units are outstanding at 1 April 2022 however due to the latest information available regarding the progress of the site, 52 units are considered unlikely to be built. This has been taken into account in the housing supply figures throughout the Council's housing supply work and in this AMR.

- 3.49 Following the continuing success of the Alver Valley Country Park, the Western Gateway Car Park extension was completed in the Summer of 2019 adding a further 40 spaces to the original 45 spaces and includes disabled parking and cycle access. This attractive gateway to the Country Park benefits from branded signage and a major new play area. A toilet block which accommodates a Changing Places fully-accessible toilet, a café and a washing area for dogs and muddy boots is now complete.
- 3.50 The extension and enhancement of the East Car Park at the Eastern Gateway off Grange Road provides 110 spaces including 6 disabled spaces. Both car parks have been partly funded by the Solent Local Enterprise Partnership (LEP) with the Government's Growth Fund in partnership with Gosport Borough Council. The Council has also been successful in bidding for funds to revise the layout and extend the BMX Track at the Eastern Gateway. These improvements together with the new 'pump' cycling track for younger children enable the BMX track to meet the standards required for national competitions. This new track is complete and provides a key recreational facility for local residents.
- 3.51 A planning application (planning application 20/00028/FULL) for a new garden centre with a café, toilets and other visitor facilities was approved at the Grange Farm Gateway in the Country Park in November 2020. The Alver Valley Garden Centre opened in April 2022. A new wildflower meadow has also been created in the Country Park to enhance biodiversity.
- 3.52 In the coming years a number of other projects are proposed to be implemented to fully establish the Alver Valley Country Park objectives which are set out in the Council's Alver Valley Country Park Strategy (April 2014), available at: [www.gosport.gov.uk/avcpmanagement](http://www.gosport.gov.uk/avcpmanagement)
- 3.53 Other improvements over the past 12 months include new sections of a hard-surfaced track to form a spine route in the northern and central sections of the Country Park to improve accessibility for cyclists, and visitors with wheelchairs, mobility scooters and pushchairs.

### **Allocations outside the Regeneration Areas**

- 3.54 The GBLP makes a number of smaller allocations over the plan period. These are sites which include outstanding planning permissions along with other potential suitable sites for housing and other mixed use development. The GBLP recognises that other suitable sites may also come forward during the plan period. Progress of these sites is reported below.

### **Policy LP9A Mixed Use**

#### **Priddy's Hard Heritage Area**

- 3.55 Policy LP9A of the GBLP proposes a mix of uses for the site including up to 100 dwellings, commercial, community and leisure uses of approximately 1,400m<sup>2</sup> with a new park at the Ramparts.
- 3.56 In September 2019, planning permission was granted for a mixed use development including 29 dwellings (planning application 17/00599/FULL) which has attracted significant external funding. The 29 dwellings proposed in this development are in addition to the allocation in Policy LP9A and on land that is not included in the original GBLP allocation. In addition to the 29 dwellings the scheme includes the creation of holiday lets, a new coastal forces museum, a craft brewery, and a restaurant/pub. The craft brewery and

restaurant/pub have been completed and construction on the site is ongoing on other elements. A new Coastal Forces Museum also opened to the public in October 2021 and is located within the Explosion! Museum of Naval Firepower at Priddy's Hard.

- 3.57 At the time of publication in December 2022, all 29 dwellings have been completed. However these were not completed in 2021/22 and will instead be reported in next year's AMR as part of the 2022/23 monitoring period.

### **Policy LP9B Economic Development Areas**

#### **Brockhurst Gate (Former Frater House site) Fareham Road**

- 3.58 Planning permission was granted on 15 November 2017 for a retail led scheme at Land at the junction of Fareham Road and Heritage Way (known as Brockhurst Gate) comprising of 7,215m<sup>2</sup> of retail uses and a drive-thru restaurant (planning application 16/00598/FULL). The retail element is limited to a maximum of 4,707m<sup>2</sup>. The food and beverage and retail units were completed in 2018/19. The 2017 scheme included approval for an adult football pitch and a junior football pitch with single storey changing rooms and parking. The pitch was to be situated on the area subsequently called phase 2 of the site which is subject to subsequent applications as shown below.
- 3.59 In July 2019, a planning application was submitted for the erection of 3 buildings to form an employment development on land adjacent to the Brockhurst Gate allocation area (planning application 19/00316/FULL). This includes the construction of 3,578m<sup>2</sup> of employment floorspace (Use Class B1a, B1c, B2 and B8). This was located on part of the site which previously gained permission for football pitches. The proposal was granted permission in October 2020 and includes a Section 106 agreement relating to a financial contribution for off-site improvements for the provision/improvement of football facilities within the Gosport Borough Council administrative area. The permission has not been implemented and has now lapsed.
- 3.60 In June 2021, a revised scheme was submitted (planning application 21/00370/FULL) on the northern part of the phase 2 area of the site, plus a further area of land adjacent to Heritage Way which was not previously included. The proposal is for the erection of 1 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. The application was granted permission subject to a Section 106 at the Regulatory Board on 5 October 2022. It is understood that an application for the southern part of the phase 2 area of the site will be subject to a separate planning application which is due to be submitted to the Council imminently. A contribution to mitigate for the loss of the football pitches remains a requirement.

### **Policy LP9C Employment Sites**

- 3.61 There were no completions or permissions granted for schemes on sites allocated under Policy LP9C during the monitoring period. These sites are, Grange Road, Land south of Huhtamaki site and Land at Aerodrome Road.

## Policy LP9D Residential Allocations

### Royal Clarence Yard

- 3.62 The residential allocation at Royal Clarence Yard under Policy LP9D is for 105 dwellings. This allocation represents a small residual element of residential development still outstanding from part of a much larger mixed-use scheme that was allocated in the previous local plan.
- 3.63 In June 2015 planning permission was granted for a change of use from a B1 office to a single 2 bedroom live/work unit (planning application 14/00450/FULL), this was completed during 2018/19.
- 3.64 In January 2016 planning permission was granted for 13 dwellings (planning application 15/00183/FULL) which have been completed. Permission was also granted for 55 dwellings comprising 1 and 2 bedroom units on Block NM7 (planning application 15/00620/FULL), these dwellings were completed during the 2020/21 monitoring period.

### Fort Gilkicker

- 3.65 Planning permission at Fort Gilkicker for 26 dwellings was granted in December 2013 (planning application 13/00312/EXT). Construction commenced in 2017/18 with an improved road to the site. There has been no further progress in this monitoring period.

## Policy LP9E Leisure, Community Uses and Open Space

- 3.66 In addition to other residential allocations on land outside of the Regeneration Areas, the GBLP also allocates land for leisure, community uses and open spaces at: Gosport Leisure Park (provision for leisure facilities), Twyford Drive (provision for local community and leisure facilities) and Stokesmead (provision for open space). There were no planning permissions or completions granted for uses on these sites during the monitoring period.

## Policy LP16 (2) (C) Employment Land

### HMS Sultan

- 3.67 HMS Sultan is identified in the GBLP as an Employment Priority Site in order to ensure that if the site is released by the MoD it retains its role as a major employment site in the Borough. In November 2016, the Government announced proposals to release the site by 2026. More recently, the MoD announced an 'updated disposal date following detailed work to assess the optimum laydown required to support operational capability'. The MoD updated intention for disposal is now 'no earlier than 2029'<sup>8</sup>.
- 3.68 The Borough Council strongly considers that HMS Sultan should be retained as a major MoD training facility. The Council is also working with the Base and other partners to explore civilian business opportunities to intensify employment levels at HMS Sultan. If the site is disposed of the Council's preferred option for the long term future of Sultan is to retain and enhance employment opportunities on the western site.

<sup>8</sup> Five-year plan for key military sites announced: [www.gov.uk/government/news/defence-secretary-announces-five-year-plan-for-key-military-sites](http://www.gov.uk/government/news/defence-secretary-announces-five-year-plan-for-key-military-sites)

## 4.0 TRANSPORT AND ACCESSIBILITY

### Overview

- 4.1 Improving accessibility to, and within, the Gosport peninsula is a key objective of the GBLP. The provision of more employment in the Borough is critical to reducing out-commuting and congestion and the Borough needs an efficient multi-modal transport system to support new development and help to deliver economic investment and growth.
- 4.2 The policies in the GBLP aim to ensure residential areas have good access to employment, health, education, recreation and retail opportunities. Development should be located on sites where they are, or will be, well connected by public transport, walking and cycling in order to provide travel choices and reduce the reliance on the car.

### Policy Context

- 4.3 The following policies and output indicators are relevant to this chapter.

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>	
<b>Policies</b>	
LP2: Infrastructure LP21: Improving Transport Infrastructure	
<b>Indicators</b>	
<ul style="list-style-type: none"> <li>• New length of cycleway</li> <li>• New transport improvements provided through developer contributions (see <i>Chapter 10: Infrastructure and Developer Contributions</i> of this AMR).</li> </ul>	
<b>Targets</b>	
<ul style="list-style-type: none"> <li>• None</li> </ul>	

### Monitoring Information

- 4.4 There are two indicators in the GBLP to show how transport infrastructure is a key element in delivering development in sustainable locations: length of cycleway delivered and transport improvements provided for through transport contributions.
- 4.5 This chapter also presents an assessment of accessibility within the Borough using public transport. Information relating to developer contributions towards transport infrastructure is set out in *Chapter 10: Infrastructure and Developer Contributions*.
- 4.6 The following section provides an overview of proposed transport schemes to assist both strategic and local objectives for Gosport.

#### **GBLP Indicator: New length of cycleway**

- 4.7 During this year's monitoring period, no additional cycle facilities were completed in the Borough.

**Figure 7: Completions of Cycleway Network 2021/22**

Scheme	Length (m)	Completion date
None	-	-

### Transport Schemes 2021/22

- 4.8 The following section sets out the progress made on a range of strategic transport schemes since the previous monitoring period of 2021/22. Much of this information has been provided by Hampshire County Council and is routinely updated online at: [www.hants.gov.uk/transport/transportschemes](http://www.hants.gov.uk/transport/transportschemes)

### Local Cycling and Walking Infrastructure Plan (LCWIP)

- 4.9 Local Cycling and Walking Infrastructure Plans (LCWIPs), as set out in the Government’s Cycling and Walking Investment Strategy, are a strategic approach to identifying cycling and walking improvements required at the local level, and to ensure schemes coming forward are compliant with the Government’s “Local Transport Note: Cycle infrastructure design” (LTN 1/20). During the monitoring period, progress was made on the completion of an LCWIP for Gosport. The Plan has been developed by Hampshire County Council (HCC) as the Local Transport Authority for the Gosport area with supported from Sustrans, together with input from the Borough Council. The LCWIP identifies preferred routes and core zones for further investigation and scheme development, prioritises a programme of infrastructure improvements for further investment, and provides a narrative which supports the identified improvements and network.
- 4.10 The Gosport LCWIP has been the subject of stakeholder engagement sessions and a public consultation (6<sup>th</sup> September to 31<sup>st</sup> October 2021), and following updates to the document was adopted by HCC on 7<sup>th</sup> November 2022. As LCWIP projects come forward these are / will be included in the current and future iterations of the Gosport Infrastructure Delivery Plan which will report progress in future years. It is envisaged that the LCWIP will need to be reviewed and updated approximately every four to five years to reflect any progress made with implementation. LCWIPs should also be updated if there are significant changes in local circumstances, such as the publication of new policies or strategies, major new development sites, or new sources of funding. The Gosport LCWIP can be viewed here: <https://documents.hants.gov.uk/transport/Gosport-LCWIP-report.pdf>. Where applicable LCWIP schemes have been included in Appendix 2 of the Infrastructure Delivery Plan 2022 which can be viewed online: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)

### Improving Access to Gosport and Fareham – Strategic Scheme Updates

#### Stubbington Bypass

- 4.11 The Stubbington bypass between Peel Common and Titchfield Road was opened in May 2022. The bypass will help to reduce journey time and peak hour congestion onto and off the Gosport peninsula. The scheme forms part of a wider plan for improving access to Gosport and Fareham and comprises the following elements:
- Construction of a new single carriageway road between the B3354 Titchfield Road and Gosport Road, passing to the north and east of Stubbington;
  - on-line widening of Titchfield Road between the bypass and the A27;



- improvements to the A27 Titchfield Gyratory and further improvements to the Peel Common Roundabout (Gosport Road arm);
  - traffic management measures in Stubbington village; and
  - improved cycle infrastructure.
- 4.12 It will also remove barriers to growth and encourage investment and regeneration, including at the Solent Enterprise Zone (Daedalus) and improve connectivity and provide the additional road network resilience necessary to promote new employment, whilst enhancing quality of life within Stubbington.
- 4.13 The preferred route and changes to the Titchfield Gyratory were agreed by the HCC Executive Member for Economy, Transport and Environment on 9 July 2015, and subsequently a planning application for the Stubbington bypass was approved by the County Council.
- 4.14 A funding contribution of £8.5 million was approved by HCC, and in February 2017 the Government announced that £25.7 million of funding has been awarded from the Local Growth Fund 3 towards the delivery of the scheme.
- 4.15 A public inquiry into the Compulsory Purchase Order and Side Roads Order was held on the 26 and 27 November 2018. On 20 May 2019 the Secretary of State for Transport confirmed the Inspector's recommendation for the outcome of the Public Inquiry to confirm the Orders.
- 4.16 As of December 2021 the scheme is under construction with work progressing on all existing routes using off peak temporary traffic signals. This is to enable excavation work for public utility service diversions (water, gas, etc.), road widening and drainage work. The large scale earthworks to form the new road, its drainage features, earth bunds, and foundations are continuing. The embankment on Titchfield Road near the A27 (Fareham) has been cut back and the ground reinforced. Work is ongoing to finish shaping the slope and to install drainage.

Further detailed information together with the latest updates can be found at:  
[www.hants.gov.uk/transport/transportschemes/stubbingtonbypass](http://www.hants.gov.uk/transport/transportschemes/stubbingtonbypass)

#### **BRT Busway Extension – Tichborne Way to Rowner Road (off-road)**

- 4.17 The existing dedicated bus and cycleway along the former railway line have been extended and opened on 5<sup>th</sup> December 2021. The project builds upon the step change in service levels and reliability achieved by BRT phase 1 and the new Eclipse bus services, and improved access to locations at Gosport Waterfront and eventually Welborne in Fareham. The 1km route extension increases the overall length of the existing busway to 4.5km, allowing for fast uncongested travel between Gosport and Fareham and extending the reach from Tichbourne Way and Hutfield Link to Rowner Road. There is also the potential for delivering improved bus access to Daedalus.
- 4.18 A bid for funding from the 2017 National Productivity Investment Fund was successful and a further £1.4 million of additional funding for the alternative southern junction that retains Rowner Road Bridge was secured in partnership with Portsmouth City Council from the Department for Transport's (DfT) Transforming Cities Fund in March 2019.

- 4.19 Planning permission was granted by HCC to amend the southern section of the approved scheme to provide a new junction arrangement at Rowner Road. The amended scheme includes a new ramp to connect the busway to Rowner Road. This change will allow the Rowner Road Bridge to be retained along with the existing shared-use route for pedestrians and cyclists under Rowner Road.
- 4.20 Approval to progress this revised scheme was given at HCCs Executive Member for Environment and Transport Decision Day on 23 April 2019. Works commenced on 15 June 2020. In addition, two new bus stops were installed on the BRT Phase 1 route at Vian Close. Further information is available at:  
[www.hants.gov.uk/transport/transportschemes/brtphaseii](http://www.hants.gov.uk/transport/transportschemes/brtphaseii)

### Access to Daedalus Enterprise Zone

- 4.21 A road link to the existing junction at Broom Way/Cherque Way to form the main access to the Enterprise Zone and serve the CEMAST College opened in September 2014.
- 4.22 A new spine road (Daedalus Drive) and other internal estate roads have been completed and were formally adopted and opened in April 2022. This assists in unlocking the development potential of the Daedalus waterfront area.

### A32 / Wych Lane Junction Improvement

- 4.23 As a result of a successful funding bid by HCC to the DfT's Safer Roads Fund, investigations into a scheme to improve safety and to address the following objectives at the A32/Wych Lane junction are progressing:
- To improve safety at the junction with specific reference to the right turn lane movements, this will include a dedicated right turn filter lane approximately 50 metres in length.
  - To improve the efficiency of the junction without having a detrimental impact on road traffic congestion and putting pressure on local roads by creating 'rat-runs'.
  - To improve access to local employment areas (Fareham Reach).
  - To improve facilities at the junction for pedestrians and cyclists with links into existing cycle networks (Henry Cort Way - BRT route), this includes improvements to crossing points.
- 4.24 The scheme has been redesigned to maintain as many of the existing trees as possible and also includes the planting of six additional trees. Works were completed in September 2022. Further information can be found at:  
[www.hants.gov.uk/transport/transportschemes/a32wychlanejunctionimprovement](http://www.hants.gov.uk/transport/transportschemes/a32wychlanejunctionimprovement)

## 5.0 HOUSING

### Overview

- 5.1 The 2021 Census identified that Gosport Borough had a population of 81,900 people, a decrease of 0.9% from 2011, although an increase of 7.2% from the 76,415 people recorded in 2001.
- 5.2 There were a total of 35,900 households recorded in the 2021 Census, a 1.3% increase from the 2011 Census. The Borough has an urban density of 3,228 people per square kilometre making it one of the most densely populated areas in the South East.
- 5.3 According to the long term population projections used for the Local Plan the Borough's population will increase by about 2.2% over the plan period to 2029 with the number of households projected to increase by 8.5%. At the same time the average household size is 2.38 persons and is projected to decrease to 2.24 persons by 2029.
- 5.4 The Borough's population is ageing due largely to a longer life expectancy and a low birth rate; this is in line with national trends. The proportion of over 65's will increase from 17.2% in 2011 to 24% in 2029 with the number of residents over 65 increasing by 42.4% over the same period. As part of this trend there is a marked increase in those living beyond 85 with an 82% increase between 2011 and 2029.
- 5.5 At the same time the number aged under-16 is falling in both proportion and absolute terms. In 2011, 18.7% of the population was under 16; by 2029 this is projected to fall to 17.9%. It is projected that there will be a 2.2% fall in the number of people aged under 16. It is however important to acknowledge that some areas of the Borough such as Grange ward have experienced a population increase amongst the younger age groups and has one of the most youthful age profiles in England.
- 5.6 In relation to the traditional working age population (16 to 64), it is projected that these age groups will decrease from 61.7% in 2022 to 56.7% in 2038. According to the latest projections the economically active population (i.e. those employed, self-employed or actively seeking employment), will fall by 5%<sup>9</sup>. This forecast takes into account the predicted increases in retirement age. This represents approximately 4,300 less people in the workforce which may have positive and negative implications for the Borough. For example, a reduced workforce will lead to less commuting and therefore less pressure on the local road system at peak time however a smaller workforce will have implications for wealth generation and spending power in the local economy.
- 5.7 The Borough is characterised by smaller properties with 59.6% comprising terraced housing or flats compared to the national average of 45.7%. There is a much lower proportion of detached housing in Gosport comprising just 13.4% of the housing stock compared to the national average of 22.4%. In terms of bedroom size, 45% of the stock was three bedroom units, 29.2% two bedroom units, 12.2% one bedroom units, 10.8% with four or more bedrooms and 2.6% 5 bedroom units (Census 2011). Further information

<sup>9</sup> ONS 2018-based subnational population projections:

[www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2](https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2)

about housing and demographics in the Borough can be found in the Gosport Profile at: [www.gosport.gov.uk/gosportprofile](http://www.gosport.gov.uk/gosportprofile)

### Policy Context

- 5.8 Access to good quality housing is an essential part of delivering an attractive high quality urban environment and plays a key role in the regeneration of the Borough. It is necessary to provide a mix of home types to meet the housing needs of current and future residents. New residential development should be at an appropriate density, well linked to public transport routes and local services, and well designed to meet sustainable construction principles.
- 5.9 The GBLP makes provision for 3,060 dwellings to be built in the plan period 2011 to 2029, an annual requirement of 170 dwellings.
- 5.10 The policy box below sets out the relevant policies, local plan indicators and targets relevant for monitoring the effective delivery of housing within the Borough.

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>	
<b>Policies</b>	
LP3: Spatial Strategy	
LP24: Housing	
LP26: Gypsies, Travellers and Travelling Showpeople	
<b>Indicators</b>	
<ul style="list-style-type: none"> <li>• The number of net additional dwellings;</li> <li>• Housing supply and trajectory;</li> <li>• Density of housing completions;</li> <li>• Affordable housing completions;</li> <li>• Number of completions by dwelling size; and</li> <li>• Net additional pitches/plots for gypsies, travellers and travelling showpeople.</li> </ul>	
<b>Targets</b>	
<ul style="list-style-type: none"> <li>• 3,060 net additional dwellings (2011-2029)</li> <li>• 40% affordable housing target on sites of 10 or more dwellings</li> </ul>	

### Monitoring Information

- 5.11 Housing supply can be evaluated using the housing trajectory in Appendix 1. As part of the plan making process local planning authorities prepare a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA provides an assessment of the Borough’s housing land supply in relation to its assessed need, it identifies sites within the Borough which are in suitable locations and capable of being delivered within a 5 year timeframe. The identification of a site in the SHLAA does not, however, determine whether a site should be allocated for housing development. A SHLAA was published in July 2014 and a revised SHLAA published in 2021 as part of the Regulation 18 consultation on the GBLP 2038 ([www.gosport.gov.uk/GBLP2038](http://www.gosport.gov.uk/GBLP2038)).

**GBLP Indicator: The number of net additional dwellings**

- 5.12 The GBLP sets a target of 3,060 net additional dwellings to be built between 2011 and 2029, this equates to 170 dwellings per year. The net additional number of dwellings built during the period April 2011 to March 2022 is 1,442 dwellings. Over the plan period to date, the housing requirement is 1,870 net additional dwellings (i.e. 170 p.a. x 11 years (2011 to 2022)). Figure 8 shows that the net housing completions have fallen below the GBLP target of 1,870 dwellings (net) (2011 to 2022) by a shortfall of 428 dwellings:

**Figure 8: Total Net and Gross Housing Completions 2011 to 2022**

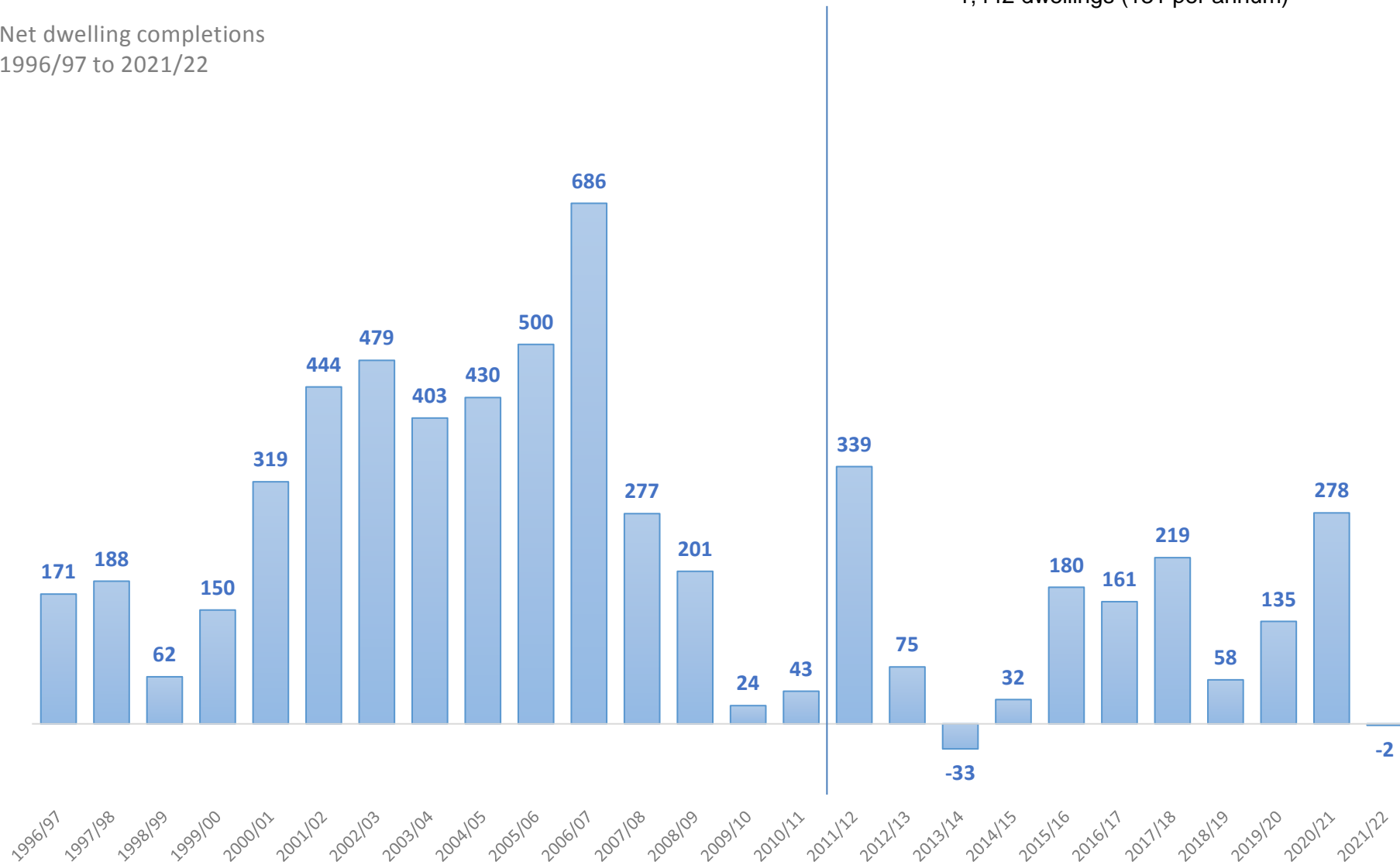
	<b>Net Completions</b>	<b>Gross Completions</b>
2011/12	339	347
2012/13	75	194
2013/14	-33	78
2014/15	32	205
2015/16	180	210
2016/17	161	167
2017/18	219	229
2018/19	58	75
2019/20	135	148
2020/21	278	282
2021/22	-2	25
<b>Total</b>	<b>1,442</b>	<b>1,960</b>

- 5.13 The difference between gross and net completions is largely due to the Alver Village (also called Rowner Renewal) project with the net figures taking into account the significant number of demolitions involved.
- 5.14 In 2021/22, the net completions figure of -2 dwellings is due to a loss of 38 C2 bedrooms (21 C3 dwelling equivalent).
- 5.15 To date, the average number of net completions is 131 dwellings per annum over the plan period (i.e. 1,442 / 11 (2011-2022)).
- 5.16 Figure 9 (following page) shows the net dwelling completions since 1996 and in the current plan period since 2011. The data shows that:
- between 1996 and 2022 (26 years) there was a total of 5,840 net dwelling completions, an average of 225 dwellings per annum; and
  - in the 15 years from 1996 to 2011 (prior to the current plan period) there was a total of 4,377 net dwelling completions, this averages 292 per annum; and
  - in the current GBLP plan period (since 1 April 2011), the total number of completions is 1,442 dwellings, an average of 131 per annum.

**Figure 9: Net dwelling completions (Source: GBC Monitoring)**

Net dwelling completions  
1996/97 to 2021/22

Current plan period (2011 to 2022)  
1,442 dwellings (131 per annum)



## Housing supply measured against the adopted Gosport Borough Local Plan 2011-2029

### GBLP Indicator: Housing supply and trajectory

- 5.17 The Gosport Borough Local Plan 2011-2029 (Adopted October 2015) identified a need for 3,060 net additional dwellings over the 18 year plan period between 2011 and 2029.
- 5.18 As of 31 March 2022, 1,442 dwellings have been built. The remaining Local Plan allocation for the rest of the plan period (2021/22 to 2028/29) is 1,618 dwellings (i.e. 3,060 – 1,442) which represents 231 dwellings per year for the next 7 years up to the end of the plan period in 2029.
- 5.19 The projected net supply of additional dwellings from 1 April 2022 to 31 March 2029 is 2,088 which takes into account sites with planning permission, allocated sites, draft allocations in the Gosport Borough Local Plan 2038 (Regulation 18) expected up to 31 March 2029 and projected windfalls.
- 5.20 Figure 10 provides a detailed summary of the Council's housing land supply position for the plan period to 2029.
- 5.21 Over the entire plan period (2011 to 2029) the Borough Council can identify a housing supply of 3,092 dwellings and is therefore able to demonstrate that it can meet the identified need in the Adopted Local Plan of 3,060 net additional dwellings.
- 5.22 The Gosport Housing Trajectory 2022 which is based on the GBLP provides details of the delivery target. A detailed breakdown of the figures that underpin the housing supply over the remainder of the plan period is shown in Appendix 1: Gosport Housing Trajectory (2022).
- 5.23 The Council also considers there are other deliverable sites beyond those set out in the adopted GBLP 2011-2029, which are draft allocations in the GBLP 2038 and not yet permitted, with the potential to deliver dwellings within the current plan period to 2029. This includes potential sites detailed in the draft GBLP 2038: [www.gosport.gov.uk/gblp2038](http://www.gosport.gov.uk/gblp2038)



**Figure 10: Housing Supply as at 1 April 2022 for the entire Gosport Borough Local Plan 2011-2029 plan period (net figures) – includes deliverable sites up to 2029 from the draft Gosport Borough Local Plan 2038 (Regulation 18).**

	<b>Number of Dwellings (Net Gain)</b>
<b>Completions 2011 to 2022 (a)</b>	1,442
<b>Existing permissions<sup>10</sup> (b)</b>	691
<b>Sub Total</b>	<b>2,133</b>
<b>Regeneration Areas (draft GBLP 2038) without planning permission – this includes outstanding large site allocations from the GBLP 2011-2029 which have been reassessed as part of the draft GBLP 2038.</b>	
Harbour Regeneration Area – Gosport Waterfront	240
Harbour Regeneration Area – Gosport Town Centre	320
Harbour Regeneration Area – Haslar Peninsula	60
Daedalus Regeneration Area (including remaining part of existing allocation in Policy LP5 of the GBLP 2011-2029)	184
<b>Subtotal: Regeneration Areas (c)</b>	<b>804</b>
<b>Other allocation sites (draft GBLP 2038) without planning permission (5+ dwellings) (d)</b>	<b>58</b>
<b>Small Site Windfall Allowance<sup>11</sup> (e)</b>	<b>97</b>
<b>Total outstanding supply up to 2029 (b) + (c) + (d) + (e)</b>	<b>1,650</b>
<b>Total supply up to 2029 (a) + (b) + (c) + (d) + (e)</b>	<b>3,092</b>

### **Five and Ten Year Housing Land Supply measured against the adopted Gosport Borough Local Plan 2011-2029 and the Standard Method for Local Housing Need**

- 5.24 The NPPF requires local planning authorities to identify and update annually a supply of specific, deliverable housing sites sufficient to provide five years of housing against their housing requirements with an additional appropriate buffer to ensure choice and competition in the market for land.
- 5.25 NPPF paragraph 74 requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

<sup>10</sup> From 2019/20 onwards it is considered appropriate to include C2 units in the Council's housing supply as allowed for in the Government's Housing Delivery Test methodology – at this time there is permission for 18 C3 units (32 C2 bedrooms) at Daedalus and 33 C3 units (60 C2 bedrooms) at Royal Haslar Hospital Care Home.

Overall, there is planning permission for 844 dwellings. It is unlikely that 52 dwellings as part of the Rowner Renewal scheme will be delivered (only 18 units are considered deliverable) so these are not included in housing supply for the plan period. This leaves a total of 792 outstanding permissions, 691 of which are anticipated to be delivered by 2029.

<sup>11</sup> This is calculated by taking the average number of completions on small sites (between 1 and 4 dwellings) (including garden sites - see paragraph 5.34 for information regarding methodology change) since 2001/02 (i.e. 19.4 dwellings); and multiplied by 5 years out of the 7 years which remain in for the plan period to 2029 with the next two years instead being the existing small sites with planning permission.

- 5.26 The GBLP was adopted in October 2015 and consequently as of October 2020, its strategic policies are more than five years old. Therefore, local housing need is now calculated using the standard method set out in national planning guidance.
- 5.27 The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
  - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 5.28 Planning guidance sets out the main stages for assessing the supply of deliverable sites. Advice published in the PPG (2019) (paragraph 007, Reference ID: 68-007-20190722) states that for sites with outline planning permission, allocated in a development plan, permission in principle or identified on a brownfield register; evidence is required to demonstrate that housing completions will begin on the site within 5 years. The evidence to demonstrate deliverability can include:
- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
  - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
  - firm progress with site assessment work; or
  - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

### Five year housing land supply

- 5.29 As shown in Figure 11, if measured against the adopted GBLP 2011-2029 (with a 5% buffer), the Council would be able to demonstrate a 5.2 year supply. There are sufficient sites to deliver 1,274 dwellings over the next five years to 2027, compared to the GBLP 2011-2029 requirement of 1,213 dwellings.
- 5.30 As shown in Figure 12, when measured against the Local Housing Need according to the Standard Method (with a 5% buffer), the Council can demonstrate a 3.7 year supply. There are sufficient sites to deliver 1,274 dwellings over the next five years to 2027, compared to the Local Housing Need of 1,722 dwellings.

**Figure 11: Five year housing land supply of deliverable sites based on the GBLP**

<b>FIVE YEAR HOUSING REQUIREMENT: GBLP 2011-2029</b>		
<b>A</b>	Housing requirement 2011 to 2029 (GBLP)	3,060 (170 per annum)
<b>B</b>	Total net completions 2011 to 2022	1,442 (131 per annum)
<b>C</b>	Remaining housing requirement 1 April 2022 to 31 March 2029 (A – B)	1,618 (231 per annum)
<b>D</b>	5 year requirement 1 April 2022 to 31 March 2027 (231 x 5)	1,155
<b>E</b>	5% buffer (E x 5%)	58
<b>F</b>	<b>Five year requirement (D+E)</b>	<b>1,213</b>
<b>G</b>	Annual requirement for next 5 years (F/5)	243
<b>FIVE YEAR HOUSING SUPPLY</b>		
<b>F</b>	Existing permissions	634
<b>G</b>	Regeneration areas (GBLP 2038) without planning permission – includes large site allocations outstanding from GBLP 2011-2029 which have been reassessed as part of the draft GBLP 2038	539
<b>H</b>	Other allocation sites (draft GBLP 2038) without planning permission (5+ dwellings)	43
<b>I</b>	Small site windfall allowance <sup>12</sup>	58
<b>J</b>	<b>Total five year supply (F+G+H+I)</b>	<b>1,274</b>
<b>K</b>	<b>Supply in years</b>	<b>5.2 years</b>

<sup>12</sup> This is calculated by taking the average number of completions on small sites (between 1 and 4 dwellings) (including garden sites - see paragraph 5.34 for information regarding methodology change) since 2001/02 (i.e. 20.4 dwellings); and multiplied by 3 years out of the 5 years with the next two years instead being the existing small sites with planning permission.

**Figure 12: Five year housing land supply based on Local Housing Need according to the Standard Method**

<b>FIVE YEAR HOUSING REQUIREMENT: STANDARD METHOD</b>		
<b>A</b>	Local Housing Need according to Standard Method: Dwellings per annum	328
<b>B</b>	Local Housing Need Requirement: 1 April 2022 to 31 March 2027 (A x 5)	1,640
<b>C</b>	5% buffer (B x 5%)	82
<b>D</b>	<b>Five year requirement (B+C)</b>	<b>1,722</b>
<b>E</b>	Annual requirement for next 5 years (D/5)	344
<b>FIVE YEAR HOUSING SUPPLY</b>		
<b>F</b>	Existing permissions	634
<b>G</b>	Regeneration areas (GBLP 2038) without planning permission – includes large site allocations outstanding from GBLP 2011-2029 which have been reassessed as part of the draft GBLP 2038	539
<b>H</b>	Other allocation sites (draft GBLP 2038) without planning permission (5+ dwellings)	43
<b>I</b>	Small site windfall allowance <sup>13</sup>	58
<b>J</b>	<b>Total five year supply (F+G+H+I)</b>	<b>1,274</b>
<b>K</b>	<b>Supply in years</b>	<b>3.7 years</b>

### Ten year housing land supply

- 5.31 The NPPF also requires local authorities to identify a supply of specific developable sites, for years 6 to 10.
- 5.32 As shown in Figure 13, if measured against the adopted GBLP 2011-2029 (with a 5% buffer) up until the end of the plan period on 31 March 2029 and the standard method for years 2029 to 2032, the Council can demonstrate a 7.8 year supply. There are sufficient sites to deliver 2,139 dwellings up to 2032, compared to the total requirement of 2,732 (1,618 remaining from the GBLP 2011-2029 requirement up to 2029 and 984 from the standard method for years 2029 to 2032).
- 5.33 As shown in Figure 14, when measured against the Local Housing Need according to the Standard Method (with a 5% buffer), the Council can demonstrate a 6.2 year supply. There are sufficient sites to deliver 2,139 dwellings up to 2032, compared to the Local Housing Need of 3,444 dwellings.

<sup>13</sup> This is calculated by taking the average number of completions on small sites (between 1 and 4 dwellings) (including garden sites - see paragraph 5.34 for information regarding methodology change) since 2001/02 (i.e. 20.4 dwellings); and multiplied by 3 years out of the 5 years with the next two years instead being the existing small sites with planning permission.

**Figure 13: Ten year housing land supply of deliverable sites based on the GBLP**

<b>TEN YEAR HOUSING REQUIREMENT: GBLP 2011-2029</b>		
<b>A</b>	Housing requirement 2011 to 2029 (GBLP)	3,060 (170 per annum)
<b>B</b>	Total net completions 2011 to 2022	1,442 (131 per annum)
<b>C</b>	Remaining housing requirement 1 April 2022 to 31 March 2029 (A – B)	1,618 (231 per annum)
	Standard method requirement 1 April 2029 to 31 March 2032	984 (328 per annum)
<b>D</b>	10 year requirement 1 April 2022 to 31 March 2032 (231 x 7 + 328 x 3)	2,602
<b>E</b>	5% buffer (E x 5%)	130
<b>F</b>	<b>Ten year requirement (D+E)</b>	<b>2,732</b>
<b>G</b>	Annual requirement for next 10 years (F/10)	273
<b>TEN YEAR HOUSING SUPPLY</b>		
<b>F</b>	Existing permissions	796
<b>G</b>	Regeneration areas (GBLP 2038) without planning permission – includes large site allocations outstanding from GBLP 2011-2029 which have been reassessed as part of the draft GBLP 2038	1,070
<b>H</b>	Other allocation sites (draft GBLP 2038) without planning permission (5+ dwellings)	118
<b>I</b>	Small site windfall allowance <sup>14</sup>	155
<b>J</b>	<b>Total ten year supply (F+G+H+I)</b>	<b>2,139</b>
<b>K</b>	<b>Supply in years</b>	<b>7.8 years</b>

<sup>14</sup>This is calculated by taking the average number of completions on small sites (between 1 and 4 dwellings) (including garden sites - see paragraph 5.34 for information regarding methodology change) since 2001/02 (i.e. 20.4 dwellings); and multiplied by 3 years out of the 5 years with the next two years instead being the existing small sites with planning permission.

**Figure 14: Ten year housing land supply based on Local Housing Need according to the Standard Method**

<b>TEN YEAR HOUSING REQUIREMENT: STANDARD METHOD</b>		
<b>A</b>	Local Housing Need according to Standard Method: Dwellings per annum	328
<b>B</b>	Local Housing Need Requirement: 1 April 2022 to 31 March 2032 (A x 10)	3,280
<b>C</b>	5% buffer (B x 5%)	164
<b>D</b>	<b>Ten year requirement (B+C)</b>	<b>3,444</b>
<b>E</b>	Annual requirement for next 10 years (D/10)	344
<b>TEN YEAR HOUSING SUPPLY</b>		
<b>F</b>	Existing permissions	796
<b>G</b>	Regeneration areas (GBLP 2038) without planning permission – includes large site allocations outstanding from GBLP 2011-2029 which have been reassessed as part of the draft GBLP 2038	1,070
<b>H</b>	Other allocation sites (draft GBLP 2038) without planning permission (5+ dwellings)	118
<b>I</b>	Small site windfall allowance <sup>15</sup>	155
<b>J</b>	<b>Total ten year supply (F+G+H+I)</b>	<b>2,139</b>
<b>K</b>	<b>Supply in years</b>	<b>6.2 years</b>

### Small Site Windfall Allowance

- 5.34 From 2018/19 onwards the methodology used to produce the allowance for windfall sites during the plan period has changed following updates to the NPPF in 2019.
- 5.35 Windfall sites are those sites not specifically identified in the Local Plan. The original NPPF (2012) stated that 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, the previously reported windfall allowance **did not** include dwellings built in residential gardens.
- 5.36 The revised NPPF (released in July 2018) introduced a change to this wording. The stipulation 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). This remains consistent in the latest NPPF 2021.

<sup>15</sup> This is calculated by taking the average number of completions on small sites (between 1 and 4 dwellings) (including garden sites - see paragraph 5.34 for information regarding methodology change) since 2001/02 (i.e. 20.4 dwellings); and multiplied by 3 years out of the 5 years with the next two years instead being the existing small sites with planning permission.

- 5.37 Given this change in national policy, the Borough Council considers it appropriate to include garden sites in the windfall allowance. This change to the methodology makes 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 GBLP and only permitted where appropriate.

### Housing Delivery Test

- 5.38 The Housing Delivery Test (HDT) was introduced in the NPPF in July 2018. It is based on the delivery of housing over the past three years compared to the current Local Plan requirement (if the Local Plan was adopted less than 5 years ago). Further information can be found online: [www.gov.uk/government/collections/housing-delivery-test](http://www.gov.uk/government/collections/housing-delivery-test)

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 5.39 The Council's published HDT results are shown below. Figure 18 shows the expected result for 2021 based on the figures the Government will use.
- 5.40 According to the Government if the HDT is not met this can result in the Local Plan becoming 'out of date', particularly those policies relating to housing supply. This can lead to the Council having less control over where development takes place in the Borough. The test is being phased in so that the number of houses the Council will be measured against will increase each year. These transitional arrangements are:
- The 'presumption in favour of sustainable development' would apply should housing delivery fall below:
    - 25% from November 2018
    - 45% from November 2019
    - 75% from November 2020
  - If housing delivery falls to under 95% of the target over a three-year period, a local authority will need to produce an action plan to assess the causes of under-delivery and identify actions to increase delivery (from November 2018);
  - An additional 20% buffer will be added to a local authority's five-year supply should delivery fall below 85% (from November 2018).

- 5.41 Local authorities are able to include the contribution made by residential institutions (Class C2) using an adjustment ratio set by the government to calculate the dwellings equivalent. This is calculated by taking the number of additional C2 bedroom completions and dividing them by the average number of adults in households in England, which is currently 1.8. The result is included in the figures below.

### Housing Delivery Test: 2018 measurement

- 5.42 The *HDT: 2018 measurement* was published by MHCLG in February 2019<sup>16</sup>. The total completions figure for the three year period was 567 and the Housing Delivery Test result **111%**. The Council therefore passed the Housing Delivery Test in 2017/18.

<sup>16</sup> HDT: 2018 measurement available from: [www.gov.uk/government/publications/housing-delivery-test-2018-measurement](http://www.gov.uk/government/publications/housing-delivery-test-2018-measurement)



**Figure 15: Housing Delivery Test 2017/18 result based on net completions between 2015 and 2018 (including Class C2 equivalent completions)**

Years	GBLP Requirement	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2015/16	170	180	0	180
2016/17	170	161	5	166
2017/18	170	219	2	221.2
<b>Total</b>	<b>510</b>	<b>560</b>	<b>7</b>	<b>567.2</b>

#### Housing Delivery Test: 2019 measurement

- 5.43 The *HDT: 2019 measurement* was published by MHCLG in February 2020<sup>17</sup>. The total completions figure between 2016 and 2019 is **446**, and the *HDT: 2019 measurement* is **87%**. An under-delivery of approximately 65 dwellings means the Council was required to prepare an action plan. The Council has published its Housing Delivery Test Action Plan, further detail is explained below.

**Figure 16: Housing Delivery Test 2018/19 result based on net completions between 2016 and 2019 (including Class C2 equivalent completions)**

Years	GBLP Requirement	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2016/17	170	161	5	166
2017/18	170	219	2	221.2
2018/19	170	55	3	58.3
<b>Total</b>	<b>510</b>	<b>435</b>	<b>10</b>	<b>445.5</b>

#### Housing Delivery Test: 2020 measurement

- 5.44 The *HDT: 2020 measurement* was published by MHCLG in January 2021<sup>18</sup>. The total completions figure between 2017 and 2020 is 415, and the *HDT: 2020 measurement* is **84%**. An under-delivery of approximately 81 dwellings means the Council is required to prepare an action plan and apply an additional 20% buffer on its five year land supply.

**Figure 17: Housing Delivery Test 2019/20 result based on net completions between 2017 and 2020 (including Class C2 equivalent completions)**

Years	GBLP Requirement	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2017/18	170	219	2	221.2
2018/19	170	55	3	58.3
2019/20	156*	135	0	135
<b>Total</b>	<b>496</b>	<b>409</b>	<b>5</b>	<b>414.5</b>

\* Covid-19 Adjustment for the 2020 Housing Delivery Test Measurement. To reflect the temporary disruption caused by the first national lockdown announced on 23 March 2020, the period for measuring the homes required in 2019/20 has been reduced by 1 month. As 'homes required' data can be calculated by the day, the 19/20 'homes required' measurement period has been reduced by 31 days. For more information see footnote 19.

<sup>17</sup> HDT: 2019 measurement available from: [www.gov.uk/government/publications/housing-delivery-test-2019-measurement](http://www.gov.uk/government/publications/housing-delivery-test-2019-measurement)

<sup>18</sup> HDT: 2020 measurement available from: [www.gov.uk/government/publications/housing-delivery-test-2020-measurement](http://www.gov.uk/government/publications/housing-delivery-test-2020-measurement)

### Housing Delivery Test: 2021 measurement

- 5.45 The *HDT: 2021 measurement* was published by DLUHC in January 2022<sup>19</sup>. The total completions figure between 2018 and 2021 is 471, and the *HDT: 2021 measurement* is **100%**. The result means the Council faces no HDT consequence.

**Figure 18: Housing Delivery Test result 2020/21 based on net completions between 2018 and 2021 (including Class C2 equivalent completions)**

Years	GBLP Requirement	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2018/19	170	55	3	58
2019/20	156*	135	0	135
2020/21	145**	278	0	278
<b>Total</b>	<b>471</b>	<b>468</b>	<b>3</b>	<b>471</b>

\* Covid-19 Adjustment for the 2020 Housing Delivery Test Measurement. To reflect the temporary disruption caused by the first national lockdown announced on 23 March 2020, the period for measuring the homes required in 2019/20 has been reduced by 1 month. As 'homes required' data can be calculated by the day, the 19/20 'homes required' measurement period has been reduced by 31 days. For more information see footnote 19.

\*\* Covid-19 Adjustment for the 2021 Housing Delivery Test Measurement. On Monday 6<sup>th</sup> September 2021, in a written ministerial statement by the Minister for Housing set out that due to considerable variations in levels of housing delivery due to continued disruption from the Covid-19 pandemic, a four-month adjustment to the housing requirement figures for 2020-21 would be applied. This will be a deduction of 122 days to account for the most disrupted period that occurred between the months of April to the end of July<sup>20</sup>.

In addition, in accordance with the HDT Technical Note the housing requirement is based on a weighted average between the adopted requirement of 170dpa and the standard method figure of 328dpa due to the GBLP being classed as 'out of date' from 15 October 2020.

### Housing Delivery Test: 2022 measurement (predicted)

- 5.46 The total completions figure between 2019 and 2022 is 411, and the *HDT: 2022 measurement* predicted to be 65%.

**Figure 19: Housing Delivery Test Predicted Result 2021/22 based on net completions between 2019 and 2022 (including Class C2 equivalent completions)**

Years	Homes required according to HDT	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2019/20	156*	135	0	135
2020/21	145**	278	0	278
2021/22	328	19	-21	-2
<b>Total</b>	<b>629</b>	<b>432</b>	<b>-21</b>	<b>411</b>

\* Covid-19 Adjustment for the 2020 Housing Delivery Test Measurement. To reflect the temporary disruption caused by the first national lockdown announced on 23 March 2020, the period for measuring the homes required in 2019/20 has been reduced by 1 month. As 'homes required' data can be calculated by the day, the 19/20 'homes required' measurement period has been reduced by 31 days. For more information see footnote 19.

\*\* Covid-19 Adjustment for the 2021 Housing Delivery Test Measurement. On Monday 6<sup>th</sup>

<sup>19</sup> HDT: 2021 measurement available from: [www.gov.uk/government/publications/housing-delivery-test-2021-measurement](http://www.gov.uk/government/publications/housing-delivery-test-2021-measurement)

<sup>20</sup> Written ministerial statement 6<sup>th</sup> September 2021: <https://questions-statements.parliament.uk/written-statements/detail/2021-09-06/hcws254>

September 2021, in a written ministerial statement by the Minister for Housing set out that due to considerable variations in levels of housing delivery due to continued disruption from the Covid-19 pandemic, a four-month adjustment to the housing requirement figures for 2020-21 would be applied. This will be a deduction of 122 days to account for the most disrupted period that occurred between the months of April to the end of July<sup>21</sup>. In addition, in accordance with the HDT Technical Note the housing requirement is based on a weighted average between the adopted requirement of 170dpa and the standard method figure of 328dpa due to the GBLP being classed as 'out of date' from 15 October 2020.

### Gosport Housing Delivery Test Action Plan (HDTAP)

- 5.47 Based on the Council's predictions the Council will be required to produce a HDTAP by August 2023 as the Borough's housing delivery has fallen below 95%. In addition a 20% buffer on the Council's housing supply will be required as delivery has fallen below 85%.
- 5.48 The Council was not required to produce an HDTAP in 2022 as the Borough's housing delivery was over the 95% threshold. The last HDTAP produced by the Council was in 2021 following the HDT 2020 results (published by MHCLG in January 2021). In that instance over the three years 2017/18 to 2019/20, 414 new homes (84%) were completed in the Borough but as such there was an under-delivery of 82 dwellings when compared with the Government target of 496 new dwellings in that time.
- 5.49 The HDTAP was agreed at Economic Development Board on 22 September 2021 and outlined a number of actions to increase housing delivery and ensure that this is maintained over the longer term. Actions include:
- Working proactively with partners to ensure the delivery of key strategic sites
  - Facilitating the delivery of a variety of suitable development sites including land within public ownership
  - Progressing the Regulation 18 Draft Local Plan which was subject to public consultation between September and December 2021.
- 5.50 The Council's HDTAP covering the period 2021/22 is available online. Its next HDTAP in 2023 will also be published online: [www.gosport.gov.uk/HDT](http://www.gosport.gov.uk/HDT)

### Nutrient Neutrality

- 5.51 As of early 2019, the issue of nitrate pollution has created a significant barrier to the delivery of housing in South Hampshire including all of Gosport Borough. The Borough Council has been working with its neighbours in the Partnership for South Hampshire (PfSH), Natural England, Environment Agency and local mitigation providers to resolve this issue and seek short, medium and long term solutions which protect the environment and allow the delivery of new homes. This has included appointing a PfSH Strategic Environmental Planning Officer (SEPO) in December 2019 to coordinate solutions to the nutrient issue on behalf of the sub-region.
- 5.52 The latest information on nutrient neutrality can be found on the Council's website: [www.gosport.gov.uk/article/1888/Nutrient-Neutrality](http://www.gosport.gov.uk/article/1888/Nutrient-Neutrality)

<sup>21</sup> Written ministerial statement 6<sup>th</sup> September 2021: <https://questions-statements.parliament.uk/written-statements/detail/2021-09-06/hcws254>

**GBLP Indicator: Density of housing completions**

- 5.53 Making the most efficient and effective use of land is an important aspect of planning in the Borough given Gosport's highly urbanised nature and the importance of retaining and maximising quality open spaces. Higher density developments in locations with good accessibility to public transport, employment, and community facilities can provide high quality living environments. The GBLP provides indicative density levels and the AMR provides information about the density levels of new developments since the GBLP monitoring period began in 2011. This information can be found in Figure 20 below.

**Figure 20: Densities of new dwellings completed between 2011 and 2021/22**

Year	Density – Percentage of dwellings built			
	Less than 30dph	30-45dph	45-60dph	More than 60dph
2011/12	2.6	48.4	2.3	46.7
2012/13	2.1	24.6	6.8	66.4
2013/14	2.5	20.5	45.0	32.0
2014/15	6.0	43.4	38.0	12.6
2015/16	8.1	57.1	30.0	4.8
2016/17	6.5	49.1	11.4	33.0
2017/18	12.7	37.1	10.0	40.2
2018/19	6.7	14.6	30.7	48.0
2019/20	5.4	21.6	19.0	54.0
2020/21	2.5	19.5	46.0	31.9
2021/22	8.0	0	0	92.0
<b>Average</b>	5.7%	30.5%	21.7%	42.0%

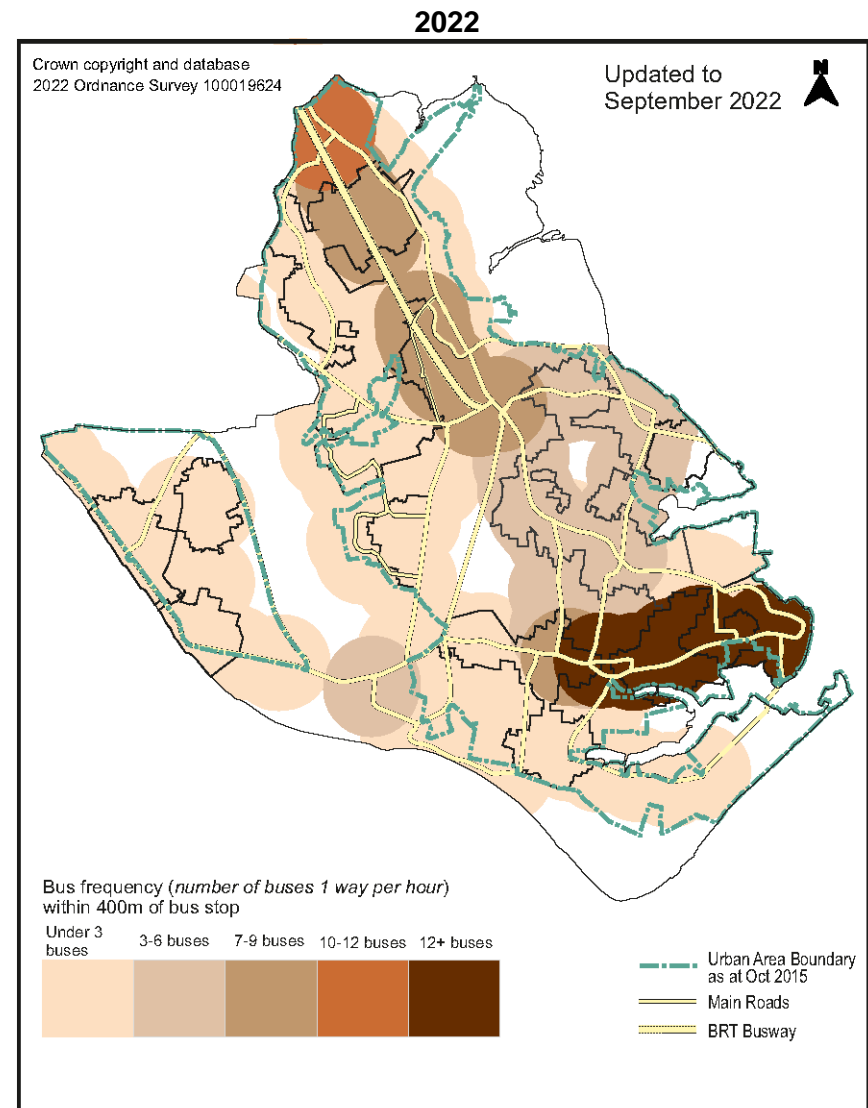
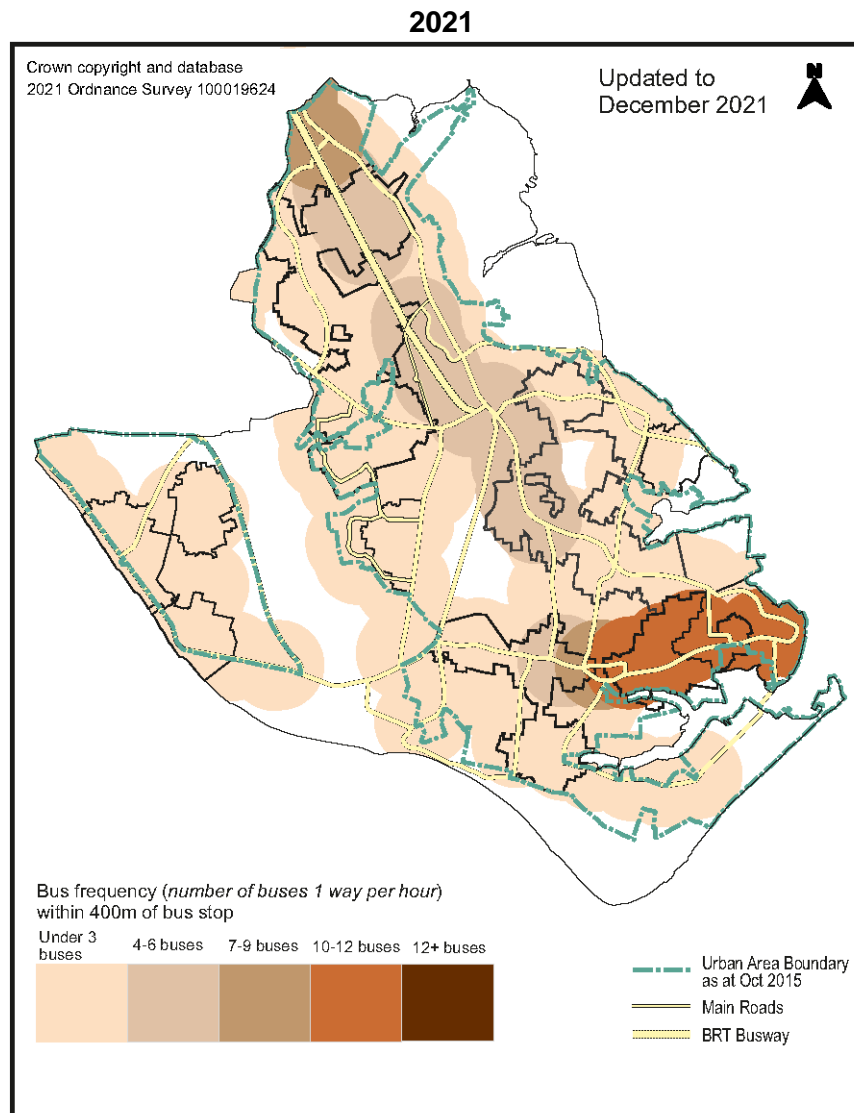
*Source: Hampshire County Council monitoring and GBC analysis (as of 1 April 2022) – figures may not sum due to rounding.*

- 5.54 Ease of accessibility to a wide range of services and facilities contributes significantly to the development of sustainable communities. The hierarchy of principal, local and neighbourhood centres in the Borough plays an important role in serving the needs for local residents, reducing the need to travel further afield to access shopping and other town centre related services. Equally residential development located close to established centres can contribute positively towards maintaining and enhancing their vitality and viability. In order to identify the most accessible areas within the Borough, a series of maps have been produced and are presented on the following pages.

### Frequency of Buses on the Gosport Peninsula

- 5.55 Figure 21 (next page) shows the frequency of bus services within the Borough as of September 2022. Last year's figure at December 2021 is also included to enable comparison. Since the introduction of the Bus Rapid Transit there has been a significant shift in the way that the bus network in Gosport operates. In December 2021, changes to the bus timetables saw a significant reduction in the average number of buses per hour which has been restored in 2022.
- 5.56 The frequency of buses servicing areas of the Borough is one of the elements that are used to indicate those areas of the Borough with best access to services, which potentially could be most suitable for higher densities of development.

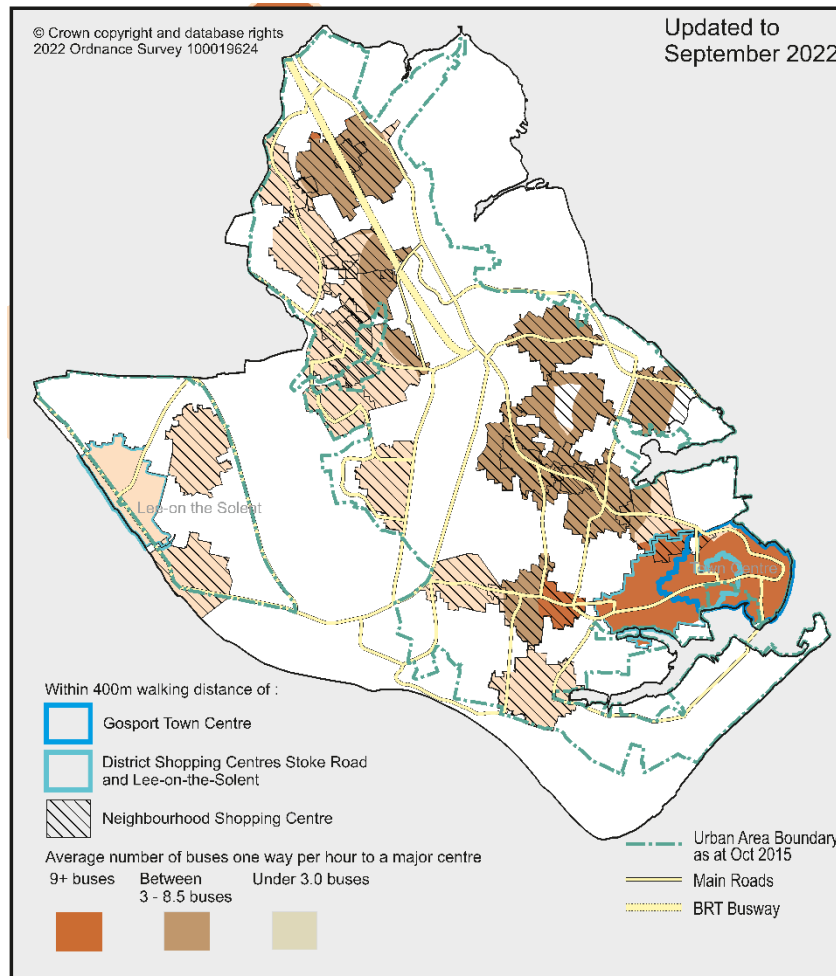
Figure 21: Frequency of Bus Services



### Access to Centres

5.57 Figure 22 shows the 400m walking distance around the shopping centres and bus accessibility. Differentiation is made between Gosport Town Centre with its bus accessibility area shown in dark brown with the District Centres of Stoke Road and Lee-on-the-Solent shown in a lighter brown and the Local and Neighbourhood Centres shown as the lightest brown. This information helps to inform the density matrix and accessibility mapping set out in Figure 24.

**Figure 22: Accessibility to Centres**



5.58 The Borough Council has produced an accessibility residential density matrix which shows accessible areas within the Borough. The most accessible areas within the Borough are areas within a 400 metre walking distance of Gosport Town Centre and served by at least 12 buses an hour to a major centre. The least accessible areas within the Borough are areas not within a 400 metre walking distance of any defined shopping centre within the Borough and served by only up to 2 buses an hour to a major centre.

5.59 Developers are encouraged to submit proposals that are in accessible locations. *Policy LP24: Housing* provides the policy framework in relation to appropriate density levels to achieve high quality development that maximises the efficient use of land and enhances the built environment.



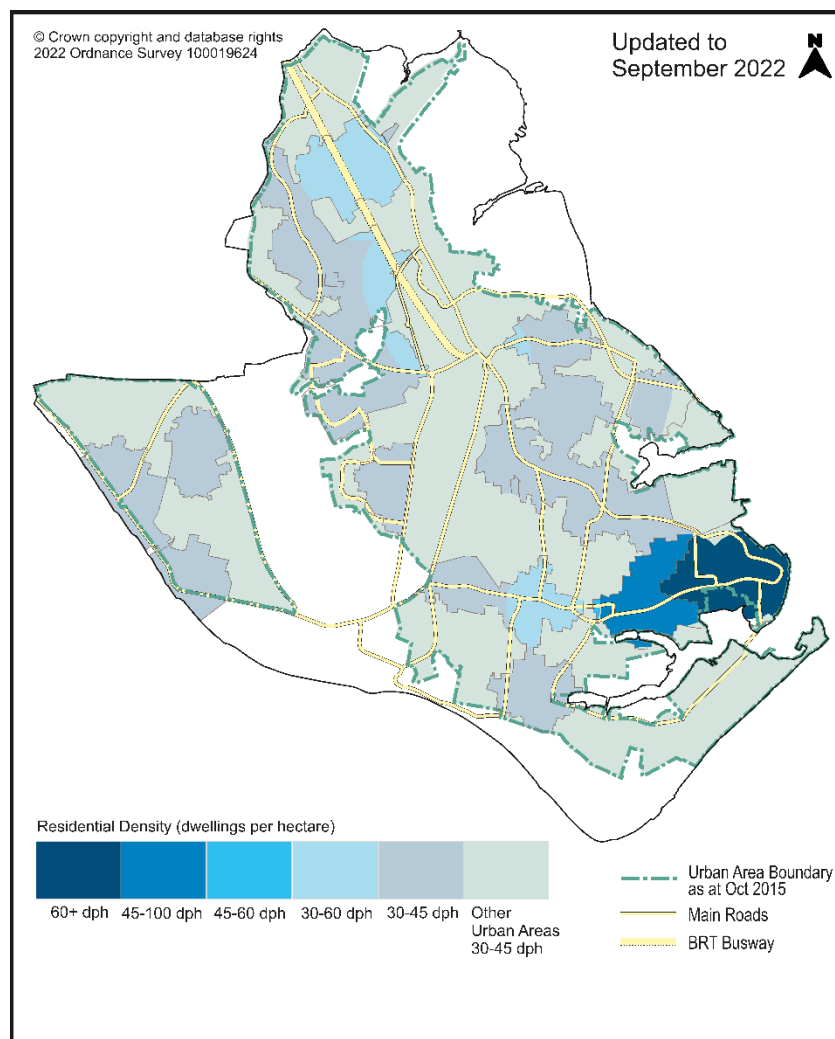
5.60 Figure 23 shows the indicative potential residential densities using the matrix set out in the GBLP. Figure 24 shows the accessibility and indicative potential housing densities in the Borough.

**Figure 23: Indicative Residential Density Matrix (dwellings per hectare – dph)**

		Public Transport Accessibility		
		High	Medium	Low
<b>Location</b>		High 12 or more buses an hour to a major centre (Gosport, Fareham, Southampton)	Medium Between 7-11 buses an hour to a major centre (Gosport, Fareham, Southampton)	Low 6 or less buses an hour to a major centre (Gosport, Fareham, Southampton)
<b>Sites within a walking distance of 400m</b>	<b>Gosport Waterfront and Town Centre</b>	Over 60dph	-	-
	<b>District Centres</b>	45-100dph	45-100dph	30-45dph
	<b>Neighbourhood Centres</b>	45-60dph	30-60dph	30-45dph
<b>Other urban areas</b>		30-45dph	30-45dph	30-45dph

Source: GBLP (2015), page 145.

**Figure 24: Accessibility and indicative potential housing densities**



### Housing Distribution and Type

5.61 *Policy LP24: Housing* states that the priority for new housing development should be the reuse of previously developed land (PDL). The urbanised nature of the Borough has meant that a key priority for the Council has been to secure the efficient reuse of PDL for development. Residential garden development is not counted as previously developed. Since 2011, 91.1% of all dwellings built in Gosport Borough (gross completions) have been built on PDL. In 2021/22, 92% of completions were on PDL.

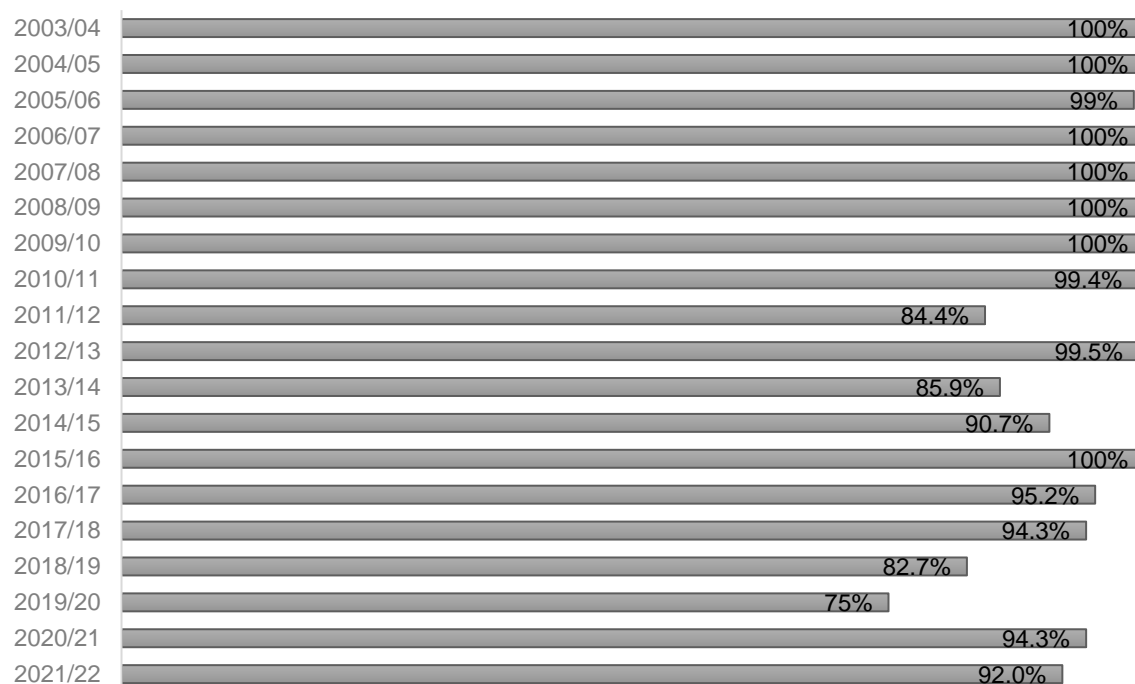
**Figure 25: Dwellings built on Previously Developed Land (gross completions)**

Year	Number of Dwellings (gross)	Percentage (%)
2011/12	293	84.4
2012/13	193	99.5
2013/14	67	85.9
2014/15	186	90.7
2015/16	210	100
2016/17	159	95.2
2017/18	216	94.3
2018/19	62	82.7
2019/20	111	75
2020/21	266	94.3
2021/22	23	92
<b>Total</b>	<b>1,763</b>	<b>91.1%</b>

5.62 Figure 26 shows the proportion of completions (gross) built on PDL in Gosport Borough since 2003/04.

**Figure 26: Completions on PDL (Source: GBC Monitoring)**

Percent of gross completions built on Previously Developed Land  
2003/04 to 2020/21



### Affordability

5.63 Policy LP24 sets out a target for 40% provision of affordable housing on suitable sites. Affordable housing can be met by a variety of formats. The PUSH Strategic Housing Market Area Assessment (2014) identified a requirement for a number of different types of affordable housing in Gosport:

- 28% Intermediate housing – assigned to households who can afford a housing cost at or above 80% of market rents but cannot afford full market costs;
- 15% Affordable Rent – assigned to households who could afford a social rent without the need to claim benefit to afford an affordable Rented home (priced at 80% of market rented costs); and
- 57% Social Rent – households who would need to claim housing benefit regardless of the cost of the property.

*(GBLP (2015), paragraph 11.15, page 144).*

### GBLP Indicator: Affordable Housing Completions

5.64 During the 2021/22 monitoring period 12 affordable dwellings (gross) were completed. All 12 dwellings were at the Waites development at the former HMS Daedalus site. The breakdown is as follows: 5 x 1-bed flats, 6 x 2-bed flats, 1 x 2-bed house. A total of 601 (gross) affordable homes have been built since 2011/12. This represents a significant proportion (31%) of all homes built (gross) since 2011/12.

**Figure 27: Affordable Housing Completions 2011-2021**

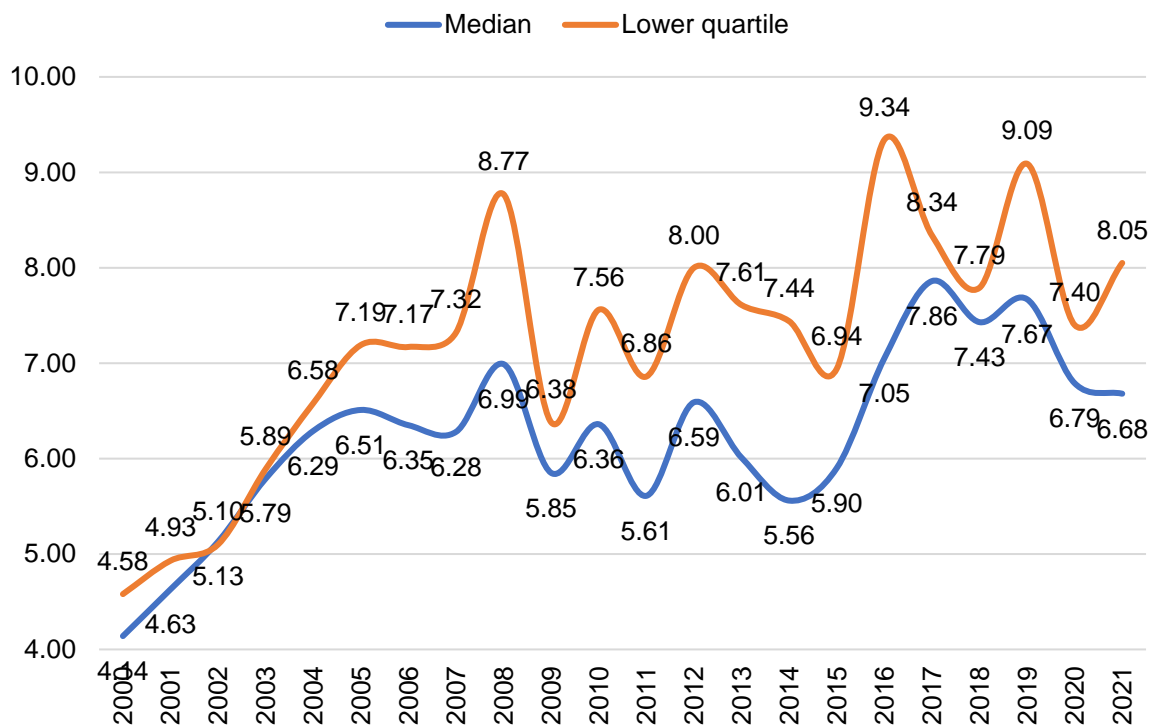
Year	Gross Affordable Completions
2011/12	163
2012/13	133
2013/14	8
2014/15	86
2015/16	32
2016/17	40
2017/18	50
2018/19	5
2019/20	14
2020/21	58
2021/22	12
<b>Total</b>	<b>601</b>

5.65 The NPPF requires that local plans should proactively drive and support sustainable economic development and take account of market signals such as land prices and housing affordability. The Gosport Profile contains information related to key headline statistics for house prices, rents and income and can be found at: [www.gosport.gov.uk/gosportprofile](http://www.gosport.gov.uk/gosportprofile)

### Ratio of median house price to median workplace-based earnings

5.66 The affordability of housing in the Borough is a factor that is taken into account when assessing the number of homes which need to be planned for. The Government’s standard method for assessing housing need includes an adjustment to take account of affordability. The data used to measure the affordability of an area is the median workplace-based affordability ratios which are published by the Office for National Statistics. This statistic provides a measurement comparing the median house price in the Borough and the median gross annual workplace earnings. For example, an affordability ratio of 7 means that the average house costs seven times the average annual income. Figure 28 shows the change in the affordability ratio for Gosport Borough since 2000.

**Figure 28: Gosport Borough - Ratio of median house price to median gross annual workplace-based earnings and ratio of lower quartile house price to lower quartile gross annual workplace-based earnings** <sup>22</sup>



### Households on Housing Register

5.67 One key element of demand for affordable housing is the number of applicants on the Council’s Housing Register. Figure 29 shows that the number of households on the Borough Council’s Housing Register increased between 2003 and 2011/12. In November 2013, the policy used by the Council was changed. In order to determine if an applicant was eligible for a place on the housing register, applicants now need to demonstrate a local connection to the Borough and a defined need for housing and consequently the numbers on the waiting list are lower than the years prior to 2013.

<sup>22</sup> House price to workplace-based earnings ratio: Table 5c (median) and Table 6c (lower quartile). Available from: [www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian](https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian)

**Figure 29: Number of Households on Gosport's Housing Register**

Year	Number of Households
2003/04	2,405
2004/05	2,674
2005/06	2,968
2006/07	3,167
2007/08	3,422
2008/09	3,486
2009/10	3,684
2010/11	3,791
2011/12	3,751
2012/13	3,601
2013/14	1,491 (change in methodology this year)
2014/15	898
2015/16	805
2016/17	925
2017/18	1,107
2018/19	1,134
2019/20	854
2020/21	701
2021/22	611

Source: Gosport Borough Council Housing Service (1 April 2022)

### Completions by Type and Size

- 5.68 The breakdown of new dwellings by development type completed during the monitoring period is shown in Figure 30.

**Figure 30: Breakdown of Completions by Development Type (gross) 2021/22**

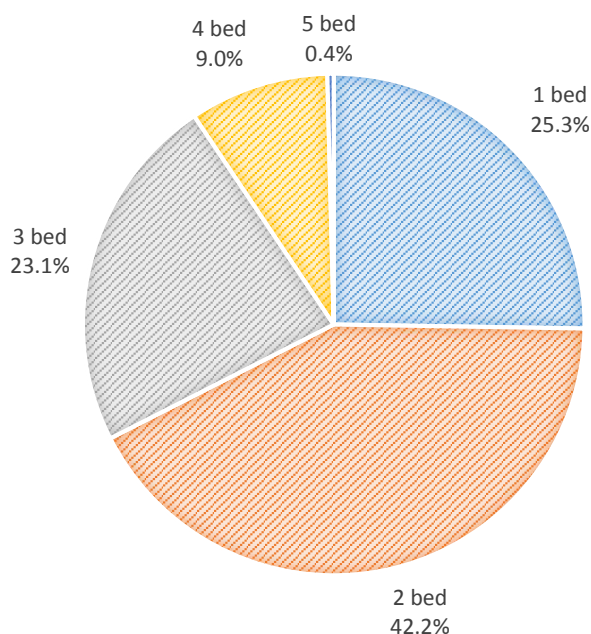
Development Type	Completions (Gross)
New	22
Redevelopment	0
Conversion	1
Subdivision	2
<b>Total</b>	<b>25</b>

- 5.69 Policy LP24 states that proposals for residential development should include a mix of dwelling types, sizes and tenures to reflect the needs of those seeking housing in the Borough throughout the plan period. The data set out in Figure 31 shows that a range of dwelling sizes have been provided in the Borough.

**Figure 31: Number of dwellings (gross) completed 2011-2021 by dwelling size**

Year	Size					Total
	1 bed	2 bed	3 bed	4 bed	5 bed	
2011/12	83 (23.9%)	183 (52.7%)	63 (18.2%)	18 (5.2%)	0 (0%)	347 (100%)
2012/13	71 (36.6%)	90 (46.4%)	19 (9.8%)	13 (6.7%)	1 (0.5%)	194 (100%)
2013/14	16 (20.5%)	28 (35.9%)	28 (35.9%)	6 (7.7%)	0 (0%)	78 (100%)
2014/15	30 (14.6%)	75 (36.6%)	61 (29.8%)	39 (19%)	0 (0%)	205 (100%)
2015/16	20 (9.5%)	97 (46.2%)	55 (26.2%)	37 (17.6%)	1 (0.5%)	210 (100%)
2016/17	33 (19.8%)	61 (36.5%)	53 (31.7%)	20 (12%)	0 (0%)	167 (100%)
2017/18	90 (39.3%)	70 (30.6%)	43 (18.8%)	23 (10%)	3 (1.3%)	229 (100%)
2018/19	39 (52%)	15 (20%)	10 (13.3%)	10 (13.3%)	1 (1.3%)	75 (100%)
2019/20	33 (22.3%)	50 (33.8%)	62 (41.9%)	2 (1.4%)	1 (0.7%)	148 (100%)
2020/21	73 (25.9%)	148 (52.5%)	55 (19.5%)	5 (1.8%)	1 (0.4%)	282 (100%)
2021/22	7 (28.0%)	11 (44.0%)	4 (16.0%)	3 (12.0%)	0 (0%)	25 (100%)
<b>Total</b>	495 (25.3%)	828 (42.2%)	453 (23.1%)	176 (9.0%)	8 (0.4%)	1,960 (100%)

Bedroom type  
2011 to 2022



### Self-Build Register

5.70 The Government publish a PPG which provides guidance on how local authorities should implement the statutory duties of the Self Build and Custom Housebuilding Act 2015, which came into force on 31 October 2016. Although local authorities are not required to publish their self-build register, they are encouraged to publish in their AMRs headline data on the demand for self-build and custom housebuilding revealed by their register and other sources. Figure 32 shows the total number of people on the Council’s Self-Build Register.

**Figure 32: Number of interested individuals and associations for Self-Build in Gosport (at 1 April 2022)**

Number of interested individuals	48
Number of associations	0

**GBLP Indicator: New additional pitches for gypsies, travellers and travelling showpeople**

- 5.71 Policy LP26 of the GBLP allocates a pitch to accommodate up to 3 caravans in order to meet an established local need. Based on current evidence, the Council does not consider it necessary to make further allocations in the adopted Local Plan. However, the policy does provide clear criteria for assessing new proposals should these come forward over the plan period.



## 6.0 EMPLOYMENT, ECONOMIC DEVELOPMENT & SKILLS

### Overview

- 6.1 The employment policies in the GBLP will facilitate economic development in the Borough creating more employment opportunities for local people and to help address key economic issues in the Borough.
- 6.2 The Ministry of Defence has for many years been one of the key employers in the Gosport and wider Portsmouth Harbour area. Employment at Portsmouth Naval Base has fallen while several other Ministry of Defence establishments in the Borough and around the Harbour have closed over the years.
- 6.3 As a result of these changes a large number of residents now work outside the Borough in a number of different locations but particularly, along the A27-M27 corridor in areas where journeys to work are particularly focused on private transport. The evidence from the 2011 Census shows that 60% of employed Gosport residents work outside the Borough and this has increased from 49% at the time of the 2001 Census. However, Gosport had the highest workplace self-containment ratio among Hampshire districts with 66% of Gosport based jobs filled by Gosport residents. This suggests that when local jobs are provided, they are successfully occupied by local people.
- 6.4 There are approximately 24,000 jobs in Gosport Borough which has declined by 27% from 33,000 jobs in 2000. With a jobs density of 0.46, Gosport stands out as recording the lowest jobs density out of all 64 districts in the South East region and the 6<sup>th</sup> lowest jobs density of all local authority areas in the UK. Gosport (0.46) therefore has significantly lower jobs density than the neighbouring authorities of Fareham (0.87), Portsmouth (0.84) and Havant (0.67)<sup>23</sup>.
- 6.5 Despite the closure of several Ministry of Defence establishments there is still a higher than average proportion of jobs within the public administration sector (this includes defence, health and education) compared to that at county and regional levels. Furthermore, there are a significantly lower proportion of jobs within the finance, IT and other business activities. There are a number of important business sectors in the Borough relating to advanced manufacturing, aviation and aerospace, and marine industries which employ significantly higher proportions of the workforce than the proportions nationally. The designation of land at Daedalus as the Solent Enterprise Zone which incorporates the Solent Airport is enabling these sectors to develop further throughout the plan period.
- 6.6 There are areas of the Borough which experience higher levels of deprivation. The English Indices of Deprivation 2019<sup>24</sup> show that Gosport's Index of Multiple Deprivation (IMD) ranking at 2019 is 130<sup>th</sup> out of 317 local authorities nationally (with 1 most deprived). This is a very slight relative decline from 2015 where Gosport Borough was ranked 131<sup>st</sup> out of 326 local authorities. Within the Borough, levels of deprivation are unevenly spread with variation in the rankings attributed to different areas. There are 32,844 Lower Super Output Area's (LSOAs) in England, ranking from 1 (which is most deprived) to 32,844 (least

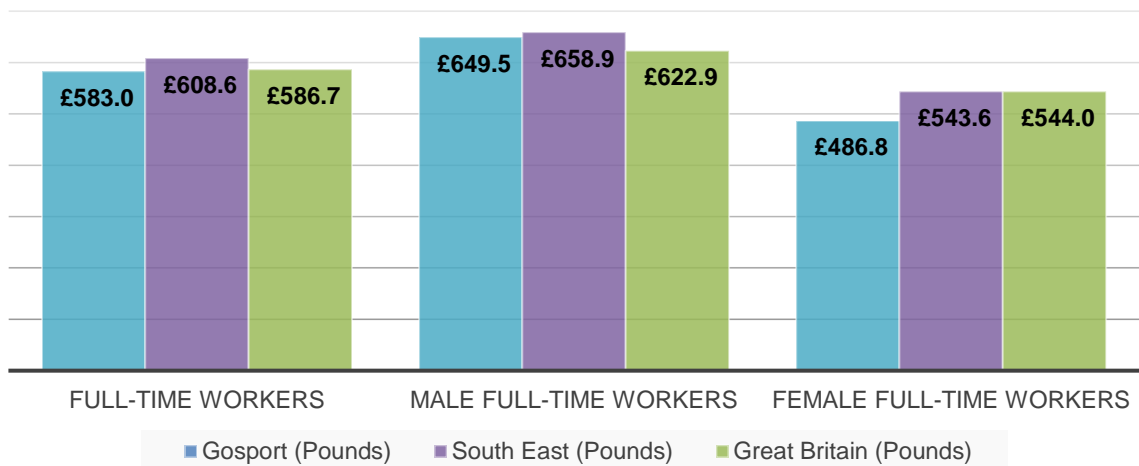
<sup>23</sup> ONS jobs density (6th lowest in 2020) – this includes employees, self-employed, government-supported trainees and HM Forces (from MoD).

<sup>24</sup> English Indices of Deprivation 2019, MHCLG (2019), available from: [www.gov.uk/government/statistics/english-indices-of-deprivation-2019](http://www.gov.uk/government/statistics/english-indices-of-deprivation-2019)

deprived). The lowest scoring LSOA in Gosport achieves a rank of 3,134 putting it in the 10% most deprived nationally, whilst the highest scoring LSOA achieves a rank of 31,014 putting it in the top 10% least deprived nationally. A full analysis of the Indices of Deprivation 2019 can be found in the Gosport Profile at [www.gosport.gov.uk/gosportprofile](http://www.gosport.gov.uk/gosportprofile)

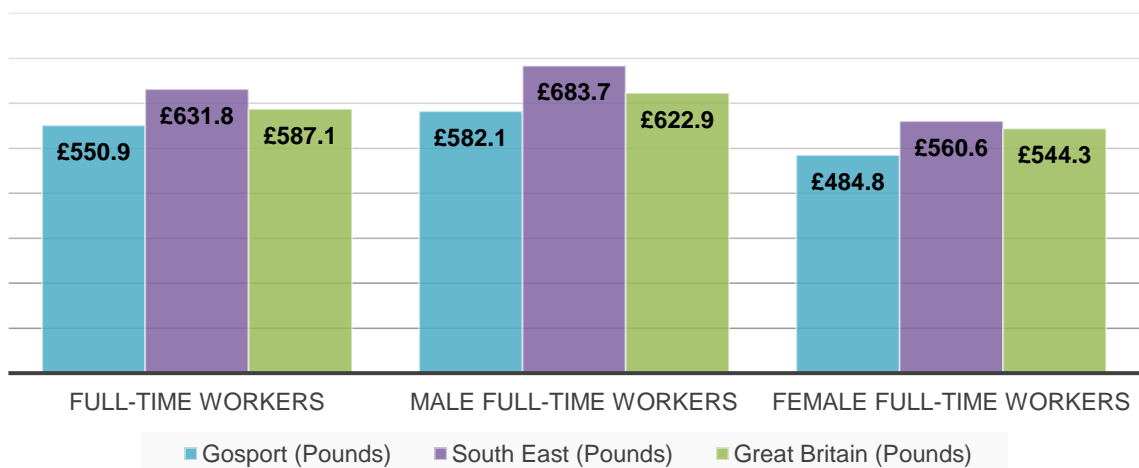
6.7 Earnings by workplace for both males and females have remained lower within the Borough when compared to those at both national and regional level over the longer term period. Earnings by residence have also shown a general long term trend to be below those at the national and regional level.

Median weekly pay (gross) for employees **working** in Gosport ↓↓



25

Median weekly pay (gross) for employees **living** in Gosport ↓↓



26

<sup>25</sup> Earnings by place of work (2020). Source: ONS annual survey of hours and earnings – workplace analysis (available from: [www.nomisweb.co.uk](http://www.nomisweb.co.uk))

<sup>26</sup> Earnings by place of residence (2020). Source: ONS annual survey of hours and earnings – resident analysis (available from: [www.nomisweb.co.uk](http://www.nomisweb.co.uk))

- 6.8 The Council’s Gosport Profile provides further key headline statistics relating to Gosport’s economic and employment profile. The Gosport Profile can be seen online at: [www.gosport.gov.uk/gosportprofile](http://www.gosport.gov.uk/gosportprofile)
- 6.9 Overall many of the factors above can be tackled through maximising opportunities to provide jobs and in enhancing the skills base through training, both key priorities in the policies of the GBLP.

### Policy Context

- 6.10 The following policies are relevant in terms of the monitoring information in this Chapter:

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>	
<b>Policies</b>	
LP16: Employment Land LP17: Skills	
<b>Indicators</b>	
<ul style="list-style-type: none"> <li>• Amount and type of employment floorspace completed</li> <li>• Loss of employment floorspace throughout the Borough and on sites allocated for employment</li> <li>• Planning permissions for new training facilities</li> <li>• Skills related obligations secured as part of planning permissions</li> </ul>	
<b>Targets</b>	
<ul style="list-style-type: none"> <li>• To provide <b>84,000 square metres</b> of net additional employment floorspace over the period 2011-2029</li> </ul>	

### Monitoring Information

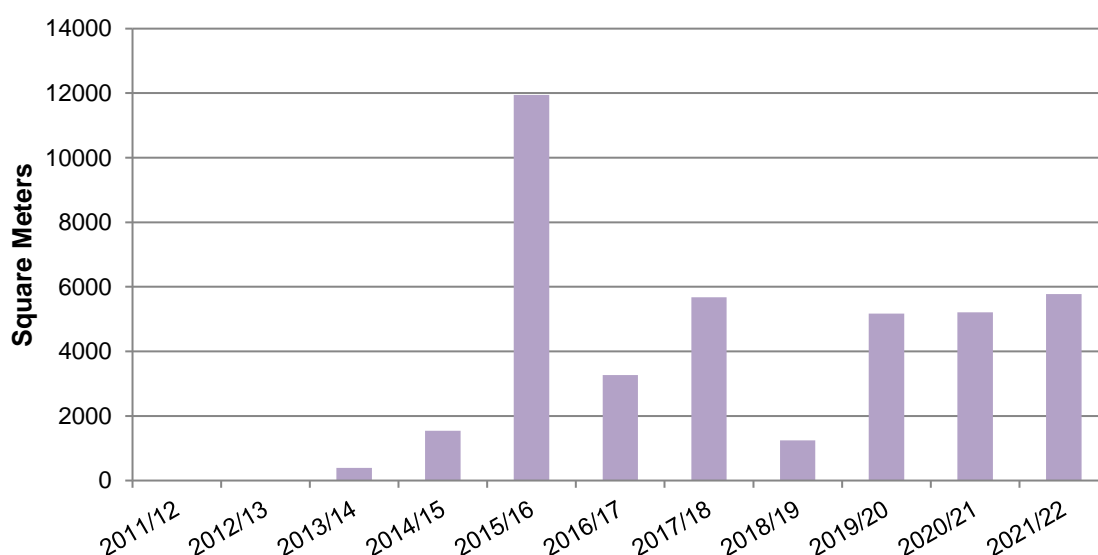
#### **GBLP Indicator: Amount and type of employment floorspace completed**

- 6.11 In the AMR completions are only reported if they occupy at least 200m<sup>2</sup> of floorspace. In the 2021/22 monitoring period 5,773 m<sup>2</sup> of employment floorspace was completed.
- 6.12 Figure 33 shows the amount of employment floorspace completed since 2011 (the base date for the GBLP) which contributes towards meeting the Local Plan target of 84,000m<sup>2</sup>.

**Figure 33: Employment floorspace completed since 2011 (Gross)**

Year	Floorspace completed (sq. m)
2011/12	0
2012/13	0
2013/14	392
2014/15	1,541
2015/16	11,949
2016/17	3,268
2017/18	5,679
2018/19	1,242
2019/20	5,173
2020/21	5,212
2021/22	5,773
<b>Total</b>	<b>40,229</b>

**Employment Floorspace Completions  
2011 to 2022 (Gross)**



- 6.14 Figure 34 shows the identified floorspace for outstanding planning permissions, potential employment floorspace within existing employment sites and potential floorspace for allocations identified in the GBLP. The allocation for 75,000m<sup>2</sup> (gross) (50,700m<sup>2</sup>) (net) of floorspace at Daedalus (Policy LP5) accounts for a large proportion of the identified allocation. Although the Gosport Waterfront and other town centre sites allocations would result in no overall net gain in floorspace, it is acknowledged that new employment premises would be developed which would potentially increase employment opportunities.
- 6.15 On 30 October 2020, planning permission was granted for an employment development (use classes B1A, B1C, B2 and B8) (planning application 19/00316/FULL) at Land at Brockhurst Gate, Cotsworth Road. When built this will provide a total of 4,404m<sup>2</sup> of new employment floorspace. As of March 2022 the development has not yet started.

**Figure 34: Potential employment floorspace contributing to the GBLP allocation of 84,000m<sup>2</sup> as at 1 April 2022**

	Employment floorspace (net change) (m <sup>2</sup> )	Employment floorspace (gross) (m <sup>2</sup> )
<b>Total completions (1 April 2011 – 31 March 2022)</b>		
<b>Completions and losses</b>		
Former Cyanamid Site, Fareham Road (now known as Fareham Business Park)	-2,353	13,490
Daedalus (Phase 1: 15/0247/FULL)	+8,947	8,947
Daedalus (Site B North: 17/00101/FULL)	+3,583	3,583
Daedalus (Site B South: 17/00100/FULL)	+1,590	1,590
Daedalus Dunning Building (15/00672/FULL)	+4,660	4,660
Royal Haslar Hospital	+1,242	1,242
Gosport Waterfront <sup>27</sup>	-6,986	0
Priddy's Hard Heritage Area (17/00599/FULL)	+552	552
Unit 3-4 Camden Street (loss of (B1a))	-480	0
2 Wingate Road Gosport (loss of (B1))	-576	0
Huhtamaki, Grange Road	+2,250	2,250
Victoria Quays, Weevil Lane, Royal Clarence Yard (UK Docks)	+3,193	3,193
St Georges House, Weevil Lane	+330	330
Other sites <sup>28</sup>	-810	392
<b>Sub Total (a)</b>	<b>+15,142</b>	<b>40,229</b>
<b>Outstanding planning permissions (as at 1 April 2022)</b>		
Daedalus (Phase 2)	+37,599 <sup>29</sup>	69,992
Royal Haslar Hospital <sup>30</sup> (B1a)	+1,563	1,563
Unit 50, Hoeford Point (17/00203/OUT)	+7,500	7,500
Haslar Marina (18/00118/FULL)	+2,158	2,158
Land at Brockhurst Gate (19/00316/FULL)	+4,404	4,404
<b>Sub Total (b)</b>	<b>+53,224</b>	<b>85,617</b>
<b>Potential floorspace within existing employment sites (as at 1 April 2022)</b>		
Toronto Place	+315	315
166 Fareham Reach	+500	500
Huhtamaki, Rowner Road (B1-B8)	+9,629	11,660
<b>Sub Total (c)</b>	<b>+10,444</b>	<b>12,475</b>
<b>Outstanding Allocations<sup>31</sup></b>		
Grange Road	+6,150	6,150
Aerodrome Road	+1,100	1,100
Priddy's Hard Heritage Area	+478	478
Gosport Waterfront <sup>32</sup>	- <sup>33</sup>	26,000
Other Town Centre sites	- <sup>34</sup>	7,000
<b>Sub Total (d)</b>	<b>+7,728</b>	<b>40,728</b>
<b>Total</b>	<b>86,538</b>	<b>179,049</b>

<sup>27</sup> This is made up of the loss of the Mayfield Buildings (loss of 5,131 sq.m) and the Crewsaver Building (loss of 1855 sq.m).

<sup>28</sup> This is made up of: 4-6 White Hart Road (loss of 607 sq.m (B1a)), Heritage Business Park (loss of 203 sq.m (B2)).

<sup>29</sup> Daedalus: This is monitoring the permission and differs from the estimated floorspace capacity set out in the draft GBLP2038.

<sup>30</sup> In Table 6.1 of GBLP it was assumed that Haslar Hospital could accommodate net additional floorspace of 4,000 m<sup>2</sup>; the planning permission is for 2,805m<sup>2</sup> and 1,242m<sup>2</sup> has been completed, for the purposes of the supply table 1,563m<sup>2</sup> is considered to be the revised employment floorspace supply for this site.

<sup>31</sup> The Brockhurst Gate Economic Development allocation has been removed as the site was granted planning permission for a retail park which is now complete.

<sup>32</sup> Will include proposals at The Retained Area at Royal Clarence Yard – part of the site is now named Victoria Quay.

<sup>33</sup> New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

<sup>34</sup> New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

- 6.16 Throughout this section the Council continues to monitor the B1-B8 use classes as this section monitors the adopted Local Plan. The Council recognises that the use classes have changed and this will be reflected in future monitoring following the adoption of the draft Gosport Borough Local Plan 2038.
- 6.17 Figure 35 shows the level of industrial and office completions within Gosport by the amount and type of commercial use.

**Figure 35: Amount and type of employment floorspace completed – 2021/22 contributing to the GBLP allocation of 84,000m<sup>2</sup>**

Use Class	Net employment Floorspace (m <sup>2</sup> )	Gross employment floorspace (m <sup>2</sup> )
B1a Offices	330	330
B1b Research & development	0	0
B1c Light Industry	0	0
B2 General Industry	0	0
B8 Storage & distribution	2,250	2,250
B1-B8 non specific	3,193	3,193
<b>Total</b>	<b>5,773</b>	<b>5,773</b>

- 6.18 Figure 36 shows the outstanding planning permissions by Use Class which contribute towards delivering the GBLP employment allocation of 84,000m<sup>2</sup> net additional floorspace.

**Figure 36: Outstanding planning permissions by Use Class at 1 April 2022**

Use Class	Outstanding Planning Permissions (m <sup>2</sup> ) (Net)	Outstanding Planning Permissions (m <sup>2</sup> ) (Gross)
B1a Offices	1,563 <sup>35</sup>	1,563
B1b Research & development	7,500	7,500
B1c Light industry	0	0
B2 General industry	0	0
B8 Storage & distribution	0	0
B1-B8 (non-specific)	44,161 <sup>36</sup>	76,554
<b>Total</b>	<b>53,224</b>	<b>85,617</b>

- 6.19 Figure 37 shows the potential employment floorspace within existing employment sites and allocations which count towards the employment allocation of 84,000m<sup>2</sup> identified in the GBLP. This information is broken down by use class.

<sup>35</sup> In Table 6.1 of GBLP it was assumed that Haslar Hospital could accommodate net additional floorspace of 4,000 m<sup>2</sup>; the planning permission is for 2,805m<sup>2</sup> and 1,242m<sup>2</sup> has been completed, for the purposes of the supply table 1,563m<sup>2</sup> is considered to be the revised employment floorspace supply for this site.

<sup>36</sup> This figure is made up of 42,259m<sup>2</sup> at Daedalus, 376m<sup>2</sup> at Haslar Marina and 4,404m<sup>2</sup> Land at Brockhurst Gate, Cotsworth Road (19/00316/FULL).

**Figure 37: Outstanding potential floorspace within allocations by Use Class identified in the GBLP at 1 April 2022**

<b>Use Class</b>	<b>Allocations (m<sup>2</sup>) (Net)</b>	<b>Allocations (m<sup>2</sup>) (Gross)</b>
B1a Offices	0	0
B1b Research & development	0	0
B1c Light industry	0	0
B2 General industry	0	0
B8 Storage & distribution	0	0
B1-B8 (non-specific)	7,728	40,728
<b>Total</b>	<b>7,728</b>	<b>40,728</b>

- 6.20 The floorspace figures set out in Figure 37 are subject to change over future monitoring periods depending on the submission of detailed proposals in reserved matters applications.

**Loss of employment floorspace throughout the Borough and on sites allocated for employment**

- 6.21 No employment floorspace was lost during the 2021/22 monitoring period.

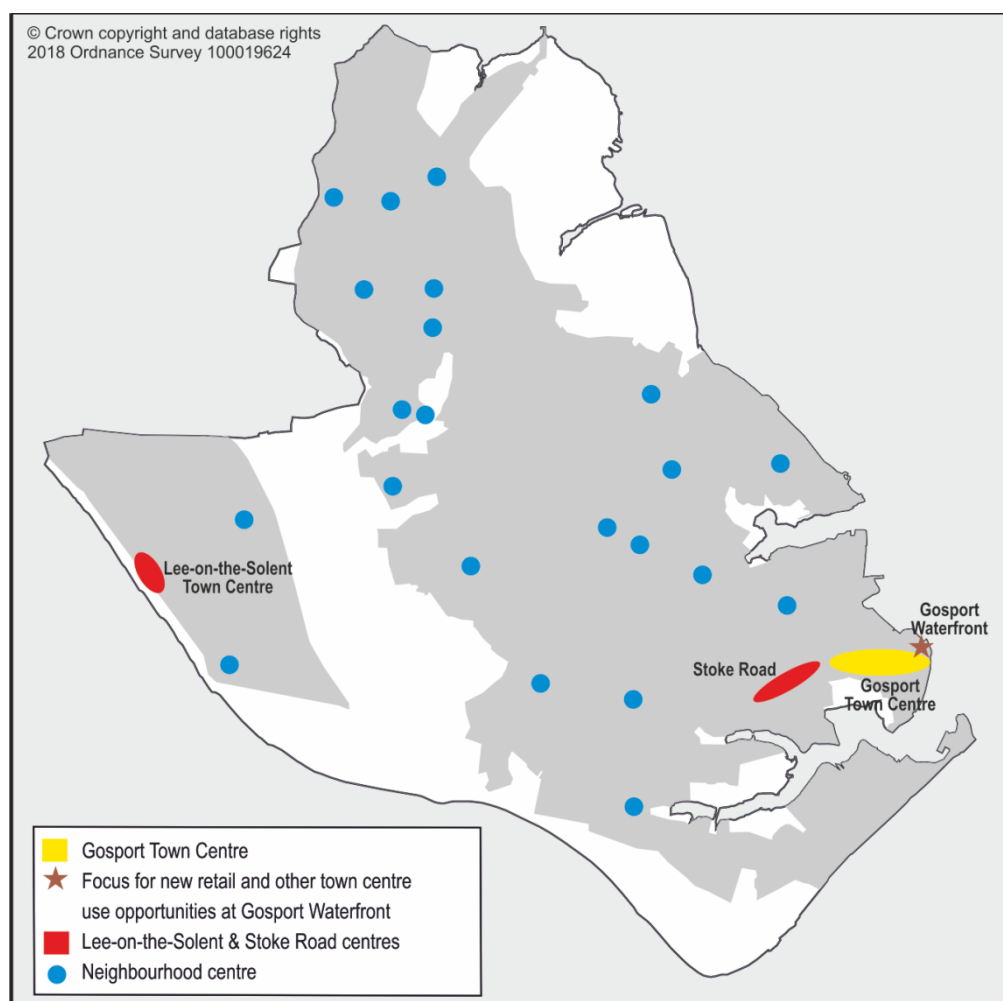


## 7.0 RETAIL AND CENTRES

### Overview

- 7.1 There are a large number of centres in the Borough ranging from the Town Centre which is the principal centre in the Borough to the two district centres at Lee-on-the-Solent and Stoke Road to the 22 neighbourhood centres located around the Borough (see Figure 38).

**Figure 38: Location of retail centres in Gosport Borough**



- 7.2 There are a number of long-standing issues affecting the Borough's centres which require a local plan policy response. Key issues include:

- The year on year increase of spending on-line;
- Competition from other centres and significant leakage of expenditure out of the Borough by Gosport residents;
- Competition from out-of-town retailers;
- Significant opportunity to expand town centre uses such as bars and restaurants at Gosport Waterfront to complement and enhance Gosport Town Centre which will assist in clawing back leaking expenditure from the Borough;
- Expanding the role of neighbourhood centres to provide a wider range of services for the surrounding areas they serve;
- Helping to reduce the level of vacancies where these are particularly high;

- Contributing towards meeting the needs of local residents to support a wider range of town centre services; and
- Contributing towards improving the overall urban environment.

7.3 It is important to ensure each centre has an appropriate and balanced mix of uses to reflect its role within the centres hierarchy. However, traditional retail patterns are changing with growing take-up of online shopping and a reduced need for physical space and these trends have been accelerated by the COVID-19 pandemic. Consequently centres need to re-purpose themselves to perform a broader role within the communities they serve rather than being solely retail-led with a greater range of food and drink establishments, community uses, business units and workshops, and leisure uses. The Council’s Gosport Waterfront and Town Centre SPD recognises this and encourages a greater diversity of uses at ground floor. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (which came into force on 1<sup>st</sup> September 2020) provides greater flexibility to support a wide range of town centre and community uses within established centres but unfortunately limits local planning authority control on such matters, particularly with regard to assessing what is most appropriate for its own centres.

7.4 Despite changes to the Use Classes, the Council continues to monitor the uses in its Centres using the previous uses. This will allow the impact of Government policy changes to be monitored. Guidance on the reclassification of the relevant uses classes is shown below:

<b>The Town and Country Planning (Use Classes) Order 1987 (as amended)</b>	<b>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020</b>
Class A1 (Shops), A2 (Financial and professional services) and A3 (Restaurants and Cafes)	Class E (a), (b), (c) (Commercial, Business and Service)
Class D1 (Non-residential institutions)	Class E(e-f) (Medical Services) and F1 (Learning and non-residential institutions)
Class D2 (Assembly and Leisure)	Classes E(d) (indoor sport and recreation) and F2(c-d) (Local Community Uses) and some sui generis uses
Class A5 (Hot Food Takeaway)	Sui generis
Class A4 (Drinking Establishments)	Sui generis

### Policy Context

7.5 The policies for the Principal, District and Neighbourhood centres in the GBLP and their indicators for monitoring purposes are set out in the box below:

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>
<b>Policies</b>
LP3: Spatial Strategy
LP27: Town, District and Neighbourhood Centres
LP28: Uses in Centres
LP29: Proposals for Retail and other Town Centre Uses outside of centres
<b>Indicators</b>
<ul style="list-style-type: none"> <li>• The amount of retail development in relation to target set out in Policy LP3</li> </ul>

- Types of uses in each of the Borough's centres (LP27)
- % of retail uses in each centre (Thresholds set out in Policy LP28)
- Vacancy rates (LP28)

#### Targets

- The amount of retail development permitted in relation to provision for **10,500 sq.m.** net additional retail floorspace (LP3)
- Within the Primary Frontage of the Principal and District Centres, planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses as well as other appropriate town centre uses provided that these sites do not either individually or cumulatively exceed 33% of the total frontage (LP28)
- Within the Secondary Frontage of the Stoke Road District Centre planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses as well as other appropriate town centre uses provided that these uses do not either individually or cumulatively exceed 50% of the total frontage (LP28)
- Within the Frontages of the Neighbourhood Centres planning permission will be granted for A3, A4, A5 and D1 uses as well as other appropriate town centre uses provided that these uses do not either individually or cumulatively exceed 50% of the total frontage (LP28)

### Monitoring Information

#### **GBLP Indicator: The amount of retail development in relation to 10,500m<sup>2</sup> of net additional floorspace for retail and other town centre uses.**

- 7.6 *Policy LP3: Spatial Strategy* makes provision for 10,500m<sup>2</sup> of net additional floorspace for retail and other town centre uses.
- 7.7 Figure 39 shows that a total of 5,205 m<sup>2</sup> of A1 retail floorspace that has been permitted was outstanding at the end of the monitoring period. In December 2020, planning permission was granted for the erection of a single storey garden centre building (3,600 sq.m A1) with café (600 sq.m A3) and visitor centre at Land adjacent to Grange Farm, Little Woodham Lane (planning application 20/00028/FULL). The garden centre opened in April 2022, just after the end of the monitoring period and will be reported in the 2023 AMR.
- 7.8 In total as of 31 March 2022, a total of 19,304 m<sup>2</sup> of A1 retail floorspace is either completed, outstanding and/or allocated. This is made up of developments over 200 m<sup>2</sup>. For clarity, the location of each completion in each year of the plan period is detailed in Figure 39.

Figure 39: Retail Supply (over 200m<sup>2</sup>)

	Net additional floorspace (m <sup>2</sup> ) A1	Net additional floorspace (m <sup>2</sup> ) A1-A5 (unspecified)	Net additional floorspace (m <sup>2</sup> ) A2-A5
<b>Completions 2011 to 2022</b>			
<i>2011/12</i>			
Pier House, Marine Parade	333	-	-
Royal Clarence Yard, Weevil Lane <sup>37</sup>	-	-	223
<i>2012/13</i>			
<i>None</i>			
<i>2013/14</i>			
Royal Clarence Yard, Weevil Lane	-	1,397	-
Gosport Leisure Park, Forest Way	-	-	690
Alver Village Tesco (Rowner Renewal)	2,046	-	186
<i>2014/15</i>			
Asda, Dock Road	788	-	-
KFC, 154 Fareham Road	-	-	290
<i>2015/16</i>			
Aldi, Harbour Road	1,550	-	-
<i>2016/17</i>			
<i>None</i>			
<i>2017/18</i>			
<i>None</i>			
<i>2018/19</i>			
Brockhurst Gate, Heritage Way	4,707	-	2,508
<i>2019/20</i>			
<i>None</i>			
<i>2020/21</i>			
Starbucks, Gosport Leisure Park	-	-	316
<i>2021/22</i>			
Priddy's Hard, Heritage Way	-	-	500
<b>Sub total</b>	<b>9,424</b>	<b>1,397</b>	<b>4,713</b>
<b>Outstanding Permissions at 1 April 2022</b>			
Daedalus	200 <sup>38</sup>	-	875
Royal Hospital Haslar	299 <sup>39</sup>	-	1,324
Mayfield Buildings Harbour Road	0 <sup>40</sup>	-	-
Morrison's, Walpole Road (extension)	1,106	-	-
Fareham Business Park, Fareham Road	-	-	71 <sup>41</sup>
Land at Grange Farm, Little Woodham Lane - Garden Centre and Café	3,600	-	600
<b>Sub total</b>	<b>5,205</b>	<b>-</b>	<b>2,870</b>
<b>Outstanding Allocations</b>			
Gosport Waterfront	4,675	-	-
<b>Total</b>	<b>19,304</b>	<b>1,397</b>	<b>7,583</b>

<sup>37</sup> Completion in 2011/12 at Royal Clarence Yard was a restaurant.

<sup>38</sup> 1,075 m<sup>2</sup> permitted food and beverage at Daedalus however this figure is conditioned to only allow for 200m<sup>2</sup> of A1 retail.

<sup>39</sup> 299 m<sup>2</sup> for A1 use only secured by planning condition for planning application 12/00591/OUT

<sup>40</sup> Planning permission (planning application 14/00076/FULL) was granted for the hybrid application at the site of the Aldi store comprising of a 1,550m<sup>2</sup> A1 store and a single commercial unit of 275m<sup>2</sup> for class A1, A2, A3, A4, A5, B1 or D1 uses and 48 residential units in November 2015. The class A1 foodstore opened in June 2015 with the 275m<sup>2</sup> of commercial floorspace remained outstanding. Planning permission was granted to extend the Aldi car park (planning application 18/00216/FULL, decision granted 25.07.2018).

<sup>41</sup> This is part of a larger scheme for 255.4m<sup>2</sup> (planning application 15/00432/FULL).

- 7.9 Figure 40 shows the amount of retail and other town centre uses completed between 2011 and 2022. 500m<sup>2</sup> of A3/A5 floor space was completed at Priddy's Hard during 2021/22 (planning application 17/00599/FULL).

**Figure 40: Retail and other town centre uses completions 2011 to 2022 (over 200m<sup>2</sup>)**

Year	A1 only	A1-A5 (unspecified) and A2-A5 (specified)
2011/12	333	223
2012/13	0	0
2013/14	2,046	2,273
2014/15	788	290
2015/16	1,550	0
2016/17	0	0
2017/18	0	0
2018/19	4,707	2,508
2019/20	0	0
2020/21	0	316
2021/22	0	500
<b>Total</b>	<b>9,424</b>	<b>6,110</b>

### Hotel Provision

- 7.10 Planning permission was granted for a change of use from B1 to a 54 bedroom hotel in the High Street Gosport in January 2017 (planning application 16/00396/FULL). In July 2018 planning permission was granted for a larger scheme comprising of a 70 bedroom hotel with ancillary bar/café and retail (class A1) (planning application 18/00131/FULL). The scheme opened in February 2020.
- 7.11 Hotel developments, both completed and those with outstanding planning permission are detailed in Figure 41. Due to the type of planning application some schemes are only available as either number of beds or floorspace.

**Figure 41: Hotel developments (since 2011)**

<b>Scheme (and planning application number)</b>	<b>Number of beds</b>	<b>or Floorspace (sq. m)</b>
<b>Completions (2011 to 2022)</b>		
Construction of new hotel (Premier Inn, Gosport) (11/00249/FULL)	64	N/A
Premier Inn extension, Gosport Leisure Park (16/00076/FULL)	36	N/A
Travelodge, Gosport High Street (18/00131/FULL)	70	N/A
<b>Sub total</b>	170	-
<b>Outstanding permissions at 1 April 2022</b>		
Haslar Hospital (12/00591/OUT)	78	4,123
Daedalus (11/00282/OUT)	N/A	8,320
<b>Sub total</b>	78	12,443
<b>Total</b>	<b>248 beds</b>	<b>12,443 sq. m</b>

### Principal and District Centre Profiles

- 7.12 This year's surveys were carried out in February 2022. *Appendix 4: Centres and Commercial Frontages* of the GBLP shows in detail all the frontages used in each unit as the basis of the frontage measurements in Policy LP28.

### **GBLP Indicator: Types of uses in each of the Borough's centres; and GBLP Indicator: Percentage of retail uses in each centre (Principal and District Centres)**

- 7.13 The retail and town centre uses policies in the GBLP seek to ensure each shopping centre retains a balanced mix of uses which provides a good range of services and facilities appropriate to the role each centre fulfils in the retail hierarchy.

### Principal and District Centres

- 7.14 *Policy LP28* establishes thresholds for non-A1/A2 uses. In Gosport Town Centre and Lee-on-the-Solent District Centre, Policy LP28 (part 1b) states that planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses (as well as other appropriate town centre uses) provided these do not either individually or cumulatively exceed 33% of the total frontage.
- 7.15 The Stoke Road District Centre has primary and secondary frontages. Within the primary frontage, planning permission will be granted for appropriate town centre uses other than A1 or A2 provided these do not either individually or cumulatively account for more than 33% of the total frontage. In the secondary areas of the centre non A1 and A2 uses will be permitted provided they do not either individually or cumulatively exceed 50% of the total frontage area. Figure 42 shows the amount of A1, A2 and non-A1/A2 uses in the centres.

**Figure 42: Percentage of commercial unit frontages within the Gosport Town Centre, Stoke Road and Lee-on-the-Solent District Centres in 2022 (Policy LP28)**

Type of frontage	Use Class	Frontage (m)	% of frontage by use
<b>Gosport Town Centre Principal Centre 2022</b>			
All Primary	A1	816.6	52.7
	A2	212.4	13.7
	Non-A1/A2	520.3	33.6
	<b>Total</b>	<b>1549.3</b>	<b>100</b>
<b>Stoke Road District Centre District Centre 2022</b>			
Primary	A1	245.1	54.8
	A2	56.9	12.7
	Non-A1/A2	145.5	32.5
	<b>Total</b>	<b>447.5</b>	<b>100</b>
Secondary	A1	210.8	37.2
	A2	59.1	10.4
	Non-A1/A2	297.2	52.4
	<b>Total</b>	<b>567.1</b>	<b>100</b>
<b>Lee-on-the-Solent District Centre 2022</b>			
All Primary	A1	462.5	66.4
	A2	56.0	8.0
	Non A1/A2	178.3	25.6
	<b>Total</b>	<b>696.8</b>	<b>100</b>

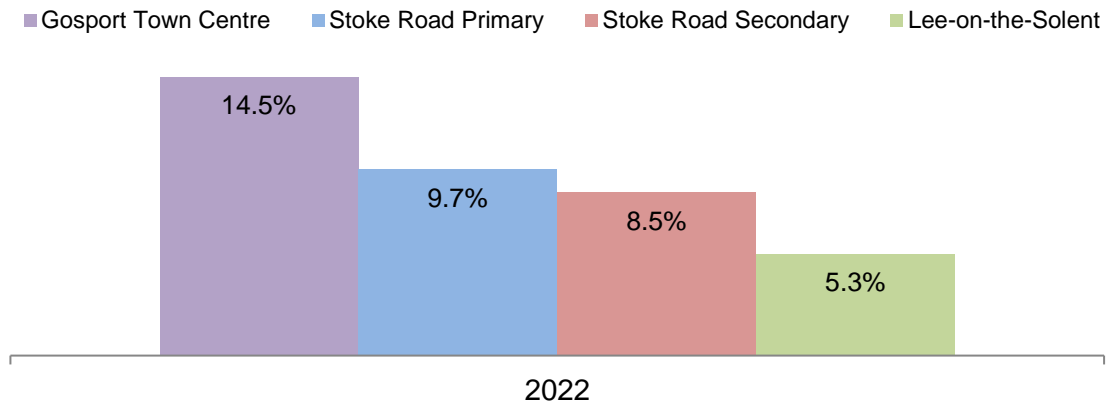
- 7.16 The survey results from February 2022 shows there has been minor changes in the mix of uses across all centres from 2021. Gosport Town Centre has seen a small reduction in A1 frontage and increase in A2 frontage, with no change in Non-A1/A2. Both the primary and secondary frontages of the Stoke Road District Centre have seen a minor change in frontage moving from A1 to Non-A1/A2. In Lee-on-the-Solent, there has been a reduction in A1 frontage and slight increase in A2 and Non-A1/A2 frontage.
- 7.17 In terms of the thresholds for non-A1/A2 uses set out in Policy LP28, Gosport Town Centre has breached this threshold by 0.6%. The primary frontage at Stoke Road is within the policy threshold and the secondary frontage has breached the threshold by 2.4%. In Lee-on-the-Solent, the proportion of Non-A1/A2 frontage remains significantly below the 33% threshold.
- 7.18 The Council considers it necessary to review the threshold policy given the changing nature of retail and the need to encourage a greater diversity of uses in the town centres in order to encourage residents and visitors to continue to spend time and money in them. This approach is reflected in the objectives and proposals of the Gosport Waterfront and Town Centre Supplementary Planning Document (2018) which recognises the need for greater diversity of commercial units in the Town Centre. The recent introduction of the Use Classes Order in The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 enables units to change between a wider range of uses without planning permission. In the emerging draft Gosport Borough Local Plan 2038 the Council has proposed no threshold for uses within centres.



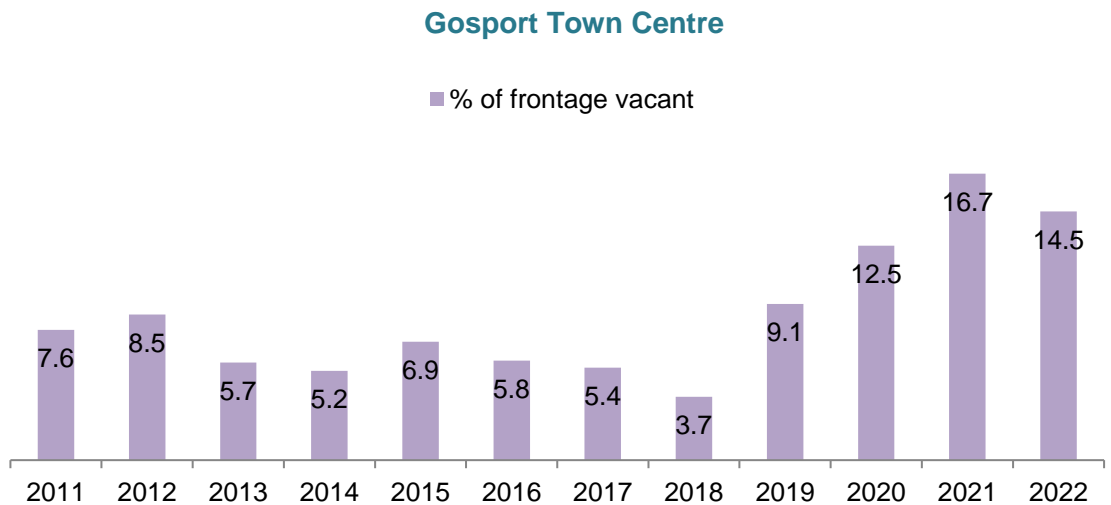
**GBLP Indicator: Vacancy rates by frontage (Gosport Town Centre, Stoke Road and Lee-on-the-Solent District Centres)**

- 7.19 Vacancy rates are identified in the PPG as making a useful contribution towards the ‘health check’ of a centre over time. Figure 43 shows the vacancy levels in Gosport Town, Stoke Road Centre and Lee-on-The-Solent centres for 2021 and Figure 44 compares trends between 2011 and 2021 in these centres.
- 7.20 Vacant frontage in Gosport Town Centre increased from 12.5% in 2020 to 16.7% in 2021 and reduced to 14.5% in 2022. The vacant frontage in the Stoke Road primary frontage has increased from 4.2% in 2020 to 9% in 2021 and 9.7% in 2022. Vacancies in the Stoke Road secondary frontage have reduced from 8.1% in 2020 to 7% in 2021, and increased to 8.5% in 2022. Vacant frontage in Lee-on-the-Solent District Centre has reduced from 7.7% in 2020 to 6.0% in 2021 and 5.3% in 2022.

**Figure 43: Vacancy rates by frontage at Gosport Town Centre, Stoke Road and Lee-on-the-Solent District Centres in 2022**

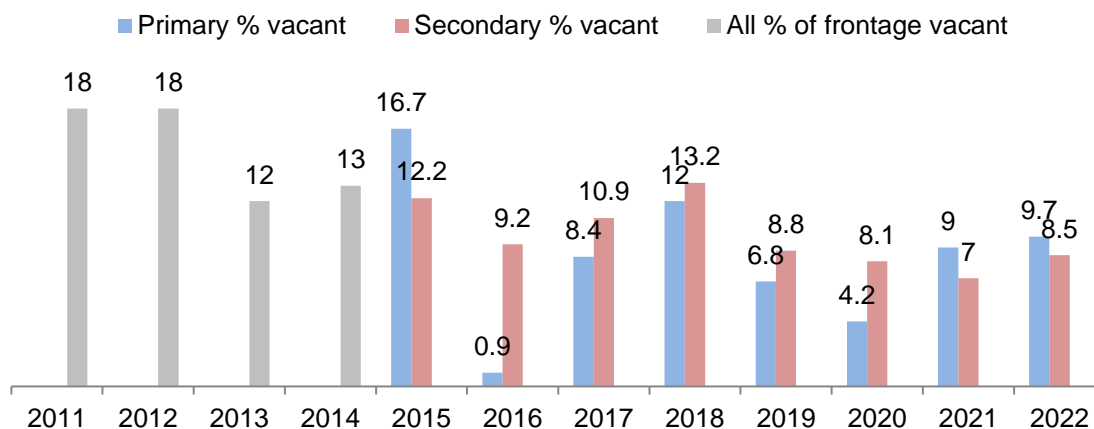


**Figure 44: Vacancy rates by frontage between 2011 and 2022 for Gosport Town Centre, Stoke Road and Lee-on-the-Solent Centres (% of frontage that is occupied by vacant unit)**

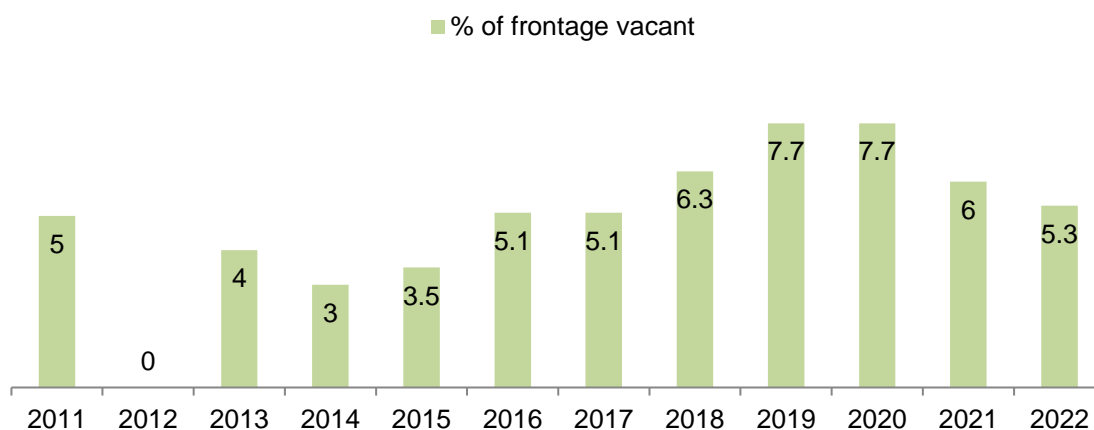


### Stoke Road District Centre

Prior to the adoption of the GBLP in 2015, Stoke Road only had a primary frontage.



### Lee-on-the-Solent District Centre



### Neighbourhood Centres

- 7.21 Neighbourhood centres are the preferred location for retail, leisure and other forms of town centre uses outside of the principal and district centres. There are 22 neighbourhood centres dispersed throughout the Borough providing for the day-to-day needs of residents they serve.
- 7.22 The neighbourhood centres allow residents to purchase everyday items without the need to travel into town and this is particularly important for residents who do not have access to a car or who have limited mobility or no access to the internet to purchase goods and services online. It is therefore very important to retain both a strong retail core but also provide sufficient flexibility within these centres to accommodate a range of other appropriate town centre uses to support these important local community hubs.
- 7.23 Therefore, Policy LP28 in the GBLP is designed to support a diversity of uses within neighbourhood centres, providing increased choice of services for local residents and reducing 'dead' frontages whilst still retaining an important retail core. A wide range of appropriate town centre uses are permitted within the smaller centres provided such uses do not either individually or cumulatively exceed 50% of the total frontage of the centre.

Figure 45 sets out the retail and services profile of each neighbourhood centre. A number of centres have exceeded the policy threshold of 50% for non-A1/A2 uses.

**Figure 45: Percentage of A1/A2 and non-A1/A2 uses within Neighbourhood Centres at March 2022**

Name of centre	Use class	Frontage (m)	% of frontage occupied
<b>Alver Village</b>	A1	86.7	81.6
	A2	0	0
	Non A1/A2	19.5	18.0
<b>Alverstoke Village</b>	A1	54.4	59.6
	A2	4.9	5.4
	Non A1/A2	32.0	35.0
<b>Antice Court, Twyford Drive, Lee-on-the-Solent</b>	A1	36.6	65.1
	A2	0	0
	Non A1/A2	19.6	34.9
<b>Beauchamp Avenue</b>	A1	21.1	74.3
	A2	0	0
	Non A1/A2	7.3	25.7
<b>Brewers Lane</b>	A1	14.2	40.6
	A2	0	0
	NonA1/A2	20.8	59.4
<b>Brockhurst Road</b>	A1	101.5	73.3
	A2	5.2	4
	Non A1/A2	48.7	23.0
<b>Bury Cross</b>	A1	42.8	50.8
	A2	0	0
	Non A1/A2	41.4	49.2
<b>Carisbrooke Road</b>	A1	28	35
	A2	0	0
	Non A1/A2	51.9	65.0
<b>Dartmouth Court</b>	A1	35.5	83.0
	A2	0	0
	Non A1/A2	7.4	17.0
<b>Elson Road</b>	A1	30.42	44.0
	A2	0	0
	Non A1/A2	38.6	56.0
<b>Forton Road/Bedford Street</b>	A1	55.8	68.1
	A2	11.6	14.2
	Non A1/A2	14.5	17.7

Name of centre	Use class	Frontage (m)	% of frontage occupied
Forton Road/Parham Road	A1	81.3	49.2
	A2	0	0
	Non A1/A2	84.1	50.8
Forton Road/The Crossways	A1	71.7	47.9
	A2	4.7	3.0
	Non A1/A2	73.3	49.0
Gregson Avenue	A1	64.1	59.5
	A2	0	0
	Non A1/A2	43.7	40.5
Nobes Avenue	A1	57.3	79.7
	A2	0	0
	Non A1/A2	14.6	20.3
Palmyra Road	A1	52.9	65.6
	A2	0	0
	Non A1/A2	27.8	34.4
Portsmouth Road	A1	23.8	55.2
	A2	0	0
	Non A1/A2	19.3	44.8
Queens Parade	A1	38.6	24.8
	A2	0	0
	Non A1/A2	117.3	75.2
Rowner Lane	A1	27.3	62.3
	A2	0	0
	Non A1/A2	16.5	38.0
Rowner Road	A1	48.8	51.5
	A2	0	0
	Non A1/A2	46.0	48.5
St. Nicholas Avenue	A1	15.3	49.4
	A2	0	0
	Non A1/A2	15.7	50.6
Tukes Avenue	A1	30.9	100
	A2	0	0
	Non A1/A2	0	0

**GBLP Indicator: Vacancy rates (Neighbourhood Centres)**

- 7.24 The vacancy rates in Figure 46 (following page) are based upon the neighbourhood centre frontages set out in *Appendix 4: Centres and Commercial Frontages* of the GBLP. Most centres are generally performing well with low vacancy rates. There has however been some increase in vacant frontage since the GBLP was adopted in 2015.
- 7.25 Those centres with consistently high vacancy rates over the last five years (2018 to 2022) are Nobes Avenue, Elson Road, Forton Road/ Parham Road and Tukes Avenue all of which have had an average vacancy rate of over 15% for five years. Two centres have a reduced vacancy rate in 2022 compared to 2021, these are: Palmyra Road and Rowner Lane. Gregson Avenue and Queens Parade have seen an increase in the vacancy rate in 2022.

**Figure 46: Vacancy rates by frontage in Neighbourhood Centres 2015 to 2022**

Name of Centre	Vacant Frontage %								Five year trend (2018 to 2022)
	2015	2016	2017	2018	2019	2020	2021	2022	
Alverstoke Village	0	0	0	0	0	0	0	0	↔
Alver Village	0	0	0	0	0	0	0	0	↔
Antice Court, Twyford Drive, Lee-on-the-Solent	0	0	0	0	0	0	0	0	↔
Beauchamp Avenue	0	0	0	0	0	0	0	0	↔
Brewers Lane	17	17	0	0	0	0	0	0	↔
Brockhurst Road	7	7.1	21.3	25	8.6	0	0	0	↓
Bury Cross	0	0	47	27.7	18.8	18.8	0	0	↓
Carisbrooke Road	0	0	0	0	0	0	0	0	↔
Dartmouth Court	18.9	0	0	18.9	0	0	0	0	↓
Elson Road	63.1	26.6	34.6	26.6	26.6	26.6	28.7	28.7	↑
Forton Road/ Bedford Street	5.7	0	12	12.7	12.7	12.7	4.4	4.4	↓
Forton Road / Parham Road	11.8	11.8	31.1	21.5	21.3	21.3	18.3	18.3	↓
Forton Road/ The Crossways	9.2	9.2	8.6	0	0	3.1	3.1	3.1	↔
Gregson Avenue	10.2	10.2	0	5.4	10.7	4.9	4.9	15.2	↑
Nobes Avenue	10	10	9.9	20.2	30.2	20.3	20.3	20.3	↔
Palmyra Road	6.7	6.7	5.9	5.9	5.9	5.9	5.9	0	↓
Portsmouth Road	14.8	0	0	0	0	0	0	0	↔
Queens Parade	0	0	0	0	0	0	0	2.3	↑
Rowner Lane	0	0	5	2	2	2	2	0	↓
Rowner Road	10.8	10.8	0	0	0	0	0	0	↔
St. Nicholas Avenue	0	3.2	3.2	2	3.2	3.2	0	0	↓
Tukes Avenue	0	0	0	46.2	46.2	46.2	46.2	46.2	↔

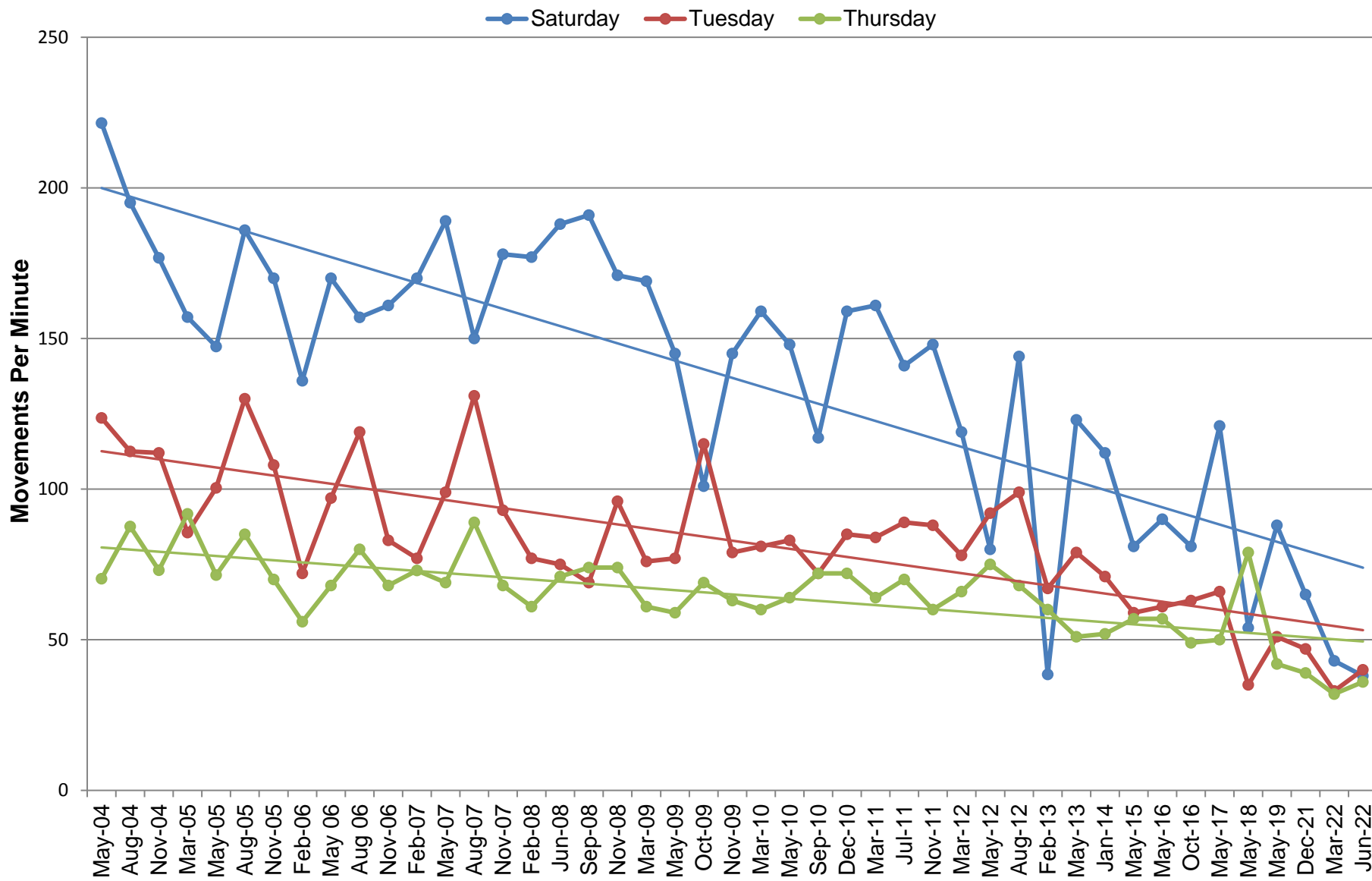
### **Pedestrian Footfall in Gosport Town Centre**

- 7.26 Pedestrian footfall is another important 'health check' indicator for monitoring the overall vitality and viability of town centres. The Council have undertaken footfall surveys in Gosport Town Centre since 2004. The surveys are carried out over three separate days over the length of Gosport High Street at different times of the day for each day surveyed. The survey days includes Tuesdays and Saturdays which are both market days. The Market makes an important contribution to the local economy. Specialist markets and events are held at different times of the year in the Town Centre which adds to the vibrancy of the street scene. Footfall trends since 2004 are shown on the following page. Due to Government restrictions due to the COVID 19 pandemic no footfall surveys were undertaken in 2020.



### Pedestrian Footfall 2004 - 2022

no count in 2020 due to COVID-19 restrictions



## Retail Floorspace

### **GBLP Indicator: New retail floorspace permitted outside of centres**

- 7.27 No new retail floorspace was permitted outside of centres during the monitoring period. In the previous monitoring period in December 2020, planning permission was granted for the erection of a single storey garden centre building (3,600 sq.m A1) with café (600 sq.m A3) and visitor centre at Land adjacent to Grange Farm, Little Woodham Lane (planning application 20/00028/FULL). The garden centre opened in April 2022, just after the end of the monitoring period and will be reported in the 2023 AMR.

### **GBLP Indicator: New retail floorspace completed outside of centres**

- 7.28 Planning permission was granted on 15 November 2017 for a retail led scheme at Land at the junction of Fareham Road and Heritage Way (Brockhurst Gate) comprising of 7,215 m<sup>2</sup> of retail uses and a drive-thru restaurant and coffee shop (planning application 16/00598/FULL). The retail element was limited to a maximum of 4,707m<sup>2</sup>. The permitted scheme was completed in 2018/19.
- 7.29 In the 2020/21 monitoring period, 316 m<sup>2</sup> of A3 floorspace was completed at Starbucks, Gosport Leisure Park, Forest Way (planning application 18/00085/FULL).

## 8.0 COMMUNITY AND LEISURE FACILITIES

### Overview

- 8.1 A key objective of the GBLP is to provide and promote a range of quality health, education, community, leisure and cultural facilities in easily accessible locations. The provision of new facilities and improvements to, existing facilities are an integral part of delivering a high quality urban environment. Such facilities can make a significant contribution towards increasing participation rates in sports and leisure activities. The Gosport Leisure Park which includes Gosport Leisure Centre provides a range of leisure facilities and was opened in the summer 2013. In addition to this, local schools, colleges and a broad variety of clubs also make a significant contribution towards the accessibility of local sports, leisure and fitness provision.
- 8.2 The Borough also has a number of museums, exhibition and heritage facilities including the Coastal Forces Museum, Explosion Museum, Gosport Museum and Art Gallery, the Submarine Museum and the Gosport Discovery Centre attracting visitors to the Borough.

### Policy Context

- 8.3 The following Local Plan policy is relevant in terms of the monitoring information included in this Chapter.

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>	
<b>Policies</b>	LP32: Community, Cultural and Built Leisure Facilities
<b>Indicators</b>	<ul style="list-style-type: none"> <li>• Total amount of completed community facilities</li> <li>• Total amount of losses of community facilities</li> </ul>
<b>Targets</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>

### Monitoring Information

#### **GBLP Indicator: Total amount of completed community facilities**

- 8.4 There were no completions during the monitoring period.

#### **GBLP Indicator: Total amount of losses of community facilities**

- 8.5 No losses of D2 floorspace were recorded during the monitoring period. There is no outstanding losses as of 31 March 2022.

## 9.0 ENVIRONMENT

### Overview

- 9.1 This chapter includes information relating to the following elements which play an important role in the environmental quality of the Borough: built heritage, open spaces, biodiversity and flood management.
- 9.2 Gosport has a number of important areas for biodiversity of international, national and local importance. In addition to these areas there are also a number of key open spaces including the Alver Valley, Stokes Bay/Gilkicker area and Lee-on-the-Solent seafront which provide significant areas of open space that are popular with local residents and attract visitors from outside the Borough. Protecting and enhancing the Borough’s open spaces and built heritage are an integral part of maintaining a high quality urban environment.

### Policy Context

- 9.3 The following policies are applicable for monitoring in terms of the information included in this Chapter.

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>	
<b>Policies</b>	
LP11: Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens	
LP36: Allotments	
LP37: Access to the Coast and Countryside	
LP38: Energy Resources	
LP39: Water Resources	
LP42: Internationally and Nationally Important Habitats	
LP43: Locally Designated Nature Conservation Sites	
LP44: Protecting Species and Other Features of Nature Conservation Importance	
LP45: Flood Risk and Coastal Erosion	
<b>Indicators</b>	
<ul style="list-style-type: none"> <li>• Number and percentage of Listed Buildings on the Buildings at Risk Register and number removed</li> <li>• The number and proportion of vacant allotments</li> <li>• Changes in priority habitats and species of biodiversity importance</li> <li>• Changes in areas designated for its intrinsic environmental value</li> <li>• Losses and gains to pedestrian access along the coastline</li> <li>• New renewable energy production in the Borough by installed capacity and type which required planning permission</li> <li>• Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds</li> <li>• Number of dwellings built in Flood Zones 2 &amp; 3</li> </ul>	
<b>Targets</b>	
<ul style="list-style-type: none"> <li>• None</li> </ul>	

## Monitoring Information

### Heritage Assets

#### **GBLP Indicator: Number and percentage of Listed Buildings on the Buildings at Risk Register and number removed**

- 9.4 There are 18 Conservation Areas designated in the Borough including the most recently designated Conservation Area for Stokes Bay. There are 201 Listed entries covering approximately 550 Listed Buildings and/or structures, and approximately 100 Locally Listed Buildings and 14 Scheduled Ancient Monuments (SAMs). There are a number of Historic Parks and Gardens including the grounds of the Royal Hospital Haslar and Haslar Royal Naval Cemetery, which are both Grade II Registered Parks of National Importance. *Policy LP11: Designated Assets* seeks to conserve and where possible enhance heritage assets and a number of buildings and features are listed. Further information on the Borough's heritage assets is available online: [www.gosport.gov.uk/conservation](http://www.gosport.gov.uk/conservation)
- 9.5 Figure 47 identifies previous changes to heritage assets since the plan was adopted in October 2015. The most recent changes are two new listings at Haslar Marine Technology Park in August 2022. As a result of being Grade II Listed, the two entries have also now been removed from the Council's Local List. In addition, the Former Police Barracks at the entrance to Haslar Gunboat Yard has been removed from the Buildings at Risk Register. Historic England have provided grant aid towards the repairs of the building which have been completed and a programme of internal refurbishment is being progressed in association with the Army Sailing Association and Hornet Services Sailing Club and is due to re-open in Spring 2023.

**Figure 47: Changes to Heritage Assets**

Heritage Asset	Type	Date of change	Status
<b>Haslar Road</b>			
Number 1 Ship Tank, Haslar Marine Technology Park	II	26.08.22	New Listing. Removed from Local List.
Number 2 Ship Tank, Haslar Marine Technology Park	II	26.08.22	New Listing. Removed from Local List.
Admiralty boundary stone, Fort Blockhouse	II	13.11.20	New Listing
Arrogant Block, Fort Blockhouse	II	13.11.20	New Listing
Thames Block, Fort Blockhouse	II	13.11.20	New Listing
Cannon Bollard, Fort Blockhouse	II	13.11.20	New Listing
Former Gatehouse Datestone, Fort Blockhouse	II	13.11.20	New Listing
Former Guardhouse (now called the Post Office), Fort Blockhouse	II	13.11.20	New Listing
Submarine Memorial Chapel of St Nicholas, Fort Blockhouse	II	13.11.20	New Listing
Submariners' Memorial, Fort Blockhouse	II	13.11.20	New Listing
<b>Haslar Gunboat Yard and Sheds</b>			
Gunboat Sheds & Workshop	I	14.06.16	New Listing

Heritage Asset	Type	Date of change	Status
Gunboat Yard Boundary Walls Watchtowers and Gates entrance to Cemetery	II*	14.06.16	New Listing
Guard House 1431192	II*	14.06.16	New Listing
Engine House Complex including Boiler House, Well House and Chimney	II	14.06.16	New Listing
Gunboat Yard Jetty & Crane	II	14.06.16	New Listing
Police Barracks	II*	14.06.16	New Listing
Haslar Gunboat Yard - Gunboat traverser system	SAM	14.06.16	Amendment to Schedule
Miscellaneous walls and buildings, Gunboat Yard	SAM	14.06.16	De-scheduled
Gun Boatsheds, Gunboat Yard	SAM	14.06.16	De-scheduled
Former Police Barracks	II*	10.11.22	Removed from Buildings at Risk Register
<b>Priddy's Hard</b>			
Proof house and Cook House (Building 241)	II	03.08.17	Delisted 03.08.17
<b>Haslar Barracks</b>			
Haslar Barracks Conservation Area	Conservation Area	06.12.17	Formally designated by GBC at Regulatory Board (06.12.2017)
<b>Haslar Royal Naval Cemetery</b>			
Haslar Royal Naval Cemetery, Clayhall Road	Historic Parks and Gardens Listed Park	26.05.16	New Listing
Clayhall Royal Naval Cemetery Chapel	II Listed	05.02.16	New Listing
Submariner's Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
HMS L55 Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
HMS Boadicea Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
HMS Eurydice Memorial, Clayhall Royal Naval Cemetery	II* Listed	05.02.16	New Listing
HMS Thunderer Memorial, Clayhall Royal Naval Cemetery	II Listed	05.02.16	New Listing
<b>Military Road, Fort Monckton</b>			
Fort Monckton- The Former Central Magazine	II* Listed	07.02.18	New Listing
Fort Monckton- The Former Officers' Mess	II Listed	07.02.18	New Listing
<b>Bury Road</b>			

Heritage Asset	Type	Date of change	Status
Bury Road Conservation Area No. 3	Conservation Area	29.08.18	Extended formally by GBC at Regulatory Board (29.08.2018)
<b>Stokes Bay</b>			
Stokes Bay Conservation Area	Conservation Area	05.10.22	Formally designated by GBC at Regulatory Board (05.10.2022)

### Heritage at Risk Register

- 9.6 The Council also monitors historic assets on Historic England's Heritage at Risk Register. There are currently 12 entries on the register which can also be viewed online: [www.historicengland.org.uk/advice/heritage-at-risk/search-register](http://www.historicengland.org.uk/advice/heritage-at-risk/search-register)
- 9.7 The publication of the Heritage At Risk Register in November 2022 saw the removal of the Former Police Barracks at Haslar Gunboat Yard, which is Grade II\* listed, from the Risk Register. Historic England provided grant aid towards the repairs which made the building wind and weather tight. The Army Sailing Association, in collaboration with Hornet Services Sailing Club is now progressing a programme of internal refurbishment and the building is due to open in spring 2023.

Name	Heritage Category	List Entry Number	Condition	Trend
High Street Conservation Area, Gosport	Conservation Area	-	Poor	Deteriorating
Priddy's Hard Conservation Area	Conservation Area	-	Very bad	Deteriorating significantly
Stoke Road Conservation Area	Conservation Area	-	Poor	Deteriorating
Fortifications of Trinity Church	Scheduled Monument	1001849	Generally satisfactory but with significant localised problems	Improving
Gunboat Traverser System, Haslar Gunboat Yard	Scheduled Monument	1001810	Generally satisfactory but with significant localised problems	Declining
Motte and Bailey castle near Apple Dumpling Bridge, South of Rowner	Scheduled Monument	1008694	Generally unsatisfactory with major localised problems	Declining
Fort Elson, RNAD, Military Road, Gosport	Scheduled Monument	1001841	Poor	-
Gilkicker Fort,	Scheduled	1001789	Poor	-



Name	Heritage Category	List Entry Number	Condition	Trend
Fort Road, Gilkicker Point	Monument			
No 2 Battery, Stokes Bay Road, Gosport	Listed Building grade II*	1276305	Poor	-
Gunboat Sheds and Workshops, Haslar Gunboat Yard	Listed Building grade I	1431190	Very bad	-
Gunboat Yard Boundary Walls, Watchtowers and Gates, Haslar Gunboat Yard, Gosport	Listed Building grade II*	1431191	Poor	-
Former Guard House, Haslar Gunboat Yard, Haslar	Listed Building grade II*	1431192	Very bad	-
Information retrieved from Historic England Heritage at Risk Register, December 2022: <a href="http://www.historicengland.org.uk/advice/heritage-at-risk/search-register/">www.historicengland.org.uk/advice/heritage-at-risk/search-register/</a>				

### Stokes Bay Conservation Area

9.8 From the 8<sup>h</sup> October to 19<sup>h</sup> November 2021 the Borough Council held a consultation on the designation of a new conservation area in the Stokes Bay area. The consultation was accompanied by an assessment of the Stokes Bay area which considered whether it merits designation as a conservation area. At the Regulatory Board of Wednesday 5<sup>th</sup> October 2022 members agreed to formally designate Stokes Bay as a Conservation Area and adopt the Stokes Bay Conservation Area Appraisal and Management Plan to support Policy LP12 of the adopted Local Plan and as a material consideration when determining planning application. Further information is available online: <https://democracy.gosport.gov.uk/ieListDocuments.aspx?CId=140&MId=349&Ver=4>

9.9 The Conservation and Design Team are also progressing conservation area appraisals for the following areas:

- Anglesey and Alverstoke;
- Gosport High Street;
- Stoke Road;
- Gosport Lines;
- Priddy's Hard; and
- Royal Clarence Yard.

9.8 Further progress updates will be reported in next year's AMR.

### Heritage Action Zone Status

9.10 Following a bid to Historic England in August 2018, Gosport Borough Council was successful in its application for Heritage Action Zone (HAZ) status. Heritage Action Zones were established by Historic England as a means of prioritising their input into areas with

particularly challenging heritage issues and where the built heritage can be seen as a key element of promoting the value of a place, and form part of a strategic approach to the delivery of economic regeneration. The aim of a HAZ is to achieve economic growth by using the historic environment as a catalyst.

- 9.11 Through the Heritage Action Zone, Historic England and Gosport Borough Council are working with local partners to deliver and implement a programme of support that best meets local requirements. With Gosport's legacy of historic Ministry of Defence sites, Historic England have demonstrated a commitment to supporting key regeneration initiatives through confirmation of this status.
- 9.12 The HAZ was launched in June 2019; it includes a number of projects from feasibility studies to place making and public engagement.<sup>42</sup> The nature of the projects can be summarised in four broad categories:
- Implementation schemes (for example the Gosport Lines; Alver Valley Heritage Trail; potential Stokes Bay Heritage Trail; Priddy's Hard enhancements).
  - Masterplanning and feasibility studies (for example Fort Blockhouse and Submarine Escape Training Tower (SETT); Fort Rowner and the Daedalus historic core).
  - Review and designation of heritage assets and conservation areas: in particular a review of Alverstoke and Anglesey Conservation Areas, to include the potential to designate a new Stokes Bay Conservation Area; a review of Royal Clarence Yard Conservation Area and consideration of a Gosport Lines Conservation Area.
  - Training and employment measures including developing a programme to enhance local heritage building schemes.
- 9.13 Information on the HAZ, including the latest news and events can be seen online : [www.gosporthaz.org.uk](http://www.gosporthaz.org.uk)
- 9.14 Further information is also available online at Historic England: [www.historicengland.org.uk/services-skills/heritage-action-zones/gosport/](http://www.historicengland.org.uk/services-skills/heritage-action-zones/gosport/)

### **High Street Heritage Action Zone (HSHAZ)**

- 9.15 Gosport Borough Council working in partnership with Hampshire Cultural Trust (operators of Gosport Museum and Gallery) is one of 68 English locations to secure 'High Street Heritage Action Zone' (HSHAZ) status for the Gosport High Street and Stoke Road Conservation Areas. As a result, the area will receive government funding of £1.78 million for the implementation of a four year multi project programme agreed with Historic England.
- 9.16 The High Street is the historic centre of Gosport with a high concentration of historic buildings. Stoke Road has its own fascinating past and has recently been added to the Historic England "At Risk Register". The Gosport HSHAZ area is the community and civic centre of Gosport, providing an opportunity to bring Gosport town centre to life and infuse it with a strong identity, catalysing further investment and regeneration.
- 9.17 Key projects in the four year programme include the redevelopment of the Old Grammar School, built on the line of the Gosport ramparts near the entrance to the town, the Royal

<sup>42</sup> For full details relating to the timetable for individual project delivery see the Infrastructure Delivery Plan 2022 <https://www.gosport.gov.uk/infrastructure>

Arms with its unique stained glass canopy fronting onto Stoke Road (currently being refurbished) and the Place Makers Guild. The table below shows the currently planned works to shop fronts as part of the HSHAZ.

Scheme type and details	Lead provider(s)	Known or estimated costs / known and potential funding sources	Timing/ progress
Former Royal Arms Hotel. Repair of canopy and building façade of Grade II listed building on Stoke Road	GBC/ Historic England and private owners	Budget = £145k Fundors: <ul style="list-style-type: none"> <li>• GBC/Historic England and the building owner</li> </ul>	Repair works scheduled to commence summer 2022 and complete winter 2022
65 Stoke Road. Repair/restoration of façade.	GBC/ Historic England and private owners	Budget = £72k Fundors: <ul style="list-style-type: none"> <li>• GBC/Historic England Building owner</li> </ul>	Repair works scheduled to commence and complete summer 2022
8 Portland Buildings, Stoke Road. Repair/restoration of façade.	GBC/ Historic England and private owners	Budget = £65k Fundors: <ul style="list-style-type: none"> <li>• GBC/Historic England Building owner</li> </ul>	Repair works scheduled to commence and complete summer 2022
15 North Cross Street. Repair/restoration of façade.	GBC/ Historic England and private owners	Budget = £55k Fundors: <ul style="list-style-type: none"> <li>• GBC/Historic England Building owner</li> </ul>	Repair works scheduled to commence and complete summer 2022
18-19 North Cross Street. Repair/restoration of façade.	GBC/ Historic England and private owners	Budget = £62k Fundors: <ul style="list-style-type: none"> <li>• GBC/Historic England Building owner</li> </ul>	Repair works scheduled to commence and complete summer 2022
20 North Cross Street. Repair/restoration of façade.	GBC/ Historic England and private owners	Budget = £90k Fundors: <ul style="list-style-type: none"> <li>• GBC/Historic England Building owner</li> </ul>	Repair works scheduled to commence and complete summer 2022
51-52 High Street. Internal fit-out for use as the Imagination Refinery (makers space)	GBC/ Historic England	Budget = £49k Fundors: <ul style="list-style-type: none"> <li>• GBC/Historic England</li> </ul>	Fit-out works scheduled

- 9.18 The concept of the HSHAZ is to bring back into greater use, under-utilised high street buildings by creating community, residential, creative, cultural, work or commercial opportunities, designed to safeguard heritage buildings and reinstate their key historical features.
- 9.19 A full overview of the HSHAZ programme and its projects, along with the most recent progress<sup>43</sup> can be found online: [www.gosporthaz.org.uk](http://www.gosporthaz.org.uk)

### Allotments

#### **GBLP Indicator: The number and proportion of vacant allotments**

- 9.20 *Policy LP36: Allotments* supports the provision of new allotments in the Borough and seeks to protect against the loss of allotments to other forms of development over the plan period. There are approximately 22.5 hectares of allotments in the Borough. Policy LP36 recognises the important health and recreation benefits provided by allotments in addition to being an important source of growing local food. Local demand for allotments has grown considerably in recent years and in parts of the Borough there are waiting lists. The number of plots, vacancies and waiting list numbers are shown in Figure 48.
- 9.21 There are waiting lists for plots on all allotment sites and Lee-on-the-Solent has the longest. Residents can put their name down on the waiting list for more than one site.
- 9.22 The Council is proposing new allotments at Manor Way, Lee-on-the-Solent, this was shown in the emerging Gosport Borough Local Plan 2038. Following consultation undertaken by GBC StreetScene, it is expected a planning application will be submitted in 2023.

**Figure 48: Vacancy rates for allotments in Gosport (at April 2022) (GBC sites only)**

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	382	21	5.5%	49
Camden	178	20	11.2%	30
Elson	83	1	1.2%	46
Lee-on-the-Solent	111	3	2.7%	82
Leesland Park	65	1	1.5%	53
Middlecroft	196	19	9.7%	18
Park Road	17	1	5.9%	46
Rowner	80	4	5.0%	27
Tukes Avenue	3	0	0%	2
Wych Lane	9	0	0%	11
<b>Total</b>	<b>1124</b>	<b>70</b>	<b>6.2%</b>	<b>364</b>

<sup>43</sup> For full details relating to the timetable for individual project delivery see the Infrastructure Delivery Plan 2022 <https://www.gospport.gov.uk/infrastructure>

## Biodiversity

- 9.23 Gosport has a diverse range of biodiversity and geological assets which include: internationally important Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites; nationally important Sites of Special Scientific Interest (SSSIs); as well as locally important Sites of Importance for Nature Conservation (SINCs). The Borough also has numerous locations which contain UK and Hampshire Biodiversity Action Plan priority species. Gosport is an important location for feeding and roosting Brent Geese and wading birds. Under national and local policy, these special and sensitive habitats will have continued protection. It is also important to enhance biodiversity within the Borough.
- 9.24 Hampshire Biodiversity Information Centre (HBIC) publishes an Annual Biodiversity Monitoring Report which provides comprehensive information relating to biodiversity in Hampshire, showing the extent of designated sites and habitats in each district including Gosport Borough. Further information including HBICs Annual Biodiversity Monitoring Reports can be found online:

[www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre](http://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre)

### **GBLP Indicator: Changes in priority habitats and species of biodiversity importance**

- 9.25 Policies LP42, 43 and 44 seek to safeguard internationally, nationally and locally important sites for nature conservation.
- 9.26 In 2013 the Hampshire Biodiversity Information Centre changed the way that it monitored the habitats of biodiversity importance resulting in a number of changes to the way they were classified; this means that this section is comparable to the information published in AMR's since 2013, but varies when compared to reports from 2012 and earlier<sup>44</sup>. HBIC also produce updates to the BAP Priority Species over a 5 year cycle, this is to allow for monitoring to pick up any significant changes that may have occurred rather than seasonal fluctuations.
- 9.27 HBIC has produced revised data relating to the presence of priority habitats for each district in Hampshire, as outlined in the Hampshire Biodiversity Action Plan (2006). Figure 49 includes the latest known monitoring data for Gosport which is 31 March 2022. Further surveys continue to be undertaken through the Hampshire Habitat Survey Programme on the extent of priority habitats.

## Priority Habitats

- 9.28 In 2021/22, the main change reported in the extent of priority habitats in the Borough is in the priority habitats Coastal Floodplain and Grazing Mash which were reviewed where areas lie predominantly outside the flood zone modelled by the Environment Agency. Gains were made following recent surveys.
- 9.29 There were gains of Lowland Meadows because of recent surveys of 'Bedenham' and 'HMS Sultan'.

---

<sup>44</sup> HBIC, along with other biological records centres in the SE Region, have had to translate their habitat data into a new classification system called IHS (Integrated Habitat System), which has been funded by Natural England. It is not a straightforward 1:1 translation from the previous Phase 1 habitat categories into IHS and there will continue to be changes to the baseline which are solely due to the on-going re-interpretation of old survey data into IHS.

Figure 49: BAP Extent of Priority Habitats in Gosport (31 March 2022)

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	GBC area (ha) (2021/22)	% of GBC area	2020/21 GBC area (ha)	Change in area (ha)
<b>Grasslands</b>							
Lowland Calcareous Grassland	Comprehensive	2,026	0.52				
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath	3,710	0.96	10	0.36	10	0
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	1,511	0.39	33	1.20	21	12
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1,593	0.41	1	0.04	1	0
<b>Heathlands</b>							
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	12,157	3.13	4	0.15	4	0
<b>Woodland, wood-pasture and parkland</b>							
Lowland Beech and Yew Woodland	Not complete. On-going work to distinguish from Lowland Mixed Deciduous Woodland.	444	0.11				
Lowland Mixed Deciduous Woodland	Ongoing work as all ancient/non ancient woodland has been included yet not all has been surveyed for qualifying NVC types. Also ongoing to remove small clumps.	35,485	9.13	71	2.58	72	-1
Wet Woodland	Fairly complete. Areas will exist in LMDW that are not yet surveyed for qualifying types.	2,205	0.57	22	0.80	22	0
Wood-Pasture and Parkland	Not complete. Further work needed to classify this habitat within historic parkland.	5,487	1.41	15	0.55	15	0
<b>Arable, orchards and hedgerows</b>							
Arable Field Margins	Incomplete. Figures only show SINCS on arable land designated for rare arable plant assemblages.	[94]	[0.02]	[0.0]	[0.00]	[0]	[0]
Open Mosaic Habitats on Previously Developed Land	No comprehensive evaluation yet carried out. Two sites with HBIC field surveys.	33	0.01				
Hedgerows	No comprehensive information for Priority hedgerows. All hedgerows mapped as linear features (km).	[16,448]	n/a	[25]	n/a	[25]	[0]
Traditional Orchards	Work to be undertaken to incorporate areas recently identified by PTES.	0	0.00				

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	GBC area (ha) (2021/22)	% of GBC area	2020/21 GBC area (ha)	Change in area (ha)
<b>Open waters</b>							
<b>Ponds</b>	No comprehensive information yet available. Only from field surveys	83	0.02	2.0	0.07	2	0
<b>Rivers</b>	Incomplete data. Figures for Chalk Rivers now digitised from latest OSMM polygons as Ha not from EA linear (km) as previously.	585	0.15				
<b>Wetlands</b>							
<b>Coastal and Floodplain Grazing Marsh</b>	Work ongoing to verify all qualifying grazing marsh. Some overlap with Lowland Meadows and with Purple Moor Grass and Rush Pastures.	7,776	2.00	69	2.51	58	11
<b>Lowland Fens</b>	Comprehensive.	1,909	0.49	0	0.00	0	0
<b>Reedbeds</b>	Not complete as OSMM translation inaccurate in places.	251	0.06	13.9	0.51	14	0
<b>Coastal</b>							
<b>Coastal Saltmarsh</b>	Near comprehensive, ongoing checking with OSMM and APs.	888	0.23	29	1.05	29	0
<b>Coastal Sand Dunes</b>	Comprehensive.	47	0.01	0.4	0.01	0	0
<b>Coastal Vegetated Shingle</b>	Comprehensive.	215	0.06	62.5	2.27	63	0
<b>Intertidal Mudflats</b>	Near comprehensive, ongoing checking with OSMM and APs.	4,234	1.09	107	3.89	108	-1
<b>Maritime Cliff and Slopes</b>	Comprehensive.	41	0.01				
<b>Saline Lagoons</b>	Comprehensive.	72	0.02	11.0	0.40	10	1
<b>Marine</b>							
<b>Seagrass Beds</b>	Comprehensive. HIOWWT data incorporated.	348	0.09	0.4	0.01		0
<b>Total</b>		<b>81,100</b>	<b>20.88</b>	<b>451</b>	<b>16.41</b>	<b>429</b>	<b>22</b>

**Notes:**

1. The Hampshire and district totals of Priority habitat are the sum of the individual Priority habitat types (excluding Arable Field Margins). This is not the total area of land covered by Priority habitat within Hampshire and each district because some Priority habitat types overlap and hence are double counted (e.g. Coastal and Floodplain Grazing Marsh may overlap Lowland Meadows or Purple Moor Grass and Rush Pastures).
2. Because the total area of Priority habitat may include areas when habitats overlap the % of the district area covered by Priority habitat may be slightly over-exaggerated.
3. Minor changes in area might not always reflect real change but are results of a rounding of figures.

### Priority Species

9.30 In order to monitor changes in BAP Priority Species, HBIC have selected 50 of the 493 BAP species that cover a broad range of flora and fauna classification groups and are representative of the various habitat species in Hampshire. Of the 50 species, 30 are UK Priority species and are listed on S41 of the NERC Act 2006. The remainder are on the



Hampshire BAP list. Gosport has 23 of the 50 species, a decrease from 26 in 2020/21. The species present are set out in Figure 50 below.

**Figure 50: Hampshire BAP species found in Gosport**

Scientific name	Common name	Group	Hampshire trend 2012 – 2022 (assessed 2022)
<i>Triturus cristatus</i>	Great crested newt	Amphibian	Decline <sup>45</sup>
<i>Lucanus cervus</i>	Stag Beetle	Beetles	Stable
<i>Alauda arvensis</i>	Skylark	Bird	Decline
<i>Branta bernicla bernicla</i>	Dark-bellied Brent Goose	Bird	Stable
<i>Caprimulgus europ.</i>	Nightjar	Bird	Stable
<i>Lullula arborea</i>	Woodlark	Bird	Stable
<i>Luscinia megarhyn</i>	Nightingale	Bird	Decline
<i>Pyrrhula pyrrhula</i>	Bullfinch	Bird	Stable
<i>Streptopelia turtur</i>	Turtle Dove	Bird	Decline
<i>Sylvia undata</i>	Dartford Warbler	Bird	Increase
<i>Tringa totanus</i>	Redshank	Bird	Decline
<i>Vanellus vanellus</i>	Lapwing	Bird	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Butterfly	Stable
<i>Lysandra coridon</i>	Chalk Hill Blue	Butterfly	Fluctuating
<i>Plebejus argus</i>	Silver-studded Blue	Butterfly	Stable <sup>46</sup>
<i>Gammarus insensibilis</i>	Lagoon sand shrimp	Crustacean	Stable <sup>47</sup>
<i>Carex divisa</i>	Divided Sedge	Plant	Decline
<i>Chamaemelum nobile</i>	Chamomile	Plant	Decline
<i>Orchis morio</i>	Green-winged orchid	Plant	Decline
<i>Zostera marina/noltii</i>	Eelgrass	Plant	Decline
<i>Arvicola terrestris</i>	European Water Vole	Mammal	Stable <sup>48</sup>
<i>Eptesicus serotinus</i>	Serotine bat	Mammal	Stable <sup>49</sup>
<i>Apoda limacodes</i>	Festoon	Moth	Increasing

(Source: Table 9: Distribution of Hampshire Species (2012 - 2022) and Table 8: Population Trends of Hampshire Notable Species, Hampshire Biodiversity Information Centre (2022))

<sup>45</sup> The national status of a Great Crested Newt is still thought to be declining (potentially slowing) and this applies on a county level (Source: HBIC Monitoring Report 2022).

<sup>46</sup> Whilst the overall situation for Silver-studded Blue appears stable, there are growing concerns that overgrazing in parts of the New Forest (particularly round the edges) is causing a decline in numbers and local population loss in smaller habitat patches. (Source: HBIC Monitoring Report 2022).

<sup>47</sup> Trends were previously based on a 1997 survey of the Hampshire saline lagoons. A Natural England funded survey of all lagoons in 2013 recorded its presence in saline lagoons at several sites including Gilkicker Lagoon.

<sup>48</sup> Water voles in Hampshire may be considered to be showing a slight trend downwards, despite several recent reintroduction programmes.

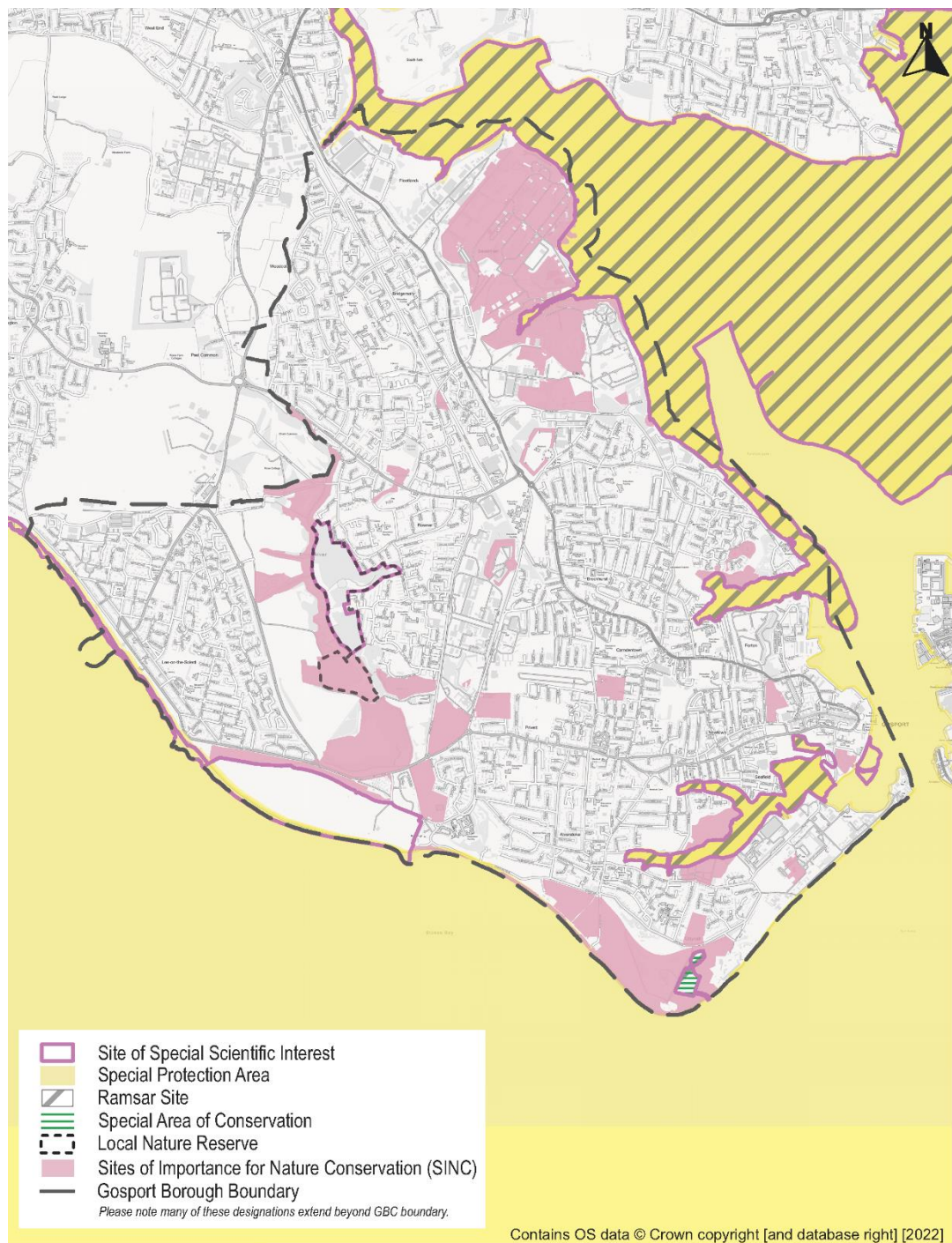
<sup>49</sup> HBG are aware of fewer maternity roosts in Hampshire. However, while recorder effort is increasing, is still too low to indicate any clear trends. National Bat Monitoring Programme records Annual report 2021 states that the population of serotine in England is considered to have been stable since 1999. National-Bat-Monitoring-Programme-Annual-Report-2021.pdf (bats.org.uk)



**GBLP Indicator: Changes in areas designated for their intrinsic environmental value**

- 9.31 Nature conservation designations protect approximately 688 hectares within the Borough, which forms over 25% of its total area (including water). The location of the nature conservation designations are shown in Figure 51. Figure 52 shows the changes in nature conservation designations since the GBLP was adopted in October 2015.
- 9.32 As of December 2022, there were 41 SINCs in the Borough amounting to 362.47 hectares of land. The latest SINCs to be approved were in September 2022, these were Browdown Camp bank and verge (0.29 hectares) and Stokes Bay East (4.64 hectares).

**Figure 51: Nature Conservation Designations**



**Figure 52: Changes in Nature Conservation Designations since October 2015 (as of December 2022)**

Designation	Name of Feature	Date of Notification	Reason
<b>Special Protection Area (SPA)</b>			
Special Protection Area	Solent and Dorset Coast SPA	16/01/2020	Classified as Solent and Dorset Coast Special Protection Area (SPA) on 16 January 2020.
<b>Sites of Importance for Nature Conservation (SINCS)</b>			
Sites of Importance for Nature Conservation (SINCS)	Bastion No.1 Moat	18/01/2018	Criteria and boundary change
Sites of Importance for Nature Conservation (SINCS)	Priddy's Hard	18/08/2016	Criteria change
Sites of Importance for Nature Conservation (SINCS)	West of the River Alver	07/06/2016	Criteria and boundary change
Sites of Importance for Nature Conservation (SINCS)	Lee-on-the-Solent Golf Course South	07/06/2016	Criteria and boundary change
Sites of Importance for Nature Conservation (SINCS)	Alver Valley	07/12/2015	Criteria and boundary change
Sites of Importance for Nature Conservation (SINCS)	Rowner Copse (two sites)	16/11/2015	Criteria change
Sites of Importance for Nature Conservation (SINCS)	Fort Brockhurst	14/09/2015	New site
Sites of Importance for Nature Conservation (SINCS)	Fort Grange	17/7/2019	New site
Sites of Importance for Nature Conservation (SINCS)	Fort Rowner	17/7/2019	New site
Sites of Importance for Nature Conservation (SINCS)	Lee-on-the-Solent Beach	17/7/2019	Criteria and Boundary change
Sites of Importance for Nature Conservation (SINCS)	DM Gosport South	31/03/2021	Reduced size due to lack of management

Sites of Importance for Nature Conservation (SINCs)	DM Gosport	31/03/2021	New survey or information
Sites of Importance for Nature Conservation (SINCs)	Bedenham	31/03/2021	Data correction/reinterpretation
Sites of Importance for Nature Conservation (SINCs)	Browndown Camp bank and verge	22/09/2022	New site of 0.29 ha
Sites of Importance for Nature Conservation (SINCs)	Stokes Bay East	22/09/2022	New site of 4.64 ha

### Condition of Sites of Special Scientific Interest (SSSIs)

9.33 The HBIC Monitoring Report shows there has been small changes in the condition assessment results this year. Compared to last year (2020/21), there has been a reduction in SSSIs that are 'unfavourable declining' by 1.95 hectares and an increase in SSSIs that are now 'unfavourable recovering' by 1.95 hectares. The table below summarises the information held by HBIC relating to the condition of the SSSIs in Gosport.

Condition	Combined Hants area (ha)	Combined Hants area (%)	GBC area (ha) 2021/22	GBC area (%)	2020/21 GBC area (ha)	Change in area (ha)
Favourable	23,773.52	47.0	56.59	21.3	56.59	0.00
Unfavourable Recovering	21,263.37	42.1	83.95	31.7	82.00	1.95
Unfavourable no Change	3,638.84	7.2	120.23	45.3	120.23	0.00
Unfavourable Declining	1,860.47	3.7	0.00	0.0	1.95	-1.95
Part Destroyed	6.34	0.0	0.00	0.0	0.00	0.00
Destroyed	17.44	0.0	4.46	1.7	4.46	0.00
<b>Grand Total</b>	<b>50,559.97</b>	<b>100.0</b>	<b>265.23</b>	<b>100.0</b>	<b>265.23</b>	<b>0.00</b>

#### Notes:

1. Although data has been provided by Natural England the total amount of SSSI may differ from NE figures because NE do not always assign a portion of an SSSI to the correct District where the majority of that SSSI occurs within another District, whereas HBIC are able to clip the SSSI management units directly to the district boundaries.
2. Any change in area is due to NE re-digitising boundaries. The number of SSSIs remains the same.

### Nutrient Neutrality

9.34 As of early 2019, the issue of nitrate pollution has created a significant barrier to the delivery of housing in South Hampshire including all of Gosport Borough. Natural England's scientific advice to local authorities has meant any residential development which would contribute to additional nitrate pollution in the Solent Special Protection Areas should not be permitted unless there is a robust mitigation scheme in place which requires that a development is nitrate neutral. Whilst nitrate pollution arises from a number of sources, including in particular agricultural run-off and outfalls, new occupied dwellings would add to

the pressures through the waste generated. Nutrient overload creates vast mats of algae over the Solent's mudflats, stopping oxygen getting through to the animals in the sediment and causing mass mortality, especially in hot weather. Natural England considers that the existing levels of nitrates are causing harm to the ecosystem and failure of environmental standards.

- 9.35 Essentially, by virtue of the nitrate issue, no homes can be built in South Hampshire without adequate mitigation. This has resulted in a number of planning applications the Council is considering being kept 'on hold' as applicants have not been able to secure mitigation. The Borough Council has been working with its neighbours in the Partnership for South Hampshire (PfSH), Natural England, Environment Agency and local mitigation providers to resolve this issue and seek short, medium and long term solutions which protect the environment and allow the delivery of new homes. This has included appointing a PfSH Strategic Environmental Planning Officer (SEPO) in December 2019 to coordinate solutions to the nutrient issue on behalf of the sub-region.
- 9.36 Since then several planning decisions have been issued by the Borough Council, with developers securing appropriate mitigation from an approved supplier. This has included the redevelopment of Priddy's Hard, which is a priority brownfield site for Gosport, and levered in grant funding to help bring key heritage assets back into use. The Council supported this development by utilising a water efficiency scheme in Council homes to create nutrient mitigation for the new development at Priddy's Hard. This has been recorded in the Council's Nutrient Register, which can be seen in Appendix 3.
- 9.37 In December 2021 the Borough Council secured its first planning permission which made use of a mitigation supplier with whom the Council had an overarching legal agreement in place with; significantly speeding up the mitigation process and reducing developer costs. It is hoped that with this agreement in place, and agreements with other mitigation suppliers in the pipeline, the housing backlog due to the nutrient issue can be unlocked, and that future developments going forward will be sped up, having a positive impact upon the Borough Council's future Housing Delivery Test results.
- 9.38 PfSH has also been working with Defra to help devise a Nutrient Trading Platform. The platform will bring together mitigation suppliers and developers in a reverse auction process which is intended to drive both speed and viability. The platform is currently undergoing testing with Test Valley Borough Council before its wider rollout.
- 9.39 The latest information on nutrient neutrality can be found on the Council's website: [www.gosport.gov.uk/article/1888/Nutrient-Neutrality](http://www.gosport.gov.uk/article/1888/Nutrient-Neutrality)

### Coastal Access

- 9.40 It is one of the Council's Strategic Priorities to have a high quality waterfront environment. Public access along the coastal frontage can contribute to enhancing the quality of life for local residents. With improvements to the coastal area and the Alver Valley Country Park there will be new opportunities over the plan period to improve the links between coast and countryside.



**GBLP Indicator: Losses and gains to pedestrian access along the coastline**

- 9.41 Policy LP37 of the GBLP promotes the protection of the coast and countryside. There have been no known changes to the amount of coastline accessible to the public over the past 12 months.
- 9.42 Work is well underway by Natural England on the England Coast Path, a new national trail around England’s coast. The route passes through Gosport Borough and opened in 2022 with the relevant signage in place. It is hoped the new route will encourage walking around the coast. The latest information regarding the process of the coastal path in the south of England can be found at: [www.gov.uk/government/publications/england-coast-path-in-the-south-of-england](http://www.gov.uk/government/publications/england-coast-path-in-the-south-of-england)

**Renewable Energy**

**GBLP Indicator: New renewable energy production in the Borough by installed capacity and type which required planning permission**

- 9.43 *Policy LP38: Energy Resources* requires new development to meet at least the relevant national standards for energy use and CO<sup>2</sup> reduction. Improving the energy efficiency of the Borough’s housing stock is important. National information shows that the number of households experiencing fuel poverty in Gosport in 2020 was an estimated 3,487 households or 9.1% (up from 7.2% in 2018). This is a slight reduction from 2010 when 10.8% of households were considered in fuel poverty<sup>50</sup>. However, due to significant increases in energy prices during 2022 the issue of fuel poverty has become a key issue and this figure is expected to rise when the data is next refreshed.
- 9.44 In the 2021/22 monitoring period, there were no planning applications submitted for renewable energy schemes. In 2017 solar panels were installed on a number of residential and commercial units in the Borough. The installation date and electricity generated from the Borough Council’s Solar PV is shown in Figure 53.

**Figure 53: Energy Generated from Solar on Council's Buildings (since installation)**

Site	Installation date	System size (kWp)	kWh generated (between installation and 31/03/21)
Fortune House	21.04.17	34.98	159,195
Gloucester House	13.12.17	49.77	136,803
Gosport Town Hall	14.07.17	36.00	91,956
Woodlands House	19.05.17	49.82	200,316
<b>Total</b>		<b>170.57</b>	<b>588,270</b>

- 9.45 To reduce carbon emissions from Gosport Borough Council electricity, use the Council has commenced the installation of Solar PV on Gosport Leisure Centre at a cost of circa £300,000. Further opportunities to expand Solar PV are being explored. Further information is contained in the Council’s Climate Change Strategy and Action Plan online: [www.gosport.gov.uk/climatechange](http://www.gosport.gov.uk/climatechange)

<sup>50</sup> Fuel Poverty Sub Regional Tables 2020. Available from: [www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics](http://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics)

## Flood Risk and Coastal Defences

- 9.46 As Gosport is a low-lying coastal borough it is at risk of tidal flooding. The Government has categorised the levels of flood risk in terms of Flood Zones ranging from 1-3 with land falling into Flood Zone 3 being at most risk of flooding. These zones do not take account of existing flood defence measures being in place. Figure 54 explains what Flood Zones are:

### Figure 54: What are Flood Zones?

There are three Flood Zones (1, 2 and 3) which are defined by the Environment Agency.

Flood Zones refer to the probability of flooding from rivers and the sea and ignore the presence of existing defences because these can be breached, overtopped and may not be in existence for the lifetime of the development.

**Flood Zone 1** is the lowest probability of flooding comprising of land that has less than 1 in 1000 annual probability of river or sea flooding (<0.1%).

**Flood Zone 2** is land assessed as having between a 1 in 100 and a 1 in 1000 probability of river flooding (1%-0.1%) or between a 1 in 200 and a 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any one year.

**Flood Zone 3** is the highest risk area and is land assessed as having 1 in 100 years or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea in any year (>0.5%).

- 9.47 Figure 55 shows the area of the Borough that is within a Flood Zone and how this compares to previous years. The Environment Agency (EA) undertake a regular programme of updates to the published Flood Risk maps on a national basis due to ongoing modelling and refinements of the mapping system. For Gosport this resulted in the reduction of the flood outlines for Flood Zone 2 and 3 between 2019 and 2020. The information in Figure 55 is based on the best information held by the EA at the time of publication and is subject to change as further updates are produced.

### Figure 55: Area of Gosport Borough in each Flood Zone

Flood risk category	February 2018 area (ha)	February 2019 area (ha)	February 2020 area (ha)	February 2021 area (ha)	February 2022 area (ha)
Flood Zone 2	53.62	54.18	48.57	47.31	46.74
Flood Zone 3	380.68	381.48	314.66	315.13	314.67
<b>Total</b>	<b>434.3</b>	<b>435.66</b>	<b>363.23</b>	<b>362.44</b>	<b>361.41</b>

Source: Environment Agency flood maps

### GBLP Indicator: Number of planning applications granted permission contrary to the advice of the Environment Agency on flood defence grounds

- 9.48 The Council consults the Environment Agency on all applications in Flood Zones 2 and 3 and on planning proposals for sites exceeding 1 hectare in Flood Zone 1. During the monitoring period, no planning applications were granted planning permission contrary to the advice of the Environment Agency.

**GBLP Indicator: Number of dwellings built in Flood Zones 2 and 3 in 2021/22**

<b>Total Completions 2021/22 (gross)</b>	<b>Total Completions within Flood Zone 2/3</b>
25	0

- 9.49 There were a total of 25 gross housing completions during the 2021/22 monitoring period. No dwellings were completed on a site within Flood Zone 2 and 3.
- 9.50 Figure 56 shows the number of dwellings built in Flood Zones 2 and 3 since the start of the plan period in 2011.

**Figure 56: Net Dwelling Completions in Flood Zones**

	<b>Net Completions</b>	<b>Total Completions within Flood Zone 2/3</b>
2011/12	339	0
2012/13	75	0
2013/14	-33	0
2014/15	32	4
2015/16	180	2
2016/17	161	3
2017/18	219	68
2018/19	58	0
2019/20	135	0
2020/21	278	1
2021/22	19	0
<b>Total</b>	<b>1,463</b>	<b>78</b>

## 10.0 INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

### Overview

- 10.1 New development is likely to require different levels of infrastructure to help support it. The delivery of this infrastructure is an important part of the successful delivery of the regeneration opportunities identified in the Borough.

### Policy Context

- 10.2 *Policy LP2: Infrastructure* sets out the key principles relating to the infrastructure requirements to support the Local Plan. The GBLP identifies the type and level of infrastructure that is anticipated to be required in order to support the delivery of development identified in *Policy LP3: Spatial Strategy*.
- 10.3 The overarching approach and mechanisms in place for securing developer contributions are set out in detail in the GBLP Infrastructure chapter (pages 21-23). In summary, most developer contributions will be secured through the Community Infrastructure Levy (CIL). However in some instances there may be a requirement to collect a developer contribution through the planning obligations process, secured by a Section 106 Legal Agreement.
- 10.4 The following policies are relevant in terms of the monitoring information in this Chapter:

<b>Gosport Borough Local Plan 2011-2029 (October 2015)</b>
<b>Policies</b>
LP2: Infrastructure LP17: Skills LP21: Improving Transport Infrastructure LP34: Provision of New Open Space and Improvements to Existing Open space LP45: Flood Risk and Coastal Erosion
<b>Indicators</b>
<b>Infrastructure</b>
<ul style="list-style-type: none"> <li>Assessment of progress for each element of infrastructure identified in the latest Infrastructure Delivery Plan or equivalent.</li> </ul>
<b>Skills</b>
<ul style="list-style-type: none"> <li>Skill related obligations secured as part of planning permissions</li> </ul>
<b>Transport</b>
<ul style="list-style-type: none"> <li>New transport improvements provided through developer contributions</li> </ul>
<b>Open Space</b>
<ul style="list-style-type: none"> <li>New green infrastructure and improvements to existing open space provided through developer contributions.</li> </ul>
<b>Flood risk Management Measures</b>
<ul style="list-style-type: none"> <li>Permissions granted for coast protection/flood defence works.</li> </ul>
<b>Targets</b>
<ul style="list-style-type: none"> <li>None</li> </ul>



## Infrastructure Funding Statement and Infrastructure Delivery Plan

- 10.5 The Infrastructure Funding Statement (IFS) sets out how the money collected to provide infrastructure within Gosport Borough has and will be used in the future. The document provides information on funding secured through the policies of the adopted Gosport Borough Local Plan (2011-2029) and the linked Community Infrastructure Levy Charging Schedule. The Council's IFS is available online at: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)
- 10.6 The IFS has been prepared in accordance with the requirements of The Community Infrastructure Levy Regulations 2010 (as amended) and national planning policy and guidance. The monitoring period for the IFS is 1 April to 31 March.
- 10.7 The Infrastructure Delivery Plan (IDP) sets out the latest identified infrastructure scheme details, lead providers, costings and timescales. The document is published on a regular basis as new information about the progress of schemes and new infrastructure proposals become available. Current levels of infrastructure provision and known requirements are set out in the Council's Infrastructure Assessment Report (2014) and the progress for delivery set out in the Council's new IDP included in the Infrastructure Funding Statement.
- 10.8 The IDP covers a number of key infrastructure items including: transport, education, community facilities and open space. The Council's IDP is available online at: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)

## Monitoring Information

### Section 106 Agreements

#### **GBLP Indicator: Skills related obligations secured as part of planning permissions**

- 10.9 The need to improve the skills base and employability of local residents is a key objective of the GBLP. The Borough has significant pockets of deprivation. These areas experience higher rates of economic inactivity, lower skill levels and qualification attainment than the Borough as a whole, and when compared to national and regional averages. Policy LP17 seeks to help address this challenge.
- 10.10 It has been recognised both locally and within the Solent region that Gosport needs to have a more highly trained workforce in order to increase levels of productivity and employment. Policy LP17 seeks to secure employment and training measures as part of development proposals on appropriate sites using Employment and Skills Plans (ESPs). The policy applies to:
- major employment developments including retail, leisure and office development greater than 1,000m<sup>2</sup>;
  - industrial developments greater than 2,000m<sup>2</sup>;
  - warehouse developments greater than 4,000m<sup>2</sup>;
  - other developments likely to generate 50 full time equivalent jobs or more; and
  - Residential schemes of 40 or more dwellings.
- 10.11 There are a number of measures and initiatives which can help to develop the skills and training required to help Gosport's residents secure employment opportunities. These

include work experience placements, careers promotion to pupils and students, pre-employment training, apprenticeships and workforce training.

10.12 To assist developers, contractors and occupiers to comply with Policy LP17, the Council has produced its own practice guide outlining the process for securing employment and training measures. In addition it chairs the Gosport Employment and Skills Partnership (GE&SP) whose members, which include employment support agencies, training organisations and education establishments operating locally, can help with implementing ESPs.

10.13 In terms of the ESP framework, the Council was awarded National Skills Academy for Construction status in 2014 and so where possible uses the Construction Industry Training Board's (CITB) Client Based Approach (CBA). The benefits of using this framework are that it has industry led and agreed benchmarks with target outputs and is a national scheme that has been widely adopted across the country.

10.14 During the monitoring period the following ESP was secured and implemented:

- Addenbrooke Extra Care Home development (60 units) commenced summer 2021 and is due for completion in spring 2023.

10.15 In addition, the following ESP remained ongoing:

- Royal Hospital Haslar (mixed use regeneration scheme).

10.16 In terms of quantifying the local impact and social value of these ESPs, the most significant one to date relates to the 200 dwellings at Land at Former HMS Daedalus implemented by Wates Residential. The CBA ESP and related Wates' Community Investment Plan for their Daedalus Village scheme commenced in June 2018 and was completed in June 2021. The outcomes included:

- 17 work placements (target 16), including a number from Fareham College that delivers construction related traineeships and apprenticeships via its facility at Daedalus ;
- 101 new job starts onsite (target 16) are Gosport residents with 303 employees from PO postcodes;
- 11 construction careers, information and guidance related activities (target 7) delivered or supported, engaging with 704 people;
- 1,051 training week's onsite (target 522) via 14 apprentices and management trainees;
- 22 residents completed the Wates 'Building Futures' pre-employment training programme and 6 completed its 'Construct a Career' programme; and
- 839 young people were engaged with via educational projects.

10.17 The social value of this activity equates to:

- £531,749 invested in training local people
- £11,564 invested in supporting education related projects
- £11,709,765 spent within Gosport with 36% of the total contract value spent with local SMEs.

10.18 Additional social value has also been generated by Wates employees volunteering on 7 community projects, equating to 600 hours of support; and the company has also donated over £73,934 to support local charities and community causes.

**GBLP Indicator: New transport improvements provided through developer contributions**

10.19 New developments will normally require a number of different infrastructure services and facilities in order to support it and developer contributions play a significant role in funding new provision.

10.20 The GBLP aims to ensure residential areas have good access to employment, health, education, recreation and retail opportunities. Development should be located on sites where they are, or will be, well connected by public transport, walking and cycling in order to provide travel choices and reduce the reliance on the motorised private transport. The provision of more employment in the Borough is essential to reducing out-commuting and congestion. In order to provide the transport infrastructure to support new development the Borough Council has collects developer contributions. Figure 57 shows the amount of monies received by Gosport Borough Council during the monitoring period.

10.21 For information relating to transport contributions secured, received, allocated and spent by Hampshire County Council, please see their Infrastructure Funding Statement online: [www.hants.gov.uk/landplanningandenvironment/developer-contributions](http://www.hants.gov.uk/landplanningandenvironment/developer-contributions)

**Figure 57: Transport Contributions Received by GBC (1 April 2021 to 31 March 2022)**

Site	Amount Received by GBC
Former Royal Engineers Depot, Weevil Lane	£1,200
<b>Total</b>	<b>£1,200</b>

**Cycleway Schemes**

10.22 Cycling is popular for trips on the peninsula and to Portsmouth via the ferry, particularly for journeys to work and school. Gosport has the 6<sup>th</sup> highest proportion of residents using a bicycle to travel to work out of all districts in England and Wales (Census, 2011). Peak hour congestion and the favourable topography and climate of the Borough provide an incentive for more cycling trips. The Borough Council recognises the importance of providing continuity in cycle facilities and there is a need to fill the gaps in the existing network.

10.23 There were no cycleway improvements completed in this monitoring period.

**Figure 58: Completed Cycleway Schemes (1 April 2021 and 31 March 2022)**

Site	Amount received
None	N/A

**Figure 59: Transport Schemes Completed in 2021/22 that received funding from developer contributions<sup>51</sup>**

Scheme	Total Cost	Developer Contribution Element
None	N/A	N/A

**GBLP Indicator: New green infrastructure and improvements to existing open space provided through developer contributions**

- 10.23 Open space plays a key role in the creation of attractive urban environments in which people want to live, work and visit. They also play a significant role in promoting personal well-being and health. The highly urbanised nature of Gosport means the Borough’s diverse forms of open space are valued and protected. Therefore Policy LP34 supports the provision of new open space and seeks to maximise opportunities to enhance existing ones. New residential development will be granted planning permission provided appropriate provision has been made for public open space. In many instances this is provided in lieu of a financial contribution.
- 10.24 In previous years most residential permissions were required to make an open space contribution. However since the introduction of the Community Infrastructure Levy (CIL) which has the potential to fund open space improvements, Policy LP34 only makes provision for sites of over 50 dwellings to make an open space contribution where provision cannot be provided on-site. The open space contributions received during the monitoring period are for those schemes where planning permission was granted before the introduction of CIL in February 2016.

**Figure 60: Open Space Contributions Received by GBC (1 April 2021 to 31 March 2022)**

Scheme	Amount Received by GBC
None	N/A

- 10.25 The open space schemes that were completed in 2021/22 and the schemes that are ongoing and/or received funding from developer contributions are set out in Figure 61.
- 10.26 Further information regarding the collection and spending of developer contributions is available in the Council’s Infrastructure Funding Statement at [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)

<sup>51</sup> Other Transport Schemes may have been completed during the monitoring period. Only those schemes which included Developer Contributions are detailed here. All completed schemes/schemes in progress within Gosport and those with a strategic impact outside Gosport are detailed in the Council’s Infrastructure Delivery Plan: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)

### Figure 61: Open Space schemes completed and ongoing in 2021/22 that received funding from developer contributions

**Please note:** At the [Full Council meeting of 28 September 2022](#), the Councils Capital Programme for 2022/23 to 2024/25 was revised with a number of changes, additions and deletions to reflect the priorities of the Administration. This will result in changes to allocated Section 106 funds going forward which will be updated in the next AMR in 2023. Where an ongoing and/or committed scheme is affected this is shown below.

The latest information about ongoing schemes and new commitments can be found in the Council's IFS: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)

Site	Project	Funding from developer contributions
<b>Completed in 2021/22</b>		
Alver Valley All Weather Path	North of the Alver Valley	£10,956
Tarmac Link Road	Near fishing lakes in the Alver Valley Country Park.	£23,960
<b>Total</b>		<b>£34,916</b>

#### Bird Aware Solent

- 10.27 In addition to the developer contributions received for open space. The Council also receives developer contributions towards the Solent Disturbance and Mitigation Project (SDMP), also referred to as Bird Aware Solent. This work is a collaborative project by a number of local authorities and other partner organisations including Natural England, the Environment Agency and RSPB. The work of the SDMP provides the best available evidence to underpin mitigating the effects of residential development around The Solent. It is therefore a requirement that new residential development contributes towards appropriate mitigation measures.
- 10.28 During the monitoring period the Council received £56,089. The work of the Partnership is on-going and further information can be found on the following website: [www.birdaware.org](http://www.birdaware.org)

#### Community Infrastructure Levy

- 10.29 The Gosport Community Infrastructure Levy came into force on 1 February 2016. The CIL levy is a charge on development which is set by the Borough Council to help fund important infrastructure needed to support new development in the Borough.
- 10.30 The Council previously published an annual financial statement covering the period 1 April to 31 March; in 2020 this was replaced by the Infrastructure Funding Statement (IFS). Further information about Gosport CIL can be found at: [www.gosport.gov.uk/cil](http://www.gosport.gov.uk/cil). The Council's IFS can be found at: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)
- 10.31 An overview of the total CIL receipts and CIL expenditure since the levy introduction in 2016 can be seen in Figure 62.




**Figure 62: CIL receipts and expenditure**

Monitoring Period	Total Receipts	Total Expenditure (including 5% administration fee)
01/02/2016 – 31/03/2016	£ 0	£ 0
01/04/2016 – 31/03/2017	£ 21,070	£ 1,053
01/04/2017 – 31/03/2018	£ 85,054	£ 4,253
01/04/2018 – 31/03/2019	£ 454,256	£ 22,713
01/04/2019 – 31/03/2020	£ 471,385	£ 40,542
01/04/2020 – 31/03/2021	£ 54,960	£ 93,452
01/04/2021 – 31/03/2022	£ 227,762	£ 88,762
<b>Total</b>	<b>£1,314,487</b>	<b>£250,775</b>

- 10.32 At **1 April 2022**, a total of £642,372 of CIL funds collected since 2016 are committed to projects but not yet spent. In addition to the funds currently committed, a total of £250,775 has been spent since 2016, £88,762 of which was spent in 2021/22.
- 10.33 **Please note:** At the [Full Council meeting of 28 September 2022](#), the Councils Capital Programme for 2022/23 to 2024/25 was revised with a number of changes, additions and deletions to reflect the priorities of the Administration. This will result in changes to allocated CIL funds going forward which will be updated in the next AMR in 2023. A breakdown of the infrastructure projects where money is committed or has been spent is set out in the Council's latest IFS online: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)

## Neighbourhood CIL

10.34 As at 1 April 2022 the Council has the following funds available. At this date, in accordance with the CIL regulations the total CIL funds is split as follows:

CIL funds in the account			
	80%	£369,025	<p><b>for the Strategic CIL fund</b></p> <p>Available to the Council in the Capital Budget setting process. It is imperative that the Strategic CIL fund is used for specific infrastructure projects and types of infrastructure set out in the infrastructure list (formerly Regulation 123 list). Please note: since March 2022 there has been significant reorganisation of the projects being funded using Strategic CIL. This will be reported in the next IFS in 2023.</p>
	15%	£39,410	<p><b>for the CIL Neighbourhood Fund</b></p> <p>This was previously allocated through the CIL Neighbourhood Fund in association with Gosport Voluntary Action. A new grant scheme is now being proposed through the Council's Grants Sub-Board which will continue to provide funding for community infrastructure-led projects.</p>
	5%	£3,348	<p><b>for CIL administration</b></p> <p>To be used for the Council to administer the collection and distribution of CIL including the Neighbourhood Portion. It will also be used to partly fund future reviews of CIL.</p>
<p><b>Total CIL funds = £411,783</b></p>			

10.35 At the [Policy and Organisation Board of 28 September 2022](#), Members decided to end the Council's agreement with Gosport Voluntary Action for the administration of the CIL Neighbourhood Fund and bring the scheme in-house. It is proposed that officers in consultation with Members agree an alternative method for distributing the neighbourhood portion of CIL.

## GBLP Indicator: Permissions granted for coast protection/flood defence works

### Capital Flood and Coastal Erosion Risk Management Schemes

- 10.36 The Coastal Partners (CP) prepared the River Hamble to Portchester Flood & Coastal Erosion Risk Management (FCERM) Strategy. The Strategy covers 58km of coastline which stretches from Portchester Castle to Burridge (on the east bank of the River Hamble). It includes the Gosport and Lee-on-the-Solent coastline. The strategy was adopted by Gosport and Fareham Councils in April 2015 and was approved by the Environment Agency (EA) in April 2016. It identifies a series of Strategy Management Zones (SMZs) and puts forward an action plan of planned works to be delivered over the GBLP plan period.
- 10.37 The Gosport area is covered by two SMZs (SMZ2 and SMZ3). SMZ2 covers the area from Fareham Creek to Gilkicker Point and SMZ3 covers the area from Gilkicker Point to Titchfield Haven. The initial assessment of the flood and erosion defence infrastructure required is set out in the Council's Infrastructure Delivery Plan available on the Council's website at: [www.gosport.gov.uk/infrastructure](http://www.gosport.gov.uk/infrastructure)
- 10.38 The Environment Agency approved funding in late 2016 for the Borough Council (through the CP) to develop outline designs for three separate flood defence schemes called Forton FCERM Scheme, Alverstoke FCERM Scheme and Seafield FCERM Scheme. These proposals were the subject of public consultation at a number of locations in the Borough during July 2017.
- 10.39 There are 114 properties in Alverstoke that are currently at risk from a 1 in 100 year flood event, expected to increase to 142 properties by year 2060. The scheme will cover approximately 150m of coastal frontage at the western end of Stoke Lake. Grant in aid funding for the detailed design and construction stages of the Alverstoke FCERM was approved by the EA (2018). The detailed design stage completed in early 2020 and planning permission was granted in November 2020. Construction commenced in January 2022. A number of on-site risks (including the impact of high voltage cables and other below ground risks) were realised during the start of construction. These risks combined with the effects of inflation, have increased project costs and put the project at risk of exceeding the mandated budget. A decision was made in April 2022, to suspend and reinstate site works pending risk resolution and further funding steps. Reinstatement works were completed in Autumn 2022. Options for the scheme to resume in the 2023 financial year are being considered.
- 10.40 There are 80 properties in Seafield that are currently at risk from a 1 in 100 year flood event, expected to increase to 193 properties by year 2060. The scheme will cover approximately 770m of coastal frontage between Old Road and Mariners Way where Haslar Lake and Workhouse Lake meet. Grant in aid funding for an enhanced outline design of the Seafield FCERM scheme was approved by the EA (2018). This is to allow more detailed cost certainty and to understand significant environmental impacts before bidding for funding for the final detailed design and construction stages of the project. Significant additional funding contributions will be required to deliver the construction stage of the project. The enhanced outline design stage has been completed but a funding gap of £3 million exists which needs to be addressed before detailed design and construction can be progressed. An FCERM 4 has been approved by the EA for additional funds (£164k) for



design review to identify areas which need additional work, obtain Outline Planning Permission and determine high level construction costs, to ascertain whether scheme is viable. All options for this scheme are being explored and it is hoped construction can occur between 2026 and 2029.

- 10.41 There are 72 properties in Forton that are currently at risk from a 1 in 100 year flood event, expected to increase to 232 properties by year 2060. The scheme will cover approximately 175m of coastal frontage at the western end of Forton Lake. Funding for the detailed design and construction stages of the project was secured from Regional Flood and Coastal Committee Levy and FCRM grant in aid in early 2019. The detailed design stage completed in early 2020. The planning application (20/00429/FULL) was granted permission in January 2021. Construction commenced in early April 2022, although a number of on-site risks including the impact of an active badger sett on site and below ground risks were realised during the start of construction. These risks combined with the effects of inflation, have increased project costs, and put the project at risk of exceeding the mandated budget. Therefore, the decision was made in April 2022, to suspend site works pending risk resolution and further funding. Options for the scheme to resume in the 2023 financial year are being considered.
- 10.42 Further information about these three schemes can be found on the CP website at: [www.coastalpartners.org.uk/authority/gosport](http://www.coastalpartners.org.uk/authority/gosport)

### **Beach Management**

- 10.43 An EA funded Beach Management Plan is being prepared for the shoreline between Portsmouth Harbour entrance (Gosport) and Hill Head (Fareham). The planned beach management operations would maintain a healthy beach to deliver significant recreational benefits to the Borough along with providing improved protection from flooding to a small number of homes and improving accessibility to and within the Alver Valley Country Park. A healthy beach would also reduce pressure on the number of failing assets along the frontage and reduce the burden on operational maintenance budgets.
- 10.44 The technical elements of the study have been completed and have identified a need for beach material to be recycled across the frontage from areas of build up to areas of loss.
- 10.45 However, these works are not eligible for Grant in Aid, leaving a shortfall of around £0.5M. A funding case has been developed to enable bids to alternative funding sources, however, at present no funding pots are available to deliver the operational elements of the project. A delivery plan will be prepared once scheme funding is confirmed.

### **Asset Maintenance**

- 10.46 The Annual Maintenance Asset Investment Programme for the 2019/20 financial year was over budget due to urgent repair works to the central section of Stokes Bay seawall. Programmed works were undertaken in Stokes Bay, Seafield and Lee-on-the-Solent. In total circa. £140,000 of coastal maintenance works were completed.
- 10.47 Following the 2019/20 winter storms, the eastern section of seawall at Stokes Bay was seriously damaged over a 100m length, causing localised displacement of the promenade and cobbled concrete area behind. This resulted in a large section of promenade and the Alverbank East Car Park being fenced off. Work is on-going to produce the best

short/medium term design option to provide the necessary protection to maintain the current amenity and highway infrastructure while longer term coastal management options are developed.

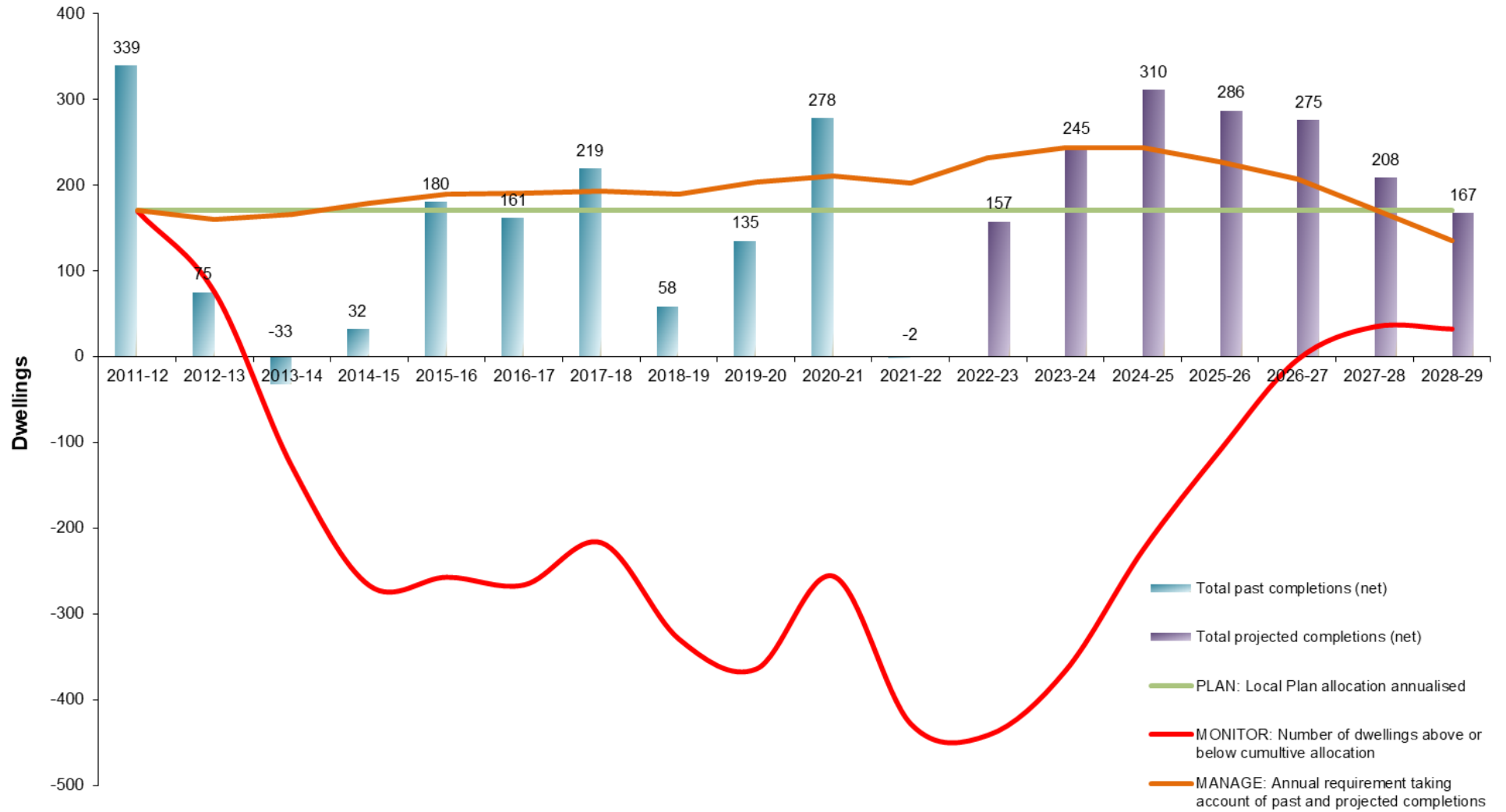
- 10.48 To better understand the longer-term strategic solution at Stokes Bay the CP have been engaging with GBC and HCC to discuss an option appraisal study for the Stokes Bay Seawall. Both HCC and GBC are contributing to the study and a Regional Flood and Coastal Committee Levy Bid. Subject to approval an option appraisal and outline design study could begin in 2023. Funding for any following detailed design and capital construction has not been identified however part of the study will be investigating this.
- 10.49 As schemes and works are completed, they will be reported in both the Council's IDP and this AMR.
- 10.50 Planning permission was granted for coast protection/flood defence works at Forton Lake, (Planning application 20/00429/FULL) in January 2021.

**APPENDIX 1: GOSPORT HOUSING TRAJECTORY (2022)**

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Totals
<b>Past completions (net)</b>	339	75	-33	32	180	161	219	58	135	278	-2								<b>1,442</b>
<b>Projected Allocations</b>	0	0	0	0	0	0	0	0	0	0	0	0	82	157	175	168	175	105	<b>862</b>
<b>Projections Large sites with planning permission</b>	0	0	0	0	0	0	0	0	0	0	0	123	163	133	92	88	14	43	<b>656</b>
<b>Projections Small sites with planning permission</b>	0	0	0	0	0	0	0	0	0	0	0	34	0	1	0	0	0	0	<b>35</b>
<b>Projections Future Development Sites</b>												0	0	0	0	0	0	0	<b>0</b>
<b>Projections windfalls</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19	19	19	19	<b>97</b>
<b>Total past completions (net)</b>	339	75	-33	32	180	161	219	58	135	278	-2								<b>1,442</b>
<b>Total projected completions (net)</b>												157	245	310	286	275	208	167	<b>1,650</b>
<b>Cumulative completions</b>	339	414	381	413	593	754	973	1,031	1,166	1,444	1,442	1,599	1,844	2,154	2,441	2,716	2,925	3,092	<b>3,092</b>
<b>PLAN Local Plan allocation annualised</b>	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	<b>3,060</b>
<b>MONITOR Number of dwellings above or below cumulative allocation</b>	169	74	-129	-267	-257	-266	-217	-329	-364	-256	-428	-441	-366	-225.6	-109	-4	35	32	
<b>MANAGE Annual requirement taking account of past and projected completions</b>	170	160	165	179	189	190	192	190	203	210	202	231	244	243	226	206	172	135	

APPENDIX 2: GOSPORT HOUSING PHASING (2022)

2011 - 2029 phasing



**APPENDIX 3: GBC NUTRIENT REGISTER**

Last updated 02/08/2022

Application no	Address of scheme	Units	Mitigation proposed	Mitigation delivered	Date mitigation agreed	Date mitigation delivered	Nutrient bank (kg N)		
							Credits created	Credits used	Surplus credits
17/00599/FULL	Priddys Hard Heritage Way Gosport Hampshire PO12 4LE	31	Water efficiency: 68 bathroom upgrades and 84 toilet replacements, and installing 183 dwellings with cistern bags.	Water efficiency: 109 bathroom upgrades and 94 cistern bags	27-Sep-19	31-Mar-22	29.0571	29.035195	0.021905



**GOSPORT**  
Borough Council

Gosport Borough Council  
Town Hall, High Street,  
Gosport,  
Hampshire,  
PO12 1EB  
Tel. (023) 92584242  
[www.gosport.gov.uk](http://www.gosport.gov.uk)

Gosport Borough Council is  
committed to equal opportunities for all.

**If you need this document in  
large print, on CD or tape, in  
Braille or in another language,  
please ask.**