

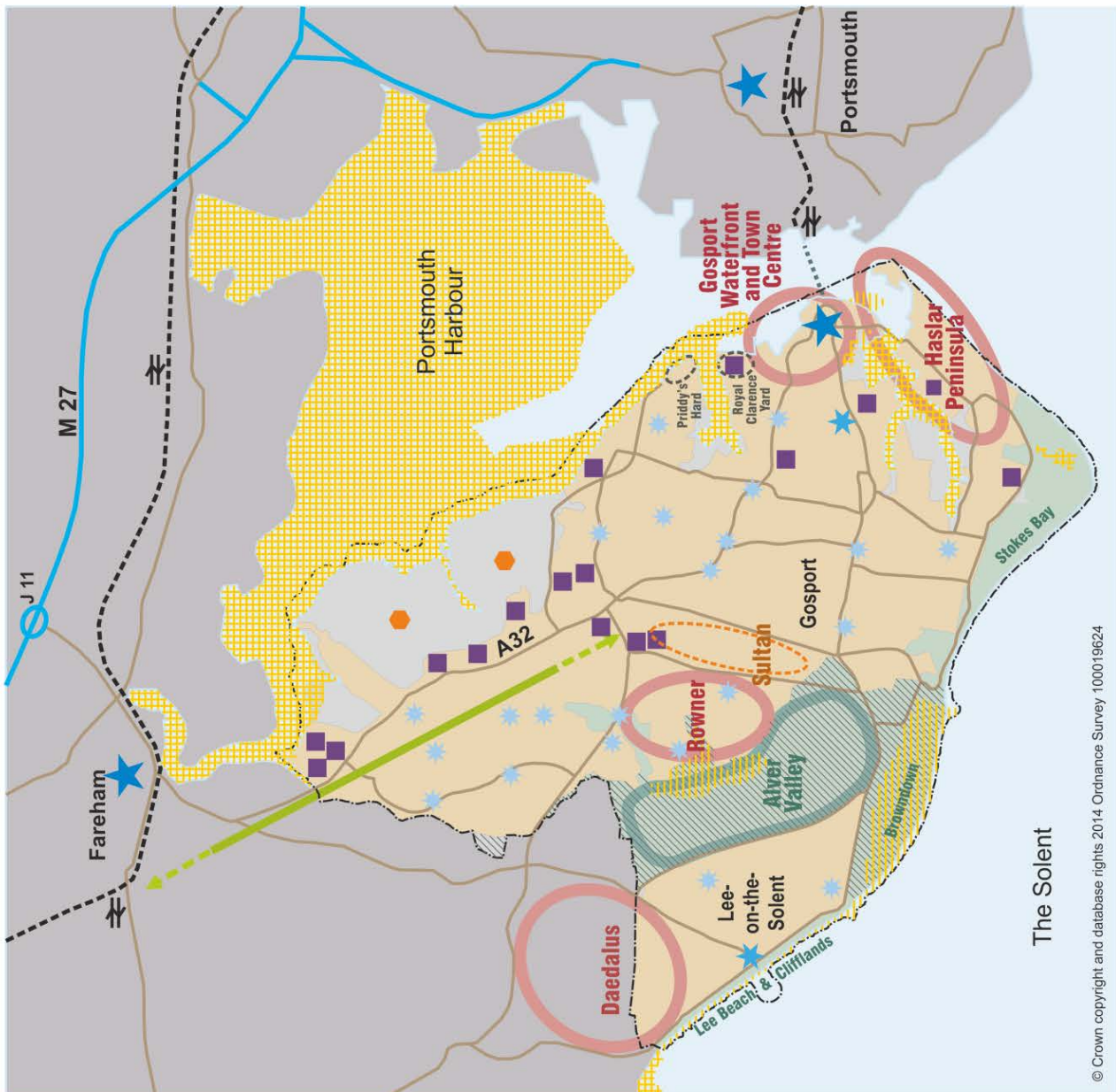
6.0 SPATIAL STRATEGY

What is the scale of development and where will it be located?

INTRODUCTION

- 6.1 The Spatial Strategy aims to deliver the overarching Vision and objectives of the Local Plan (see Section 4) and sets out the scale of development that is appropriate and sustainable for the Borough over the plan period to 2029. It has been prepared having regard to the core planning principles set out in the National Planning Policy Framework.
- 6.2 The Spatial Strategy provides the framework for the more detailed policies of the Local Plan and establishes how much development should take place and where it should be located. It outlines opportunities for development through the identification of Regeneration Areas and other key locations as well as establishing the principle that certain sites should be safeguarded for existing uses (see Key Diagram).
- 6.3 The ‘how much development?’ aspect of the Spatial Strategy is the result of significant collaborative work of the PUSH authorities for the South Hampshire sub-region. The Spatial Strategy aims to ensure that local economic, housing and community needs are addressed whilst fully taking account of environmental and design considerations. It recognises the general presumption in favour of sustainable development.
- 6.4 The ‘where to locate development?’ part of the Spatial Strategy has been largely determined by the availability of brownfield sites in the Borough, primarily as a result of the MoD legacy. The Borough Council also considers that other areas in the Borough such as the Gosport Waterfront, given its prominent location overlooking Portsmouth Harbour and proximity to the town centre, should be redeveloped to stimulate the local economy.
- 6.5 The Spatial Strategy also sets out the locations where there is a presumption against development in order to protect the Borough’s precious natural assets. The policy presumes against development outside of the urban area and promotes the use of sustainable brownfield land, which are generally of lesser environmental value.

Key Diagram : Gosport Borough



POLICY LP3: SPATIAL STRATEGY

1. The Local Plan will make provision for the following over the period 2011-2029:	
Employment:	84,000 sq.m. net additional floorspace⁵¹
Housing:	3,060 net additional dwellings
Retail:	10,500 sq.m. net additional floorspace⁵².
2. Development proposals will be permitted within the urban area (as defined on the Policies Map) provided that it accords with Policy LP10: Design and other policies in the Local Plan.	
3. Brownfield land within the urban area of the Borough will be the priority for new development. This new development will be focused within the following Regeneration Areas:	
a) The Gosport Waterfront and Town Centre (mixed-use); b) Daedalus (mixed-use employment led); c) The Haslar Peninsula at Royal Hospital Haslar (mixed-use medical/health/care led) and Blockhouse (mixed-use leisure/ maritime led); and d) Rowner (mixed-use residential led).	
4. HMS Sultan is an important training centre, however if released by the MoD, it is considered to have significant development potential for a predominantly employment led scheme and consequently is identified as an Employment Priority Site.	
5. Other development allocations are detailed in Policies LP9A-E and shown on the Policies Map.	
6. The Borough Council will protect, and seek opportunities to enhance existing employment sites, community facilities and open spaces.	
7. Development likely to have an individual or cumulative adverse impact on internationally important habitats will not be permitted unless the necessary avoidance or mitigation measures have been secured.	
8. Development proposals which affect heritage assets will need to conserve, and where possible enhance, them in a manner appropriate to their significance.	
9. Areas outside of the urban area will be safeguarded from development unless they are for appropriate recreational uses or development essential to the operational requirements of public and other essential services. Such exceptions will need to accord with Policy LP10: Design.	
10. The character and function of the settlement gaps (as shown on the Policies Map) between Gosport/Fareham and Lee-on-the-Solent/Stubington will be preserved.	

⁵¹ This figure relates to floorspace within the B1, B2 and B8 Use Classes.

⁵² This figure is measured as net sales area and includes A1 uses only.

11. The Alver Valley is identified as a Regeneration Area for Green Infrastructure and includes a Country Park. It forms part of the Borough's strategic green infrastructure together with Browndown, Stokes Bay and Lee-on-the-Solent seafront.

EXPLANATION OF POLICY LP3

Overall Strategy

- 6.6 The Spatial Strategy is based on the South Hampshire Strategy developed by PUSH which places significant emphasis on the need to increase the economic performance of the sub region by increasing jobs and productivity. This South Hampshire Strategy closely matches the strategic needs of this Borough. This requires that sufficient land is made available for business premises and homes which need to be supported by the necessary transport infrastructure, services and community facilities.

- 6.7 Genuine options relating to the broad location of development are limited in the Borough due to its small size and the built up nature of the Borough as well as significant environmental considerations including internationally and nationally important habitats and areas within defined Flood Zones 2 and 3. However there are significant opportunities for the development of brownfield land within the Borough which can contribute to its regeneration.

- 6.8 There is a need to provide more jobs in the Borough in order to provide a balanced community and tackle deprivation, health inequalities, out-commuting and congestion issues. Consequently the provision of employment land is a key element of the Borough's Spatial Strategy. The employment land will be required to offer a range of premises to meet a variety of business needs including existing clusters such as aviation, aerospace, marine industries and advanced manufacturing as well as emerging sectors.

- 6.9 In addition to employment uses, brownfield sites will also be required to deliver sufficient housing as well as retail, leisure and community facilities for local residents. It will also be necessary to protect and enhance the quality of the local environment to ensure the Borough remains a place where people wish to live, work and invest.

- 6.10 In order to deliver the Spatial Strategy a number of '*Regeneration Areas*' have been identified, as shown on the Key Diagram, which will be integral for delivering the overall strategy. These include a number of major development sites which are all brownfield sites and will play a major role in regenerating the Borough providing a range of uses. The detailed boundaries of these sites are shown on the Policies Map and further guidance is given in policies LP4-7.

- 6.11 In addition there are other areas within the regeneration areas where the Borough Council considers it important to provide a policy framework to guide the form of future development, should these sites be released whilst acknowledging that at this stage there is little detail of the quantum and type of development. Consequently these sites do not contribute towards the quantum in Policy LP3.

Quantum of Development (Point 1 of Policy LP3)

- 6.12 **Employment:** The Gosport's Spatial Strategy accords with the wider sub regional framework which focuses on economic led regeneration. The South Hampshire Strategy (2012) requires that 580,000 sq.m of net additional office floorspace and 550,000 sq.m of net additional manufacturing and distribution floorspace is provided in South Hampshire. As a result of collaborative work with the other PUSH authorities it has been established that the Borough should provide 84,000 sq.m of net additional employment floorspace between 2006 and 2026. This figure has been used for the Local Plan to cover the extended period to 2029 as there is potentially some uncertainty in the amount of employment floorspace identified. Consequently it is considered that the 84,000 sq.m figure should be the target for the whole period to 2029 with the aim of delivering this quantum by 2026 as the Local Plan is an employment-led plan. The three additional years will give three years lee-way to deliver this figure which may be required in the light of the recent economic downturn. For the purposes of this policy the figure relates to B1, B2 and B8 floorspace⁵³, although the Borough Council recognises the importance of providing other types of floorspace for employment uses (see also Policy LP16: Employment Land). If opportunities arise for additional net employment floorspace they should be taken in order to maximise the economic regeneration of Gosport and the wider sub-region.
- 6.13 The Borough Council has identified almost 83,500sq.m. of net additional employment floorspace (see Table 6.1) from a variety of sources including existing permissions, unused land within existing employment sites and proposed allocations.

Table 6.1: Employment Floorspace supply

	Net additional floorspace (sq.m.)
Total completions (1 April 2011- 31 March 2014)	392
Outstanding planning permissions (as at 1 st April 2014)	1,541
Potential floorspace within existing employment sites at 1 st April 2014	11,365
Allocations	
Daedalus (see Policy LP5)	50,700
Grange Road (see Policy LP9B)	8,400
Brockhurst Gate (see Policy LP9B)	5,000
Royal Hospital Haslar (see Policy LP6)	4,000
Aerodrome Road (see Policy LP9B)	1,100
Priddy's Hard Heritage Area (see Policy LP9A)	1,000
Gosport Waterfront (see Policy LP4)	- ⁵⁴
Other town centre sites (see Policy LP4)	- ⁵⁵
Total	83,498

- 6.14 If the Blockhouse site on the Haslar Peninsula (Policy LP6) and HMS Sultan (Policy LP16) are released for development in the future by the MoD then proposals should make provision for employment uses and in particular

⁵³ B1 includes offices, research and development, and light industrial, B2 is general industrial and B8 is warehousing (in accordance with the Use Classes Order).

⁵⁴ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

⁵⁵ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

marine related employment. Over the Plan period it is considered likely that the Blockhouse site has the potential to contribute to at least the 500sq.m current shortfall in identified employment floorspace supply.

- 6.15 It will also be important that existing employment sites are safeguarded and where possible refurbished/redeveloped to meet modern business needs. Policy LP16 provides further details regarding such employment sites.
- 6.16 **Housing:** The NPPF makes it clear that local planning authorities need to significantly boost the supply of housing in order that Local Plans meet the full objectively assessed needs for market and affordable housing in their housing market area including identifying key sites which are critical to the delivery of the housing strategy over the plan period.
- 6.17 The Borough Council has fully cooperated with its neighbouring authorities as part of PUSH to produce the South Hampshire Strategy (2012). More recently to support a roll forward of the strategy PUSH has produced a South Hampshire Strategic Housing Market Assessment (2014) (SHMA)⁵⁶ in accordance with the latest Government methodology. The SHMA has concluded that there is an objectively assessed need for 4,160 homes to be provided per year until 2036. The SHMA identified two sub-housing market areas (HMA) in the PUSH area, the Portsmouth HMA and the Southampton HMA. Gosport would fall within the Portsmouth HMA and the SHMA concluded that 2,115 homes are needed in this HMA. However, whilst this Local Plan will have regard to the SHMA, until the review of the Strategy is completed, which is programmed for 2016, this Local Plan will allocate housing sites in line with the adopted South Hampshire Strategy 2012.
- 6.18 The Local Plan allocates 3,060 dwellings to be built between 2011 and 2029. This allocation takes into account the policy within the South Hampshire Strategy (2012) which identifies a need for 55,800 dwellings over the period 2011-2026 within the sub region with 2,550 dwellings to be provided in Gosport Borough. This represents an annual requirement of 170 dwellings which has been used to calculate the three additional years of the Gosport Borough Local Plan to give a total of 3,060. This will provide an achievable and realistic housing allocation and can be met by the current identified supply of 3,121 (as identified in Table 6.2).
- 6.19 The Borough has long-recognised constraints on the availability of sites and limitations of highway infrastructure associated with its peninsula location. These constraints have been recognised at both sub-regional and regional level and have informed previous higher-level development plans and the current South Hampshire Strategy. The Borough Council will continue to contribute towards the overall requirements by taking a positive approach towards new residential development. This will be in accordance with the presumption in favour of sustainable development set out in Policy LP1 of the Local Plan. Additional proposals would need to accord with the other policy objectives of the Local Plan to create a genuine sustainable community.⁵⁷
- 6.20 The proposed housing allocation will significantly assist with meeting the needs of the local population and consequently issues such as affordability, tenure, size and special requirements will need to be fully addressed as part

⁵⁶ South Hampshire Strategic Housing Market Assessment (GL Hearn Jan 2014) can be viewed at

www.gosport.gov.uk/localplan2029-evidencestudies

⁵⁷ Further explanation is set out in the Housing Background Paper www.gosport.gov.uk/localplan2029-evidencestudies

of this provision (see Policy LP24). The proposed level of housing will also facilitate sites being developed for employment, retail and community uses which will stimulate economic development in the Borough. The proposed housing supply is included in Table 6.2 with the latest housing trajectory included in Appendix 1.

Table 6.2: Housing supply (net) as at 1st April 2014 for the Local Plan period (2011-2029)

	No of Dwellings (Net Gain)
Completions (1/4/11-31/3/14)	381
Existing permissions and permitted development that required prior approval (1/4/14)	743
Large sites without planning permission (10 dwellings or more)	
<i>Gosport Waterfront</i>	700
<i>Daedalus</i> ⁵⁸	249
<i>Royal Hospital Haslar</i>	300
<i>Smaller Town Centre sites</i> ⁵⁹	172
<i>Priddy's Hard Heritage Area</i>	100
<i>Stoners Close</i>	17
<i>Wheeler Close</i>	16
<i>Laphorn Close</i>	14
Small Site Windfall Allowance ⁶⁰ (2016/17-2028/29)	429
Total Supply	3121

6.21 Retail and Town Centre Uses: It is clear from Government guidance that retail development should be focused in the existing centres in accordance with the overall hierarchy of centres⁶¹. Gosport Town Centre is the primary centre in the Borough and is recognised as an important centre in the South Hampshire Strategy. Consequently it is considered that Gosport Town Centre and the adjacent Gosport Waterfront area will be the focus for a range of town centre uses including retail, leisure, community services and office employment. The Local Plan aims to ensure that new opportunities to enhance retail and leisure facilities are taken, making the most of Gosport's superb Waterfront setting. The evidence set out in the Council's Retail Study suggests that there are signs of vulnerability within the Town Centre. Accordingly, the Council wishes to strengthen the Town Centre so that it can increase its viability, make the centre less vulnerable from competing centres and maintain it as a vibrant centre. Therefore it is proposed to increase the amount of retail floorspace available with a view to increasing its market share of retail expenditure.

6.22 Therefore, it is considered that in order to strengthen the Town Centre it will be necessary to 'claw-back' the leakage of expenditure from the Borough by:

⁵⁸ Daedalus has a residential allocation of 350 dwellings in the emerging Local Plan. Of these 101 has now received planning permission and included in the existing planning permission section; hence a revised figure for Daedalus of 249. A further permission has been granted for 200 dwellings at a different part of the site as part of the wider regeneration proposals subject to the completion of a Section 106 Agreement.

⁵⁹ It is estimated from the capacity study undertaken as part of the Borough Council's SHLAA that approximately 200 dwellings could be accommodated within the Town Centre Regeneration Area. Since 1/4/11 there have been 14 completions on small sites within the Waterfront and Town Centre Regeneration Area and 14 outstanding planning permission. These figures are included in the relevant categories above.

⁶⁰ 33 dwellings per year based on the average completions on small sites (excluding gardens) between 2004/5-2013/14. It assumed no windfalls in 2014/15 and 2015/16 as these would already have planning permission.

⁶¹ See LP27 for details of the full retail hierarchy.

- increasing its comparison goods market share from 37% to 45% for the Borough as a whole with almost all of this being focussed in the Gosport Town Centre and Waterfront area; and
- maintaining the convenience goods market share (76%) within the Borough as a whole but taking opportunities to increase the market share of the Town Centre and Waterfront area for convenience goods.

6.23 This proposed increased market share; and scope for increased floorspace to provide greater choice and competition, assist in further regeneration and create more opportunities for linked trips, would require approximately 10,500 sq.m of net additional retail (A1) floorspace⁶² for the Borough over the Plan period. This is considered to be a reasonable target which reflects Gosport's position in the South Hampshire hierarchy. The take up of this floorspace will be predominantly in the comparison goods sector and will need to take place largely within Gosport Town Centre and as part of new development on the adjacent Gosport Waterfront site (see Policy LP4). It is considered that the other centres in the Borough will be appropriate for small scale development reflecting the scale and nature of the specific centre. This figure includes the recently opened supermarket (2013) as part of the Alver Village scheme⁶³ in order to assist with the regeneration of that neighbourhood (see Policy LP7).

Location of Development (Points 2-5 of LP3)

6.24 In principle the Borough Council will presume in favour of development within the Urban Area Boundary, as defined on the Policies Map, providing proposals accord with the design criteria set out in Policy LP10 and do not conflict with other policies.

6.25 As outlined previously the Borough has significant areas of brownfield land as a result of its military legacy. Consequently the use of this land in the urban area is a key priority as it will regenerate underused sites, bringing back life to previously vibrant areas which provided employment and a variety of local facilities. Any such proposals for brownfield land would still need to take account of whether the site includes land of high environmental value.

6.26 Since 2006 almost all development in the Borough has been on brownfield land. In many cases the re-use of brownfield sites in the Borough represents an opportunity to re-use historic buildings and such proposals add to the distinctive character of the Borough. The focus of development on brownfield sites also safeguards the finite resource of green open spaces in one of the most built-up areas in the South East.

6.27 The Spatial Strategy identifies a number of Regeneration Areas which will be the focus for new development on brownfield sites. These are:

- Gosport Waterfront and Town Centre (Policy LP4);
- Daedalus (Policy LP5);
- Haslar Peninsula (Policy LP6); and
- Rowner (Policy LP7).

6.28 The Regeneration Areas include major development site allocations which have been identified on the Policies Map and detailed in each of the policies in Section 7. These sites are the main focus for development in the Borough

⁶² See the Retail Background Paper for further explanation of how this figure is derived which is based primarily on evidence in Gosport Retail Capacity Study (GVA 2014).

⁶³ also known as the Rowner Renewal Project.

and contribute significantly to the quantum of development identified in Point 1 of the Spatial Strategy.

- 6.29 HMS Sultan has a high value as a centre of excellence for engineering training for the defence industry and provides significant employment within the Borough. The Borough Council will support its continued operation. It is one of the largest employers in the Borough and currently accommodates the Royal Naval School of Marine Engineering and the Royal Naval Air Engineering and Survival School. Whilst the site's connection with the Ministry of Defence is very important it also provides opportunities for engineering training for a number of private sector companies. The training packages offered at this facility matches the specific skills sectors in which Gosport excels. The site employs almost 2,600 people (including approximately 1,350 trainees, 450 service personnel and 800 civilians)⁶⁴.
- 6.30 The MoD are reviewing its strategic land and training requirements and it remains unclear whether the MoD will retain HMS Sultan in the long term (after 2020). As there is a question over the future of this site it is necessary to consider the implications of both the closure of the training facility and its potential release. Due to the uncertainty about its release it is not considered appropriate to identify it as a Regeneration Area. The Borough considers it necessary to ensure the site is used for employment purposes should the site be released in order to at least compensate for the potential number of jobs lost in the Borough. Consequently it has been identified as an Employment Priority Site.
- 6.31 In addition to these sites, new employment, housing, community, leisure facilities have been identified on non-strategic smaller sites outside of the Regeneration Areas (see Policies LP9A-E). These will assist in the regeneration of the Borough, support economic growth and complement the development of the larger sites by providing additional homes, employment and facilities.

Protecting and Improving Existing Sites (Point 6 of LP3)

- 6.32 The Borough aims to ensure that high quality and accessible employment sites (Policy LP16), community facilities which includes health, care, education, leisure and cultural facilities (Policy LP32), and open spaces (Policy LP34) are provided in the Borough with key existing facilities being protected and improved. The provision of such facilities will improve the quality of life of residents and deliver a more sustainable community including reducing the need to travel. These sites are identified on the Policies Map⁶⁵. The detailed criteria for determining planning applications in relation to sites that have been protected in some way are contained in the respective policies set out in the Local Plan.

Protection of internationally important habitats (Point 7 of LP3)⁶⁶

- 6.33 The Local Plan has been subject to an assessment under the Habitats Regulations⁶⁷ which has influenced the Spatial Strategy. The Habitats Regulation Assessment considers any potential impacts on internationally important habitats or the species using such habitats in internationally

⁶⁴ The Impact of the Defence Sector on the Economy of Gosport (University of Portsmouth 2008).

⁶⁵ A number of smaller community and built leisure facilities are not shown on the Policies Map although this policy also applies to these smaller sites as well as other facilities that have been developed since the preparation of this plan.

⁶⁶ Further details of the protection of internationally important as well as nationally and locally important sites are contained within Policy LP42 on Biodiversity and Geological interests.

⁶⁷ The Habitats Regulation Assessment can be viewed at www.gosport.gov.uk/localplan2029-evidencestudies

important numbers. This also includes areas outside of designated sites known to be of importance to these species. The Council recognises that additional growth in the Borough, in-combination with growth in neighbouring authorities, could, without appropriate management and mitigation, lead to adverse effects upon European sites and other sites that support their integrity.

- 6.34 In order to prevent such effects, the Council will continue to work with other local authorities (including through PUSH) and relevant organisations to develop and implement a strategic approach to protecting European sites from recreational pressure and other impacts of development. This will include a suite of mitigation measures, including adequate provision of alternative recreational space and support via developer contributions for access management measures within and around the European sites in the Solent and the New Forest.

- 6.35 New residential development will be required to contribute towards relevant mitigation measures relating to recreation disturbance as identified by the Solent Disturbance and Mitigation Project. Natural England has confirmed that without the appropriate necessary measures development should not be permitted. The creation of the Alver Valley Country Park is recognised by Natural England as a project that will contribute towards these mitigation measures. Further details are set out as part of Policy LP42.

- 6.36 The Council with its partners will, through on-going monitoring⁶⁸, scrutinise the effectiveness of the sub-regional approach to avoidance and mitigation of effects on European sites. It will adjust the rate, scale and distribution of development across the Borough to respond to the findings of new evidence where appropriate, in order to preserve the integrity of the European sites.

Protection of the historic environment (Point 8 of LP3)

- 6.37 The Borough Council aims to ensure that its rich historic environment is preserved and where possible enhanced in order to contribute to the Borough's local distinctiveness. Heritage assets include Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens and Conservation Areas. When considering the impact of a proposed development on the significance of a heritage asset great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through the alteration or destruction of the heritage asset or development within its setting. Policy LP3 and other policies of the Local Plan have included an assessment of the significance of heritage assets in the Borough, including their setting, using available evidence as set out in Section 8. Further details are set out in Policies LP11-13 relating specifically to heritage assets.

Areas outside of the Urban Area (Points 9-11 of LP3)

- 6.38 Point 8 of the Spatial Strategy aims to restrict most forms of development outside of the urban area as defined on the Policies Map in order to safeguard the remaining limited areas of countryside.

- 6.39 The Borough Council recognises that in certain instances there will be a need for particular types of development to be located outside of the Urban Area Boundary. The developers of such proposals will need to demonstrate the

⁶⁸ This includes ecological evidence from Natural England, the Council's Annual Monitoring Report, work relating to the PUSH Green infrastructure Strategy and the Solent Disturbance and Mitigation Study, on-going air quality management and visitor surveys.

need for the development, the reasons why the development cannot be located within the urban area and why the particular site outside of the Urban Area Boundary has been chosen. Such exceptions must be integrated into the surrounding environment in order to protect the open character of the urban fringe as well as its ecological and recreational value. Proposals that would diminish the function and the visual and physical character of the area will not be permitted.

- 6.40 Outdoor recreational uses are considered appropriate outside of the urban area providing the proposal is in accordance with the criteria contained within the relevant policies of the Local Plan including the design criteria of Policy LP10 and those policies relating to nature conservation interests. In certain instances it will be necessary for public authorities and statutory undertakers to carry out development relating to key public services such as energy, drinking water, drainage and communications. Each application should be submitted with supporting justification demonstrating the need for the facility and that no alternative suitable site can be identified within the urban area. The policy also allows for development essential to MoD operations. All such development should again accord with the relevant policies of the Local Plan.

- 6.41 A key strategic consideration is to retain a significant gap between Gosport/Fareham and Lee-on-the-Solent/Stubbington in order to protect the identity of each settlement and ensure proposals do not physically and visually diminish these open areas. This settlement gap is considered of sub regional importance and is identified in the South Hampshire Strategy. The local boundaries as defined on the Policies Map have been defined in cooperation with Fareham Borough Council to reflect the cross boundary extent of the gap. The Borough Council will work with partners to explore opportunities to enhance the multi-functional benefits of this area as part of the wider PUSH Green Infrastructure Strategy initiative of the green grid (see Policy LP41).

- 6.42 The Alver Valley represents the main area of separation between Gosport and Lee-on-the-Solent. It is a former quarry and landfill site and consequently has been identified as a Regeneration Area for Green Infrastructure and will be the main focus for green infrastructure in the Borough linking with the wider strategic and local open space network. The Alver Valley Country Park has been identified on the Policies Map with further details contained in Policy LP8. It will include a range of recreational opportunities, offering the potential to increase local biodiversity. It is likely to attract local visitors and thus potentially reducing the need to travel to such facilities outside of the Peninsula and ease pressure on more sensitive habitats in the sub region. It will be necessary to consider improving linkages between the urban area and the wider countryside beyond the Borough boundary as well improving access to local open spaces from residential areas.

Further information:

The South Hampshire Strategy: A framework to guide sustainable development and change to 2026 (PUSH October 2012).

http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm

The following can be found at www.gosport.gov.uk/localplan2029-evidencestudies

Employment Land Review (GBC 2012);

Open Space Monitoring Report (GBC 2014);

Strategic Flood Risk Assessment (PUSH/Atkins June 2007);

Strategic Housing Land Availability Assessment (GBC 2014); and

Gosport Retail Capacity Study 2014 (GVA 2014).