

Gosport Borough Local Plan

Authority Monitoring Report

March 2026



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Abbreviations

AMR	Authority Monitoring Report
AVCP	Alver Valley Country Park
BRT	Bus Rapid Transit
CIL	Community Infrastructure Levy
CP	Coastal Partners
DfT	Department for Transport
EA	Environment Agency
FCERM	Flood and Coastal Erosion Risk Management
GBC	Gosport Borough Council
GBLP 2042	Publication Gosport Borough Local Plan 2042 (previously called the Gosport Borough Local Plan 2038)
GBLP or GBLP 2011-2029	Gosport Borough Local Plan 2011-2029 (Adopted October 2015)
HAZ	Heritage Action Zone
HCC	Hampshire County Council
HDT	Housing Delivery Test
HDTAP	Housing Delivery Test Action Plan
SHAZ	High Street Heritage Action Zone
IDP	Infrastructure Delivery Plan
IFS	Infrastructure Funding Statement
LCWIP	Local Cycling and Walking Infrastructure Plans
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
MHCLG	Ministry of Housing, Communities and Local Government
MoD	Ministry of Defence
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PfSH	Partnership for South Hampshire
PPG	Planning Practice Guidance
RSPB	Royal Society for the Protection of Birds
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SINC	Site of Important for Nature Conservation
SMZ	Strategy Management Zone
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest

1. Introduction

Role of the Authority Monitoring Report

- 1.1 This Authority Monitoring Report (AMR), published March 2026, 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 2024 to 31 March 2025** unless specifically stated. This approach is supported by advice in the Government's Planning Practice Guidance (PPG).
- 1.6 This monitoring is essential to help inform planning policy decisions and ongoing work the Council is doing to produce its revised Gosport Borough Local Plan which will cover the period to 2042.

Previous AMR's are available on the Council's website at:
www.gosport.gov.uk/AMR

2. Local Development Documents

Local Development Scheme

- 2.1 The Council published its Local Development Scheme (LDS) in March 2025. This document sets out a framework for the preparation of development plan documents including the timetable for the new Gosport Borough Local Plan 2042 (GBLP 2042) (previously called the Gosport Borough Local Plan 2038). It sets out key dates relating to those planning documents identified in the LDS and can be seen online: www.gosport.gov.uk/LDS
- 2.2 At the time of publication of this AMR, the Council intends to shortly commence a Regulation 19 consultation on the Publication Gosport Borough Local Plan 2042: www.gosport.gov.uk/GBLP2042

Gosport Borough Local Plan 2042

- 2.3 The Council is currently reviewing the adopted GBLP. The revised local plan has regard to changes in national planning policy and the Partnership for South Hampshire (PfSH) Spatial Position Statement (published December 2023). Once adopted the GBLP 2042 will supersede the current GBLP 2011-2029.

Regulation 18

- 2.4 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: www.gosport.gov.uk/GBLP2038
- 2.5 Responses to the Regulation 18 consultation have been considered by the Council and a 'Summary and Analysis of Consultation Responses' Report is to be published with the Publication version of the Local Plan (Regulation 19).

Regulation 19

- 2.6 In line with Government policy and to ensure that upon adoption the new Local Plan covers a period of 15 years it has been necessary to extend the plan period of the draft Gosport Borough Local Plan to 2042. Therefore, the revised Local Plan is called the Gosport Borough Local Plan 2042. As set out in the Council's LDS, it is anticipated that a Regulation 19 consultation will be undertaken in March 2026.

Adopted Supplementary Planning Documents

- 2.7 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/article/1240/Supplementary-Planning-Documents-SPD

- The Marine Parade Area of Special Character SPD (adopted May 2007)
- The Daedalus SPD (adopted September 2011)
- The Design SPD (adopted February 2014 and amended November 2025)
- 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

- 2.8 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

Infrastructure Funding Statement and Infrastructure Delivery Plan

- 2.9 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).
- 2.10 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 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 is 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 is published online: www.gosport.gov.uk/infrastructure

Statement of Community Involvement

- 2.11 The Statement of Community Involvement (SCI) was adopted by the Council in July 2023 after a public consultation between Friday 24th March and Friday 19th May 2023. 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 online: www.gosport.gov.uk/SCI

Duty to Cooperate and Statements of Common Ground

- 2.12 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 – 28, NPPF December 2024).

- 2.13 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.
- 2.14 In an effort to help drive local plans to adoption as quickly as possible and progress towards the Government's objective of universal local plan coverage, a recent Written Ministerial Statement (published 27th Nov 2025) confirms that the Government has "decided not to 'save' the Duty, thereby removing this requirement for plans in the current system". Nevertheless LPAs are required to continue to collaborate across boundaries, including on unmet development needs, and the NPPF still includes policies on 'maintaining effective co-operation'.
- 2.15 In South Hampshire, there is a long history of cross-boundary working between local authorities and their strategic partners. The 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 eleven planning authorities¹ and closely collaborates with the Environment Agency, and Natural England and other key stakeholders such as infrastructure providers. Further information about PfSH can be found online: www.push.gov.uk
- 2.16 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 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 website².
- 2.17 In June 2016 the South Hampshire Spatial Position Statement was published, it set out development targets for each Council to 2034. It was based on significant cross-boundary evidence and assisted local authorities in meeting the duty to cooperate on strategic and cross-boundary matters.
- 2.18 On 6 December 2023, the PfSH Joint Committee approved the content of a new Spatial Position Statement which replaces the 2016 Spatial Position Statement. The latest Spatial Position Statement informs the Council's Draft Local Plan. The new Spatial Position Statement covers the provision of housing and employment across

¹ 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 www.gosport.gov.uk/article/1305/Part-A-Gosport-LDF-related-Documents (Document number: LP/A4/5).

the sub-region up to 2036. However, given the lead in times for larger sites, it is likely that the key strategic sites that deliver throughout the sub-region will continue to deliver new development well beyond 2036. The Spatial Position Statement therefore provides an overall vision and strategic direction for new development that can be considered up to 2050. The Statement also sets out the PfSH approach to infrastructure, the environment, green infrastructure, and other planning matters. The Statement takes the approach of prioritising locations for development which utilise public transport and active travel. The Statement and underlying evidence base can be found online: www.push.gov.uk/work/our-meetings/joint-committee/ PfSH has also produced a Statement of Common Ground which the Council has signed and this will be updated on a regular basis.

- 2.19 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 fourteen Solent local authorities (including Gosport Borough Council), Hampshire County Council, Natural England, the RSPB, Hampshire and Isle of Wight Wildlife Trust and the Chichester Harbour Conservancy: www.birdaware.org
- 2.20 In addition the authorities are working closely on a successful nutrient mitigation programme which is in accordance with the Habitats Regulations and enabling new housing to be constructed in the Solent area.
- 2.21 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.
- 2.22 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.
- 2.23 The Council has had bilateral discussions with the other authorities of the SE Hampshire Market Area (East Hampshire DC, Fareham BC, Havant BC, Portsmouth City Council and Winchester City Council) and written to each formally requesting whether the authority is in a position to take Gosport's unmet need. The group have also met outside PfSH meetings to discuss this matter. The Council has signed a Statement of Common Ground statement with its immediate neighbours (as detailed below) and these will be refreshed as the Local Plan proceeds to the next stage.

- 2.24 The Council 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
- 2.19 The Council has signed a Statement of Common Ground with Portsmouth City Council relating to the Pre-submission Portsmouth Local Plan (July 2024) in July 2024 and refreshed in February 2026 and this is available online (document DTC14): <https://www.portsmouth.gov.uk/services/development-and-planning/planning-policy/portsmouth-local-plan-evidence/>

3. 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

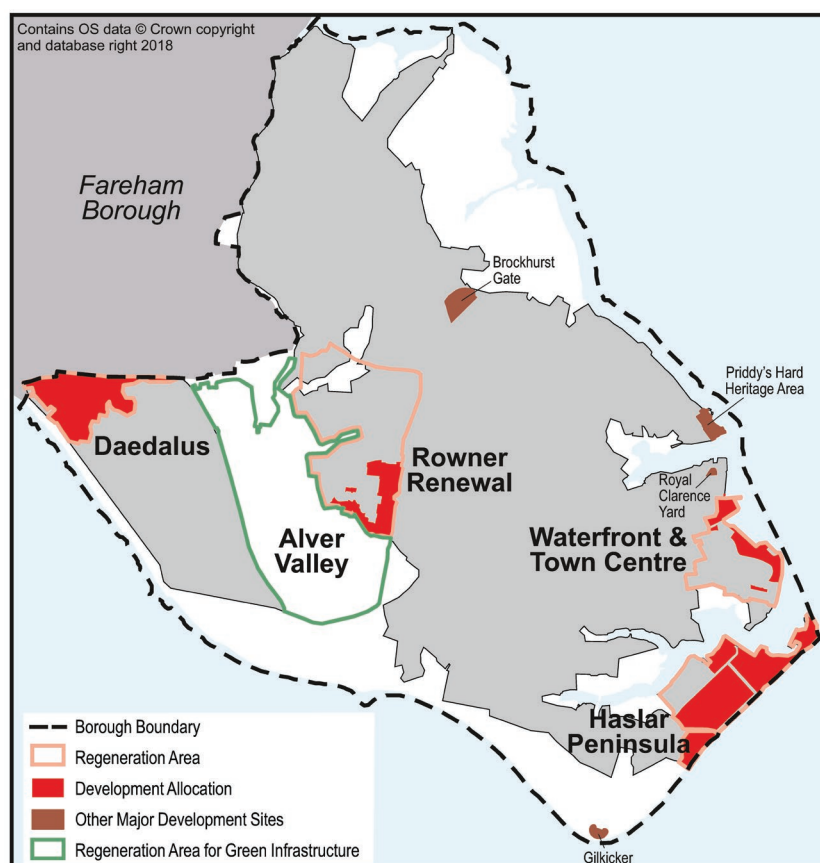
GBLP 2011-2029: Quantum of Development	
Employment	84,000 sqm net additional floorspace
Housing	3,060 net additional dwellings
Retail	10,500 sqm net additional floorspace

- 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.

Regeneration Areas

- 3.3 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).
- 3.4 In addition to these areas, the GBLP also allocates a Regeneration Area for Green Infrastructure to form the Alver Valley Country Park (Policy LP8).
- 3.5 These regeneration areas are shown in Figure 2 and the progress of development for each is set out in this chapter.
- 3.6 In addition to these strategic regeneration sites, a number of other allocations have been identified in the Local Plan (in policies LP9A-E) which make a key contribution to the regeneration of the Borough.

Figure 2: Regeneration Areas and other major development sites



Monitoring

- 3.7 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:

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	
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	
Indicators	
- The number of net additional dwellings as set out in Policy LP3 - Housing supply & trajectory - The amount and type of net additional employment floorspace - The amount of retail development	

- Assessment of progress in each Regeneration Area and other allocations in the GBLP

Targets

- 3,060 net additional dwellings
- 84,000 sqm net additional employment floorspace; and
- 10,500 sqm net additional retail floorspace.

Gosport Waterfront and Town Centre (Policy LP4)

- 3.8 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 33,000 sqm (gross) of employment and 6,500 sqm 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

Residential

GBLP Indicator: The number of net additional dwellings 2011 to 2025

Completions 2011 to 2025	Completions 2024/25	Outstanding permissions	Outstanding allocation Policy LP4
149	48	121	430 – 630

- 3.9 During the monitoring period there were 48 completions from the following applications:

- 31 flats at the former Crewsaver Building in Mumby Road, Gosport (14/00550/FULL);
- 12 flats at 17a High Street, Gosport (planning application 22/00097/FULL);
- 5 flats at 2 North Cross Street (planning application 22/00208/FULL);

- 3.10 There are 121 net outstanding permissions made up of:

- 7 flats at 9-11 High Street, Gosport (planning application 19/00157/FULL);
- 70 flats at Gosport Marina, Mumby Road (20/00473/OUT);
- 3 flats at 31 High Street, Gosport (planning application 21/00561/MAGDO);
- 7 flats at 127 High Street, Gosport (planning application 21/00470/FULL);
- 3 flats at rear of 120 High Street, Gosport (planning application 23/00317/FULL);
- 8 flats at 43-44 High Street, Gosport (planning application 24/00220/MAGDO);

- 4 flats at 133 High Street, Gosport (planning application 22/00039/FULL);
- 1 HMO (12 bedroom) at 113-114 High Street, Gosport (planning application 24/00318/FULL) (see HMO monitoring in Section 5);
- 18 flats at 8 High Street, Gosport (planning application 23/00193/FULL).

Employment

GBLP Indicator: The amount and type of additional employment floorspace (33,000 sqm gross)

Net Completions 2011 to 2025	Gross Completions 2011 to 2025	Completions 2024/25	Outstanding permissions	Outstanding allocation Policy LP4 (gross)
0	3,523	0	0	29,477

- 3.11 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.
- 3.12 In 2024/25 no employment floor space was completed in the Gosport Waterfront and Town Centre area. The last completions were in 2021/22, a total of 3,523 sqm of employment floor space was completed in the Gosport Waterfront and Town Centre area. This was from two developments, one at Victoria Quays, Weevil Lane (+3,193 sqm) and at St Georges House, Weevil Lane (+330 sqm). While these developments did not require planning permission, the Council considers it appropriate to count these towards its employment supply as the Local Plan, Gosport Waterfront and Town Centre 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.
- 3.13 After the end of the monitoring period in September 2025, planning permission was granted at the Rum Store, Victoria Quay (planning application 25/00061/FULL) to include changes of the building with new commercial uses (Classes B8, and E). Future progress will be reported in the AMR.
- 3.14 In 2023 the Council also successfully secured over £18 million from the Levelling Up Fund (now renamed Local Regeneration Fund) to create better connections and walking routes between Gosport Town Centre and the historic waterfront. The money is being used to support the restoration and development of the former naval Rum Store at Royal Clarence Yard which will provide almost 7,000 sqm of commercial mixed-use space. Future progress will be reported in the AMR.

Retail

GBLP Indicator: Amount of net additional retail floorspace (6,500 sqm) (net sales area)

Completions 2011 to 2025	Completions 2024/25	Outstanding permissions	Outstanding allocation Policy LP4
1,550	0	0	4,950

- 3.15 In November 2015 planning permission (planning application 14/00076/FULL) was granted for a hybrid application at the site of the Aldi store comprising of a 1,550 sqm A1 store and a single commercial unit of 275 sqm 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 275 sqm of commercial floorspace never delivered. Planning permission was then granted and implemented to extend the Aldi car park (planning application 18/00216/FULL), the 275 sqm 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 2024/25 monitoring period. However, after the end of the monitoring period in December 2025 permission was granted (planning application 25/00294/GR3) for commercial units (Class E) at the former bus station site, to accompany the People's Park. Further details will be reported in the next AMR.

Other Commercial Uses

- 3.17 In July 2018 planning permission was granted for a change of use from B1 to a 70 bedroom hotel with ancillary bar/café and retail (class A1) (planning application 18/00131/FULL) which was completed in February 2020.

Daedalus Regeneration Area (Policy LP5)

- 3.18 Policy LP5 makes provision for 75,000 sqm (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.

Figure 3: Daedalus Planning History

Planning application no.	Comments	Date approved
01/00655/OUT	Married Quarters – 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

Planning application no.	Comments	Date approved
04/00770/DETS	Details pursuant to 01/00655/OUT (Married Quarters) for the erection of 148 dwellings (Phase 1). Granted consent 4 February 2005. Scheme completed.	February 2005
13/00431/FULL	Seacrest Gardens – 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. Scheme completed in 2015/16.	March 2014
15/00247/FULL	Planning permission was granted for 8,947 sqm of B1, B2 or B8 floorspace at Daedalus Park which is in addition to the area granted outline consent (below in 11/00282/OUT). This scheme has been completed.	October 2015
11/00282/OUT	An outline planning application was submitted by South East England Development Agency (superseded by Homes and Communities Agency, now Homes England). The proposal was for an employment-led mixed use scheme of 69,992 sqm of commercial floorspace (Classes B1, B2 and B8); up to 1,075 sqm of retail (Classes A1, A2, A3 and/or A4) with A1 retail uses restricted to no more than 200 sqm; up-to 200 residential units (Class C3); up to 32 units of care accommodation (Class C2); up to 1,839 sqm of community use (Class D1); up to 8,320 sqm of hotel use (Class C1); up to 2,321 sqm of Leisure (Class D2); new and upgraded vehicular and pedestrian access arrangements; hard standing and car parking, open space provision and landscaping. Outline consent not yet fully implemented and reconsidered by developer in latest application 23/00061/OUT.	January 2016
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 4,660 sqm. Scheme completed in 2020/21.	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 sqm at Daedalus Park Site B (South). This part	September 2017

Planning application no.	Comments	Date approved
	of the site forms part of the area covered by the outline consent. Scheme completed in 2019/20.	
17/00101/FULL	Planning permission was granted for 3,583 sqm 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. Scheme completed in 2019/20.	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. Scheme completed in 2021/22.	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. Granted permission 20th May 2022, construction not yet started.	May 2022
23/00061/OUT	Hybrid mixed-use development comprising full planning application which will include: - erection of 14,842 sqm employment and industrial floorspace (use classes E.G.iii, B2 and B8) - conversion of existing buildings to form 30 dwellings (use class C3) - erection of 102 dwellings (use class C3) And outline application for: - up to 214 dwellings in new and converted buildings (use class C3) - up to 48 retirement/care apartments (use class C2/C3) - up to 17,553 sqm of commercial floorspace to provide a range of uses including employment and industrial, offices, food & beverage, retail and micro-brewery floorspace (use classes B2, B8, E.A, E.B, E.G.i and E.G.iii/sui generis) - up to 7,980 sqm hotel floorspace (use class C1) - up to 4,485 sqm of museum floorspace (use class F1.C)	October 2024

Planning application no.	Comments	Date approved
	up to 222 sqm community use floorspace (use class F2.B) Granted permission October 2024.	

Residential

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

C3 dwellings			
Completions 2011 to 2025	Completions 2024/25	Outstanding permissions	Outstanding allocation Policy LP5
200	0	414	0

- 3.19 All 200 C3 residential units permitted at Daedalus (planning application 17/00592/DETS), were completed in 2021/22.
- 3.20 At the end of the monitoring period (31 March 2025) there are outstanding residential permissions for 414 dwellings at Daedalus (planning applications: Wykham Hall (19/00333/FULL) and Daedalus Waterfront (23/00061/OUT)). This reduces the outstanding allocation in Policy LP5 to 0 dwellings (or -264, i.e. taking into account completions of 200 and outstanding permissions of 414, there would be 264 additional dwellings when compared to the original allocation of 350 dwellings).

Daedalus: Residential development since the site was released

- 3.21 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 April 2023 a further 200 dwellings had been completed at Daedalus, leaving 20 C3 units and 32 C2 care units outstanding with planning permission. This left an outstanding allocation of 29 dwellings from the original 350 dwellings set out in the Local Plan.
 - In October 2024, planning permission was granted for a mixed-use scheme including 394 dwellings, known as Daedalus Waterfront (planning application

23/00061/OUT). Taken together with the existing planning permission at Wykeham Hall, Frobisher Block and Keith Cottages for 20 dwellings, this means there is now planning permission for 414 dwellings at Daedalus.

- Overall as of 2024/25, **449 new homes have been delivered at Daedalus**. 414 dwellings also have permission but have not yet been built.

3.22 As part of the consideration of the emerging Gosport Borough Local Plan 2042 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. The forthcoming Regulation 19 Local Plan will allow for the implementation of the approved Daedalus Waterfront scheme.

3.23 Since the Regulation 18 consultation in 2021, and during the monitoring period for this AMR (2024/25), the Council granted permission for development at Daedalus Waterfront (planning application 23/00061/OUT).

Planning application no.	Proposal	Date permitted	Completions	Outstanding permissions	Date completed
01/00655/OUT	Married Quarters Outline Application – for the erection of 300 units to provide officers and other ranks married quarters	26/10/2004	See below	152 (lapsed)	-
04/00770/DETS	Married Quarters Details pursuant to 01/00655/OUT - for the erection of 148 dwellings (Phase 1)	04/02/2005	148	0	Completed
13/00431/FULL	Seacrest Gardens³ – Erection of 101 residential units	11/03/2014	101	0	2015/16
11/00282/OUT	Outline application - up-to 200 residential units	28/01/2016	See below	0 (32 C2 care units, superceded by Daedalus	

³ Seacrest Gardens is located outside of the LP5 boundary. The boundary of the 2006 Plan was reduced in the 2015 Plan to remove areas of development completed.

Planning application no.	Proposal	Date permitted	Completions	Outstanding permissions	Date completed
	(Class C3); up to 32 units of care accommodation (Class C2)			Waterfront – see below)	
17/00592/DETS	Details pursuant to 11/00282/OUT – 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 demolition of Frobisher and Wykeham Hall. Erection of six two storey dwellings and conversion of retained buildings to provide 14 flats.	20/05/2022	0	20	Not yet started.
23/00061/OUT	Daedalus Waterfront – mixed hybrid development including 394 dwellings (made up of 346 C3 dwellings and 48 C2/C3 retirement apartments).	31/10/2024	0	346 C3 48 (C2/C3)	Not yet started.
Total			449	366 C3 units 48 C3/C3 units Total: 414 units	

Employment

GBLP Indicator: The amount and type of additional employment floorspace (75,000 sqm) (Gross)

- 3.24 The total amount of additional employment floorspace (gross) completed since 2011 is shown in Figure 4. The breakdown of employment floorspace permitted at Daedalus is shown in Figure 5.

Figure 4: Total amount of additional employment floorspace (75,000 sqm) (Gross)

Total Completions 2011 to 2025 (a)	Annual Completions 2024/25	Outstanding permissions (b)	Outstanding allocations Policy LP5 (c)	Total (a + b + c)
22,254	1,227	31,000 ⁴	0	53,254

- 3.25 Additional floorspace has been delivered and is proposed in the Fareham Borough parts of the Daedalus site. This includes Faraday Business Park (previously called Daedalus Hangars East) (allocated for 65,100 sqm) and Swordfish Business Park (previously called Daedalus Hangars West) (allocated for 12,800 sqm) in the Fareham Borough Local Plan 2037.

Figure 5: Employment floorspace permitted and completed at Daedalus

Planning application number	Date Permitted	Location	Permitted Floorspace (sqm)	Completed Floorspace (sqm)	Comment
FORMER OUTLINE PLANNING PERMISSION (SUPERCEDED BY DAEDALUS WATERFRONT (23/00061/OUT))					
11/00282/OUT	28.01.2016	Daedalus	See comment	See below	69,992 sqm was permitted in the original outline consent.
DETAILED PERMISSIONS RELATING TO OUTLINE PERMISSION ABOVE (11/00282/OUT)					
15/00672/FULL	12.02.2016	Dunning Building	4,660	4,660	Complete. Site within the boundary of planning application 11/00282/OUT
17/00100/FULL	01.09.2017	Daedalus Park (Site B South)	1,590	1,590	Complete. Site within the boundary of planning application 11/00282/OUT
17/00101/FULL	08.02.2018	Daedalus Park (Site B North)	3,583	3,583	Complete. Site within the boundary of planning application 11/00282/OUT
21/00326/FULL	06.09.2021	Overlord Hanger	2,247	2,247	Complete. Site within the boundary of planning application 11/00282/OUT.

⁴ Prior to permission being granted at Daedalus Waterfront, the outstanding permission was 69,992 sqm. This has been reduced in the AMR 2025 to reflect the latest outline consent which is what can be achieved on the site.

Planning application number	Date Permitted	Location	Permitted Floorspace (sqm)	Completed Floorspace (sqm)	Comment
23/00185/FULL	10.07.2023	Land south of former Overlord Hanger	1,227	1,227	Complete. Site within the boundary of planning application 11/00282/OUT
FULL PLANNING APPLICATION (OUTSIDE OF THE OUTLINE CONSENT DETAILED ABOVE)					
15/00247/FULL	21.10.2015	Daedalus Park	8,947	8,947	Outside of the boundary of the outline consent
LATEST OUTLINE PLANNING PERMISSION (SUPERCEDES 11/00282/OUT)					
23/00061/OUT	31.10.2024	Daedalus Waterfront	31,000	0	Not yet started.
Total			53,254	22,254	

Commercial

GBLP Indicator: The amount and type of additional commercial (A1, A2, A3, A4) floorspace (up to 1,075 sqm with shops restricted to no more than 200 sqm)

Completions 2011 to 2025	Completions 2024/25	Outstanding permissions	Outstanding allocations Policy LP5
0	0	1,549	0

- 3.26 The latest planning consent for the Daedalus site (planning application 23/00061/OUT) allows for up to 349 square metres of retail floorspace within Use Class E(a) and up to 1,200 square metres of food/beverage floorspace within Use Class E(b) or as a public house. This is to ensure the development does not adversely impact the vitality and viability of Lee-on-the-Solent District Centre. There will only be limited shopping floorspace to serve the Daedalus site itself.

Haslar Peninsula (Policy LP6)

- 3.27 There are three principal areas forming the area called Haslar Peninsula in Policy LP6, these are:
- Royal Hospital Haslar;
 - Blockhouse; and
 - Haslar Marine Technology Park.

Royal Hospital Haslar

- 3.28 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.

- 3.29 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 (referred to as Phase 1). In addition, planning permission was granted in December 2015 for details for the waterside area (north) (planning application 15/00117/DETS) (referred to as Phase 2). Planning permission (reserved matters) was granted in March 2019 for further details related to the redevelopment of the site (planning application 15/00683/DETS) (referred to as Phase 3). There have also been a number of other planning permissions granted in relation to temporary buildings.
- 3.30 A further reserved matters application (planning application 24/00313/DETS) referred to as Phase 4) is currently under consideration. This latest reserved matters application sets out details relating to the conversion of existing buildings and the erection of 22,863 sqm of new buildings to provide 133 residential dwellings (use classes C2 and C3), 16,905 sqm of commercial floorspace to include a hotel (use class C1), retail and food/beverage (use classes E and sui generis), offices (use class E), and a heritage centre (use class F1(c)).
- 3.31 In addition to the outline application and subsequent reserved matters applications, an application which seeks to vary elements of the existing consent is currently under consideration. This latest proposal (planning application 22/00232/FULL) seeks to change elements of the redevelopment permitted by planning application 14/00491/DETS, specifically Blocks D and E of the former main hospital building to provide a total of 74 dwellings (use class C3). If permitted and implemented this proposal would result in the loss of 16 units (C2) permitted in Phase 1 (planning application 14/00491/DETS), resulting in an overall net gain of 58 units. This application also sets out details on the provision of leisure facilities in the basement and the change of use of the former pathology building to form a health centre (class E(e)). In addition permission for improvements to the sea wall and promenade were granted permission in December 2025 (planning application 24/00170/FULL).

GBLP Indicator: The number of net additional dwellings

- 3.32 Policy LP6 set out that up to 300 dwellings (use class C3) would be considered for the Royal Hospital Haslar site, as well as care facilities including residential care. Overall, as of December 2025, 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. Further information on progress is set out below.

C3 dwellings

- 3.33 286 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 (although a reserved matters application for Phase 4 is currently under consideration (planning application 24/00313/DETS)).
- 3.34 No C3 units were completed in the 2024/25 monitoring period. Since the start of the plan period in 2011 there have been 25 C3 completions at Haslar Hospital; 17 of these were from various conversions to residential and 8 of these from planning application 15/00117/DETS. There are currently 261 outstanding C3 permissions.

C3 dwellings			
Completions 2011 to 2025	Completions 2024/25	Outstanding permissions	Outstanding allocation Policy LP6
25	0	261	14

C2 residential units

- 3.35 244 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 counted towards the housing supply in the same way as individual C3 dwellings.
- 3.36 In 2024/25, 38 C2 units were completed (all from planning application 14/00491/DETS), leaving 170 C2 units outstanding.

C2 residential units		
Completions 2011 to 2025	Completions 2024/25	Outstanding permissions
74	38	170

Care home

- 3.37 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 2025	Completions 2024/25	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 2025 ⁵	Completions 2024/25	Outstanding permissions
0	0	3,976 sqm ⁶

- 3.38 The policy justification text to Policy LP6: Haslar Peninsula set out that it was estimated that the Haslar Hospital site could accommodate approximately 4,000 sqm of employment floorspace (B1 uses).
- 3.39 Outline planning permission was granted in September 2014 for the comprehensive redevelopment and re-use of the Haslar Hospital site (planning application 12/00591/OUT). The outline application proposed 3,976 sqm of Class B1 small business units and offices, within new units and the conversion of the existing Laundry building and Water Tower. This includes enterprise space for veterans to set up their own businesses (Class B1) within the former medical stores.
- 3.40 No reserved matters consent has yet been granted for these employment uses on the site. A reserved matters for Phase 4 (planning application 24/00313/DETS) is currently under consideration and proposes approximately 3,585 sqm of B1 floorspace.
- 3.41 **Please note:** The AMR has previously reported that 1,242 sqm of employment floorspace was completed at Royal Hospital Haslar. This was reported as being completed in the 2018/19 monitoring period and published in the AMR 2019. It has come to the Council's attention that this floorspace was not completed and in 2023/24 this was corrected in the table above. The employment tables in Section 6 have also been corrected by removing the completion of 1,242 sqm and reverting to the outstanding permission of 3,976 sqm. Therefore, the corrected position is that there is outstanding permission for 3,976 sqm of employment floorspace (B1) at Royal Hospital Haslar (permitted under planning application 12/00591/OUT) and no completions have been recorded to date.

⁵ previously reported 1,242 sqm which was an error.

⁶ In Table 6.1 of the GBLP it was assumed Haslar Hospital could accommodate net additional employment floorspace of 4,000 sqm; the planning permission is for 3,976 sqm and therefore for the purposes of this table this is the figure that completed floorspace is being monitored against. Previously reported 1,563 sqm which was an error.

- 3.42 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 2025	Completions 2024/25	Outstanding permissions
0	0	1,663

- 3.43 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 300 sqm. 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.
- 3.44 There are no retail and other commercial use completions on this site during the monitoring period. The outstanding permissions figure of 1,663 sqm comprises of 299 sqm of A1 retail floorspace and 1,364 sqm of A3-A5 uses. However, since the end of the monitoring period a café called Coffee Quarters has opened on the site.
- 3.45 Planning permission was also granted (planning application 12/00591/OUT) for a hotel (including health club/spa) comprising of 4,123 sqm (78 bedrooms) and this remains outstanding.

Blockhouse

- 3.46 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 site is now expected to be released during 2026. 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.
- 3.47 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
- 3.48 To achieve the best advantage for future economic regeneration on the site the Council continues to work closely with Historic England and the Defence Infrastructure Organisation.
- 3.49 The Regulation 18 GBLP 2038 (published in 2021) sets out the Council's latest considerations of the potential quantum and mix of uses on the site. Work is

ongoing on an emerging Masterplan for the site being prepared by the DIO in liaison with the Council and other stakeholders. A revised policy for the site will be set out in the Gosport Borough Local Plan 2042 at Regulation 19 stage in 2026.

Haslar Marine Technology Park

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

Rowner (Policy LP7)

Background

- 3.51 Policy LP7 aimed 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. This has been successfully delivered.
- 3.52 To date there have been a total of 630 gross completions with 70 dwellings outstanding, although these 70 dwellings are not currently considered deliverable in the plan period to 2029. 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
Total	630	123
Outstanding permissions (01/04/2025)⁷	18	18

- 3.53 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

⁷ 70 residential units are outstanding at 1 April 2025 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.

development as a whole, Figure 6 shows the residential completions at Rowner during the preceding monitoring period of 2010/11.

- 3.54 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 was 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 2025 (sqm)	Completions (sqm) 2024/25	Outstanding permissions	Outstanding allocation Policy LP7
2,250	0	0	0

Alver Valley (Policy LP8)

Background

- 3.55 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 delivers a wide range of green infrastructure benefits including community, health, nature conservation and recreational facilities benefiting both the local community and the wider South Hampshire sub region.
- 3.56 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, a major play area, a toilet block with Changing Places fully-accessible toilet, a café and a washing area for dogs and muddy boots.
- 3.57 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 were 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 and delivery a revised layout and extension to the BMX Track at the Eastern Gateway. This included a new 'pump' cycling track for younger children to enable the BMX track to meet the standards required for national competitions.
- 3.58 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 resulting in 4,000 sqm of retail floorspace. A new wildflower meadow has also been created in the Country Park to enhance biodiversity.

- 3.59 In 2022/23 the Council purchased the Alver Marshes from a private landowner. The land will be integrated in the Alver Valley Country Park and improved to provide new habitats and new paths including dog walking facilities. It is hoped this will be implemented in 2026.
- 3.60 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
- 3.61 Other improvements delivered in recent years include:
- Alver Valley Footpath – safe cycle route to Cherque Farm (£25,639 funded by Strategic CIL and completed in 2022/23);
 - Tarmac Link Road near fishing lakes in the Alver Valley Country Park (£23,960 funded by Section 106 and completed in 2021/22); and
 - All Weather Path (North of the Alver Valley) (£10,956 funded by Section 106 and completed in 2021/22).

Allocations outside the Regeneration Areas

- 3.62 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

- 3.63 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 1,400 sqm with a new park at the Ramparts.
- 3.64 In September 2019, planning permission was granted for a mixed use development including 29 dwellings (planning application 17/00599/FULL) which 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 included 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 along

with a new Coastal Forces Museum which opened to the public in October 2021 and is located within the Explosion! Museum of Naval Firepower at Priddy's Hard. All 29 dwellings were completed as of 2023/24.

- 3.65 The allocation for 100 dwellings in Policy LP9A remains and is being reassessed as part of work on the Gosport Borough Local Plan 2042 which is due to be published in 2026.
- 3.66 During 2022/23, 592 sqm of D2 leisure floorspace was completed.
- 3.67 The Arts Council and Portsmouth Historic Quarter (who manage the Priddy's Hard site) are creating 9 art studios at Carpenter's Yard funded using £600,000 of funding from the Government and £500,000 from the Portsmouth Historic Quarter. These will be used for community run cultural and creative activities. Construction was underway in 2025.

Policy LP9B Economic Development Areas

Brockhurst Gate (Former Frater House site) Fareham Road

Retail Development

- 3.68 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 7,215 sqm of retail uses and a drive-thru restaurant (planning application 16/00598/FULL). The retail element was limited to a maximum of 4,707 sqm. 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 further applications as shown below.

Employment Development

- 3.69 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 included the construction of 3,578 sqm 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 included 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 was not implemented and subsequently lapsed.
- 3.70 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 was 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 in February 2024 and a lawful commencement has been recorded on the site. Like the earlier proposal (planning application 19/00316/FULL) which was not implemented, this revised scheme includes a Section 106 agreement relating to a financial contribution of £277,000 for off-site improvements for the provision/improvement of football facilities within the Gosport Borough Council administrative area. This Section 106 payment has been received by the Council and has since been used to deliver community football pitch provision in the Borough.

- 3.71 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 yet to be submitted to the Council.

Policy LP9C Employment Sites

- 3.72 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

- 3.73 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.
- 3.74 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. 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.
- 3.75 During the 2023/24 monitoring period, planning permission was granted at appeal for 6 flats at the Granary and Bakery, Royal Clarence Yard (planning application 20/00273/FULL) which remain under construction in 2024/25. In 2024/25, the loss of the existing offices at the Granary and Bakery were recorded (loss of 700 sqm).
- 3.76 Therefore, the residual allocation from Policy LP9D which could theoretically be built is 31 dwellings. The Council considers it unlikely that there is any capacity for

further residential development at Royal Clarence Yard and this is being reassessed as part of work on the Gosport Borough Local Plan 2042 which is due to be published in 2026.

Fort Gilkicker

- 3.77 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. During the monitoring period, work remains underway to implement the approved planning permission.

Policy LP9E Leisure, Community Uses and Open Space

- 3.78 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

- 3.79 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 2029'⁸. However signals from Government appear to suggest that the site will not be released.
- 3.80 The 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.

⁸ Five-year plan for key military sites announced: www.gov.uk/government/news/defence-secretary-announces-five-year-plan-for-key-military-sites

4. 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.

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

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 2024/25

Scheme	Length (m)	Completion date
None	-	-

Transport Schemes 2024/25

- 4.8 The following section sets out the progress made on a range of strategic transport schemes since the previous monitoring period of 2023/24. Much of this information has been provided by Hampshire County Council (HCC) and is routinely updated online at: www.hants.gov.uk/transport/transport schemes

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).
- 4.10 The LCWIP for Gosport Borough was formally approved by HCC on its Decision Day of 7th November 2022. The Gosport LCWIP can be viewed here: www.hants.gov.uk/transport/strategies/transport strategies
- 4.11 The Plan was developed by HCC as the Local Transport Authority for the Gosport area with support from Sustrans, together with input from GBC. 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.
- 4.12 The Gosport LCWIP was the subject of stakeholder engagement sessions and a public consultation (6th September to 31st October 2021). 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. Where applicable LCWIP schemes have been included in Appendix 2 of the Infrastructure Delivery Plan which can be viewed online: www.gosport.gov.uk/infrastructure

- 4.13 GBC has also produced a Living List of Cycling and Walking Projects which accompanies the LCWIP. The document is available online:
www.gosport.gov.uk/gblp2042evidence

Gosport Transport Interchange and New Park

- 4.14 Following the relocation of the bus station to the new Transport Interchange located to the north adjacent Falkland Gardens, the former Gosport Bus Station site is being redeveloped to create a high quality public open space with a small number of commercial concessions primarily for food and drink with ancillary facilities. Proposals are expected to include wayfinding infrastructure as well as facilities to enhance the new transport interchange including cycle storage, cycle hire, and toilets ('Changing Places' standard).

Gosport and Totton Bikeshare

- 4.15 The aim of a Bike Share scheme is to offer easy and eco-friendly ways to get around by;
- getting more people to ride bikes by making them easier to access
 - offering a fair alternative to using cars for short trips
 - helping reduce traffic and improve air quality
 - supporting use of different types of transportation
 - encouraging people to get their own bike after trying the ones in the Hampshire Bikeshare (Gosport and Totton) scheme.
- 4.16 These two areas were chosen because:
- Gosport and Totton bikeshare will complement the bike schemes in Portsmouth and Southampton, allowing bikes to be used across different areas
 - both areas are relatively flat, making it easier to cycle
 - both areas have good or improved cycling paths and plans to make walking and cycling better with an adopted [Local Cycling Walking Improvement Plan \(LCWIP\)](#) in place
 - each area already has a good number of people who cycle and a high potential for more people to start cycling.
- 4.17 The sites within these areas were chosen in discussion with the Operator, using site visits and local knowledge. The following key aspects used to select sites included:
- all located within the highway boundary
 - avoidance of existing highway/ third party apparatus
 - good visibility, accessibility, and security for both the users and the public
 - a minimum of 2m clear space for pedestrians on certain footpaths
- 4.18 Following a bid coordinated by Solent Transport, in March 2020 the Government announced the award of funding for a Solent Future Transport Zone (FTZ) . The

proposed scheme will be funded through the Solent Future Transport Zone (FTZ). This funding usually has conditions that strictly control on how, where and when it can be spent. For the latest updates please see the link to the [FTZ web page](#).

- 4.19 The Operator has worked with the New Forest District Council and Gosport Borough Council to establish the most suitable locations for the parking bays. Site assessments have been undertaken by Hampshire County Council Road Safety and Highway Teams who have confirmed the feasibility and safety of the proposed bay locations, within the highway boundary extent.
- 4.20 HCC is working with Voi to deliver approximately 100 e-bikes as part of a public bike hire scheme across Gosport and Totton within Hampshire.
- 4.21 Approval by the Director of Universal Services was given on 31 January 2025 to prepare the necessary notices and licences to enable the implementation of a bike hire scheme operated by Voi ('the Operator').

Local Walking and Cycling Improvements – Local Scheme Updates

Gosport Town Centre Walking and Cycling Improvements

- 4.22 Following the development of the Gosport Borough LCWIP a number of key routes were identified across the Borough as being important to support and encourage more walking and cycling. One of these routes was South Street and Mumby Road in Gosport Town Centre, which link the wider Borough to the Town Centre and to the ferry for onwards journeys to Portsmouth.
- 4.23 The existing cycle facilities along South Street and Mumby Road vary considerably in condition and quality and include a mix of on-road advisory cycle lanes and shared use paths. The route is very fragmented with cycle facilities provided on one side of the road in some sections and a mix of provision on both sides in other sections and there are areas of on-street parking and street furniture that further decrease the user experience.
- 4.24 HCC has successfully secured a grant from Central Government's Department for Transport Capability Fund 2021/22 to fund a scheme along this route which will encourage cycling and walking and enhance the user's experience. The aim is to create an LTN1/20 (updated current cycle and walking infrastructure design guidance) compliant cycle route along South Street and Mumby Road.
- 4.25 The development of the scheme will also consider linkages to the Gosport Transport Interchange and links to the ferry terminal. A public consultation event was undertaken in early 2023 and a scheme is currently being developed. Further updates can be found online:
www.hants.gov.uk/transport/transport schemes/gosport-town-centre-improvements

Improving Access to Gosport and Fareham – Strategic Scheme Updates

Stubbington Bypass

- 4.26 The Stubbington bypass (named Daedalus Way) between Peel Common and Titchfield Road was opened in May 2022. The bypass reduces journey time and peak hour congestion onto and off the Gosport peninsula (including the Solent Enterprise Zone at Daedalus) and comprises the following:
- 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.
- 4.27 The preferred route and changes to the Titchfield Gyratory were agreed by HCC in 2015. 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.
- 4.28 Further detailed information can be found at:
<https://www.hants.gov.uk/transport/transportchemes/stubbingtonbypass>

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

- 4.29 The existing dedicated bus and cycleway along the former railway line have been extended and opened on 5th 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 in the future.
- 4.30 Approval to progress this revised scheme was given in 2019. Works commenced on 2020 and the extended busway opened 5 December 2021. In addition, two new bus stops were installed on the BRT Phase 1 route at Vian Close. Further information is available at:
<https://www.hants.gov.uk/transport/transportchemes/brtphase1>

Access to Daedalus Enterprise Zone

- 4.31 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. A new spine road (Daedalus Drive) and other internal estate

roads were opened in April 2022. This assists in unlocking the development potential of the Daedalus waterfront area.

A32 / Wych Lane Junction Improvement

- 4.32 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 were undertaken:
- 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.
- 4.33 The scheme was redesigned to maintain as many of the existing trees as possible and included the planting of six additional trees. Works were completed in September 2022. Further information can be found at:
<https://www.hants.gov.uk/transport/transportchemes/a32wychlanejunctionimprovement>

5. 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. 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.
- 5.2 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.
- 5.3 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.
- 5.4 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 the Grange and Alver Valley ward have experienced a population increase amongst the younger age groups and has one of the most youthful age profiles in England.
- 5.5 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%⁹. 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.

⁹ ONS 2018-based subnational population projections:
www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable
2

- 5.6 The Borough is characterised by smaller properties with 56.7% comprising terraced housing, flats, and converted/shared houses compared to the national average of 43.6%. 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 22.9%. In terms of bedroom size, 44.1% of the stock was three bedroom units, 29.1% two bedroom units, 12.5% one bedroom units, 14.3% with four or more bedrooms (Census 2021). Further information about housing and demographics in the Borough can be found in the Gosport Profile at: www.gosport.gov.uk/gosportprofile

Policy Context

- 5.7 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.
- 5.8 The GBLP makes provision for 3,060 dwellings to be built in the plan period 2011 to 2029, an annual requirement of 170 dwellings.
- 5.9 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.

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	
LP3: Spatial Strategy	
LP24: Housing	
LP26: Gypsies, Travellers and Travelling Showpeople	
Indicators	
• The number of net additional dwellings; • Housing supply and trajectory; • Density of housing completions; • Affordable housing completions; • Number of completions by dwelling size; and • Net additional pitches/plots for gypsies, travellers and travelling showpeople.	
Targets	
• 3,060 net additional dwellings (2011-2029) • 40% affordable housing target on sites of 10 or more dwellings	

Monitoring Information

- 5.10 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. The SHLAA will be reviewed prior to its publication alongside the Regulation 19 consultation. (www.gosport.gov.uk/GBLP2042).

GBLP Indicator: The number of net additional dwellings

- 5.11 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 2025 is 1,699 dwellings. Over the plan period to date, the housing requirement is 2,380 net additional dwellings (i.e. 170 p.a. x 14 years (2011 to 2025)). Figure 8 shows that the net housing completions have fallen below the GBLP target of 2,380 dwellings (net) (2011 to 2025) by a shortfall of 681 dwellings:

Figure 8: Total Net and Gross Housing Completions 2011 to 2025

	Net Completions	Gross Completions
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
2022/23	18	24
2023/24	119	128
2024/25	120	124
Total	1,699	2,236

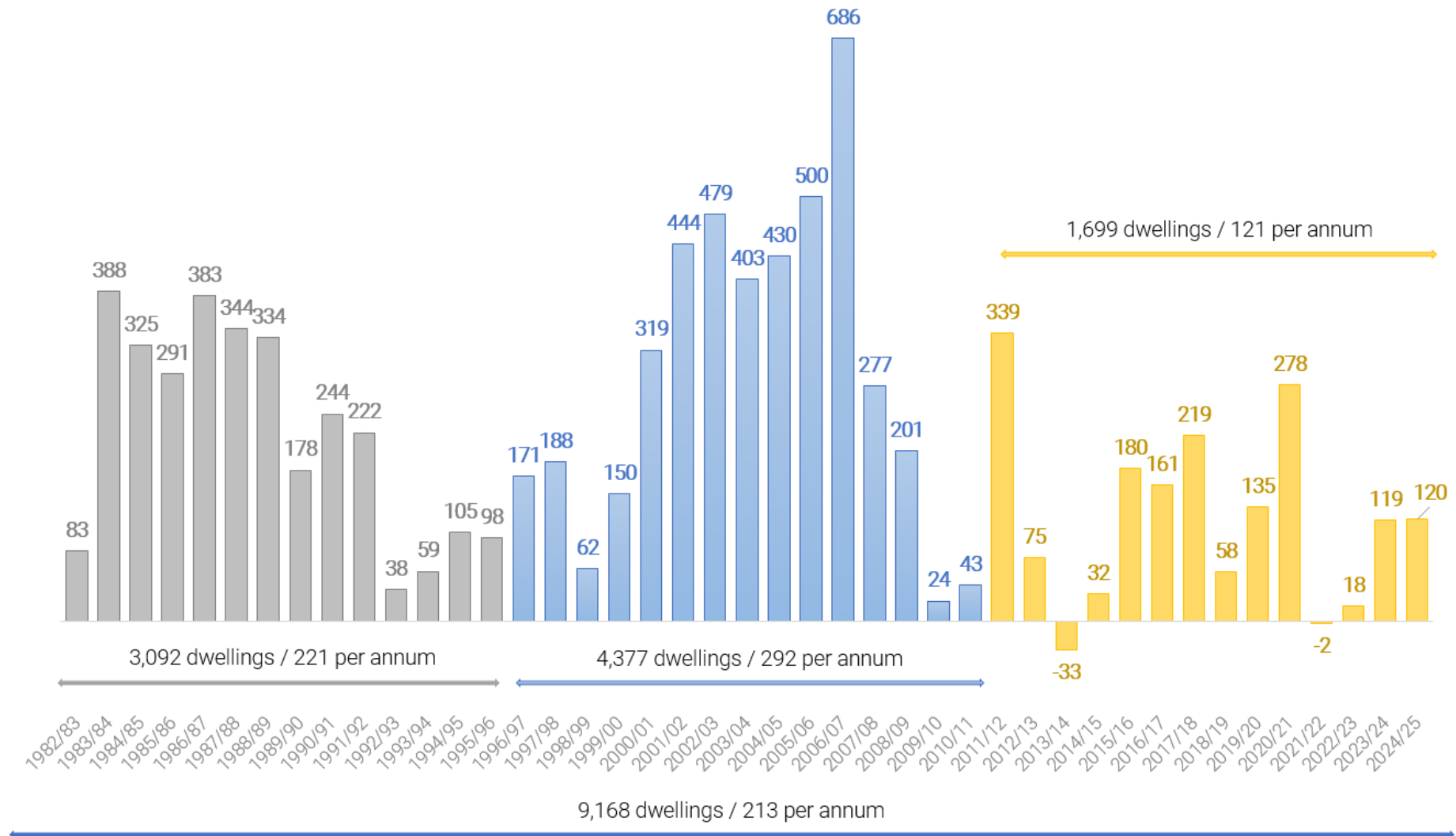
- 5.12 The difference between gross and net completions is largely due to the Alver Village (also called Rowner Renewal) project with the net figures taking into account the significant number of demolitions involved.
- 5.13 To date, the average number of net completions is 121 dwellings per annum over the plan period (i.e. 1,699 / 14 (2011-2025)).

Net dwelling completions since 1982

5.14 Figure 9 (on the following page) shows the net dwelling completions since 1982 and in the current plan period since 2011. The data shows that:

- Overall between 1982 and 2025 (43 years) there has been a total of 9,168 net dwelling completions in Gosport Borough, an average of 213 per annum.
- Between 1982 and 1995/96 (14 years) there was a total of 3,092 net dwelling completions, an average of 221 dwellings per annum.
- 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 1,699 dwellings, an average of 121 per annum.

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



Monitoring: Houses in Multiple Occupation (HMO)

- 5.15 A House in Multiple Occupation (HMO) is a property rented out by at least three people who are not from one 'household' (for example a family) but share facilities like the bathroom and kitchen (sometimes called a 'house share'). The Census 2021¹⁰ finds that Gosport Borough has 48 HMOs. 38 are small HMOs, characterised by housing three or four unrelated tenants. 10 are large HMOs, characterised by housing five or more unrelated tenants.
- 5.16 Gosport Borough has seen an increased number of HMOs in recent years which is reflected in the number of planning applications, particularly for large HMOs. HMOs granted planning permission in the past 10 years have been concentrated in the Harbourside and Town and Leesland and Newtown wards.
- 5.17 The statistics from the last few years suggest a shift towards interest in the development of larger HMOs. HMOs can offer vitality in bringing underused buildings back to life and increasing footfall in local shops and services. They also provide an important source of single person affordable housing, to those who may not wish to live alone or cannot afford to rent an entire property by themselves, particularly for students, young professionals and low income workers.
- 5.18 However, it is important that the development of HMOs is managed appropriately. Ensuring high standards of amenity, space and storage to reduce the impact to neighboring properties. Particularly through appropriate bin provision, garden maintenance and accommodation of parking and cycle storage. In response to the rising interest in HMOs and a desire to ensure high standards, the Council is introducing a HMO policy in its revised Local Plan.

Monitoring HMO completions and outstanding permissions

- 5.19 Regardless of the number of bedrooms provided in a HMO, for the purposes of housing supply, HMOs are counted as a single dwelling. Therefore, the loss of a family home (i.e. a 4 bed home housing 4 people) to a HMO with 8 bedrooms housing 8 people would represent no net gain in housing (i.e. loss of a single dwelling, replaced by a single HMO). Whereas a proposal for 8 one bedroom flats would represent a net gain of 8 dwellings.
- 5.20 Local authorities are able to include the contribution made by residential institutions (Class C2) (which includes student accommodation and older persons accommodation) using an adjustment ratio set by the Government to calculate the C3 dwellings equivalent. This is calculated by taking the number of additional C2 bedrooms and dividing them by the average number of adults in households in England, which as of 2024 is 1.9 (previously 1.8). However, the guidance does not specifically state that this adjustment can be applied to HMO bedrooms and

¹⁰ www.ons.gov.uk/datasets/RM192/editions/2021/versions/2

therefore the Council counts HMOs (regardless of the number of bedrooms) as a single dwelling in line with Hampshire County Council monitoring.

- 5.21 For information purposes, completions of HMO bedrooms and dwellings since the start of the plan period in 2011 are shown in Figure 10. The table also includes the C3 dwellings equivalent figure using the adjustment ratio. Figure 10 shows that despite 59 HMO bedrooms being completed since 2011/12, this has only counted as a net gain of 4 dwellings in the Council's housing supply. If HMO bedrooms were converted to C3 equivalent dwellings (using the adjustment ratio), the Council would have been able to include 33 C3 equivalent dwellings from HMOs in its housing supply.

Figure 10: Total Houses in Multiple Occupation (HMO) Completions 2011 to 2025

Year	Number of HMO bedrooms completed	Net gain (dwellings)	Gross gain (dwellings)	HMO bedrooms converted to C3 equivalent dwellings (if the adjustment ratio applied to C2 bedrooms was used)
2011/12	0	0	0	0
2012/13	0	0	0	0
2013/14	0	0	0	0
2014/15	0	0	0	0
2015/16	0	0	0	0
2016/17	0	0	0	0
2017/18	19	0	3	10
2018/19	10	1	1	6
2019/20	7	0	1	4
2020/21	0	0	0	0
2021/22	0	0	0	0
2022/23	9	1	1	5
2023/24	14	2	2	8
2024/25	0	0	0	0
Total	59	4	8	33

- 5.22 At 31st March 2025, there are outstanding permissions for a total of 47 HMO bedrooms from the following planning applications:

- Change of use from public house (Sui Generis) to commercial unit (Class E) and 12-bedroom house in multiple occupation, 59-61 Stoke Road, Gosport (planning application 23/00406/FULL);
- Change of use to 8-bedroom, 8-person house in multiple occupation (Sui Generis) from 4 bed house, 45-47 Forton Road, Gosport (planning application 23/00137/FULL);
- Change of use to 8-bedroom HMO, 60 Stoke Road, Gosport (planning application 23/00154/FULL);

- Change of use to 7-bedroom HMO, 131 Brockhurst Road, Gosport (planning application 24/00049/FUL); and
- Change of use to 12-bedroom HMO, 113-114 High Street, Gosport (planning application 24/00318/FULL).

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

GBLP Indicator: Housing supply and trajectory

- 5.23 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.
- 5.24 As of 31 March 2025, 1,699 dwellings have been built. The remaining Local Plan allocation for the rest of the plan period (2025/26 to 2028/29) is **1,361 dwellings** (i.e. 3,060 – 1,699) which represents 340 dwellings per year for the next 4 years up to the end of the plan period in 2029.
- 5.25 The projected net supply of additional dwellings from 1 April 2025 to 31 March 2029 is 713 which takes into account sites with planning permission, allocated sites, draft allocations in the Gosport Borough Local Plan 2042 (called GBLP 2038 at Regulation 18) expected up to 31 March 2029 and projected windfalls.
- 5.26 Figure 11 provides a detailed summary of the Council's housing land supply position for the plan period to 2029.
- 5.27 Over the entire plan period (2011 to 2029) the Council can identify a housing supply of 2,412 dwellings and is therefore currently unable to demonstrate that it can meet the identified need in the Adopted Local Plan of 3,060 net additional dwellings.
- 5.28 The Gosport Housing Trajectory 2025 which is based on the GBLP provides details of the delivery target. A breakdown of the figures that underpin the housing supply over the remainder of the plan period is shown in Appendix 1: Gosport Housing Trajectory (2025).
- 5.29 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 2042 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 at Regulation 18 stage and due to be included in the Publication GBLP 2042 at Regulation 19 stage: www.gosport.gov.uk/gblp2042

Figure 11: Housing Supply as at 1 April 2025 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 2042.

	Number of Dwellings (Net Gain)
Completions 2011 to 2025 (a)	1,699
Existing permissions¹¹ (b)	667
<i>Sub Total</i>	2,366
Regeneration Areas (draft GBLP 2042) without planning permission – this includes outstanding large site allocations from the GBLP 2011-2029 which have been reassessed as part of the draft GBLP 2042. Sites within Regeneration Areas anticipate to deliver housing up to 2029 benefit from planning permission and are therefore included within the existing permissions figure above.	
<i>Subtotal: Regeneration Areas (c)</i>	0
<i>Other allocation sites (draft GBLP 2042) without planning permission (5+ dwellings) (d)</i>	9
Small Site Windfall Allowance¹² (e)	37
Total outstanding supply up to 2029 (b) + (c) + (d) + (e)	713
Total supply up to 2029 (a) + (b) + (c) + (d) + (e)	2,412

¹¹ 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 33 C3 equivalent units (60 C2 bedrooms) at Royal Haslar Hospital for a care home and 23 C3 equivalent units (42 C2 bedrooms) at Anglesey Lodge included in this figure.

Overall, there is planning permission for 1,356 dwellings (56 of which are C2 bedrooms expressed as C3 equivalent). It is unlikely that 70 dwellings as part of the Rowner Renewal scheme will be delivered so these are not included in housing supply for the plan period. This leaves a total of 1,286 outstanding permissions, 667 of which are anticipated to be delivered by 2029.

¹² This is calculated by taking the average number of completions on small sites (between 1 and 4 dwellings) (including garden sites - see section below for information regarding methodology change) since 2001/02 (i.e. 18.3 dwellings); and multiplied by 2 years out of the 4 years which remain in for the plan period to 2029 with the next two years instead being the existing small sites with planning permission.

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

- 5.30 According to the most recent NPPF (published December 2024), local planning authorities should 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 (unless these strategic policies have been reviewed and found not to require updating). 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.
- 5.31 In addition where the Housing Delivery Test (HDT) shows there has been significant under delivery of housing over the previous three years (below 85% of the housing requirement), the supply should include a buffer of 20% to improve the prospect of achieving the planned supply. The Government's most recently published HDT 2023 (published December 2024) confirms the Council is required to apply a 20% buffer to its housing supply.
- 5.32 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. **A new standard method was published by the Government in December 2024, resulting in a local housing need for Gosport of 434 homes per year**, and is used to calculate the five year housing supply throughout this section. For comparison purposes, local housing need according to the previous standard method (prior to December 2024), which showed a requirement for 339 homes per year, is shown below.
- 5.33 Planning guidance sets out the main stages for assessing the supply of deliverable sites. Advice published in the PPG 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

Measured against local housing need according to the standard method

Current standard method (published December 2024)

- 5.34 As shown in Figure 12, when measured against the **local housing need according to the most recent standard method of 434 dwellings per year (plus a 20% buffer bringing the requirement to 520.8 dwellings per year)**, the **Council can demonstrate a 1.87 year supply**. There are sufficient sites to deliver 973 dwellings over the **next five years to 2030**, compared to the local housing need of 2,604 dwellings (including a 20% buffer).

Previous standard method

- 5.35 Previously, when measured against local housing need according to the previous standard method of 339 dwellings per year (plus a 20% buffer bringing the requirement to 406.8 dwellings per year), the Council could demonstrate a 2.39 year supply. There are sufficient sites to deliver 973 dwellings over the next five years to 2030, compared to the previous local housing need of 2,034 dwellings (including a 20% buffer).

Measured against the adopted Gosport Borough Local Plan 2011-2029

- 5.36 As shown in Figure 13, if measured against the adopted GBLP 2011-2029 (with a 20% buffer), the Council would be able to demonstrate a 2.26 year supply. There are sufficient sites to deliver 973 dwellings over the next five years to 2030, compared to the GBLP 2011-2029 requirement (including a 20% buffer) and a year of the standard method (including a 20% buffer) of 2,154 dwellings.

Comparison: Current five year housing land supply based on the standard method (published by the Government December 2024) with the previous standard method

		CURRENT Five year housing land supply (NPPF and current standard method published 2024)	COMPARISON Five year housing land supply (NPPF and previous standard method 2023)
Requirement	Local housing need according to the standard method	2,170 (434 per year)	1,695 (339 per year)
	20% buffer	434	339
	Total requirement	2,604 (520.8 per year)	2,034 (406.8 per year)
Housing supply	Existing permissions that are expected to be built	851	851
	Regeneration areas (GBLP 2042) without planning permission	58	58
	Other allocation sites (GBLP 2042) without planning permission (5+ dwellings)	9	9
	Small site windfall allowance	55	55
	Total supply	973	973
	Supply in years	1.87 years	2.39 years

Five year housing land supply based on the standard method

Figure 12: Five year housing land supply based on local housing need according to the standard method

FIVE YEAR HOUSING REQUIREMENT: STANDARD METHOD		
A	Local housing need according to standard method: dwellings per annum	434
B	Local housing need requirement: 1 April 2025 to 31 March 2030 (A x 5)	2,170
C	20% buffer (B x 20%)	434
D	Five year requirement (B+C)	2,604
E	Annual requirement for next 5 years (D/5)	520.8
FIVE YEAR HOUSING SUPPLY		
F	Existing permissions that are expected to be built within the next 5 years	851
G	Regeneration areas (draft GBLP 2042) without planning permission – includes large site allocations outstanding from GBLP 2011-2029 which have been reassessed as part of the draft GBLP 2042	58
H	Other allocation sites (draft GBLP 2042) without planning permission (5+ dwellings)	9
I	Small site windfall allowance ¹³	55
J	Total five year supply (F+G+H+I)	973
K	Supply in years (J/E)	1.87 years

¹³ This is calculated by taking the average number of completions on small sites (between 1 and 4 dwellings) (including garden sites - see section below for information regarding methodology change) since 2001/02 (i.e. 18.3 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.

Five year housing land supply based on the Gosport Borough Local Plan 2011-2029 housing requirement

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

FIVE YEAR HOUSING REQUIREMENT: GBLP 2011-2029		
A	Housing requirement 2011 to 2029 (GBLP)	3,060 (170 per annum)
B	Total net completions 2011 to 2025	1,699 (121 per annum)
C	Remaining housing requirement 1 April 2025 to 31 March 2029 (4 years) (A – B)	1,361 (340.25 per annum)
	Standard method requirement 1 April 2029 to 31 March 2030 (1 year)	434 (434 per annum)
D	5 year requirement 1 April 2025 to 31 March 2030 (340.25 x 4 + 434 x 1)	1,795
E	20% buffer (D x 20%)	359
F	Five year requirement (D+E)	2,154
G	Annual requirement for next 5 years (F/5)	430.8
FIVE YEAR HOUSING SUPPLY		
H	Existing permissions that are expected to be built within the next 5 years	851
I	Regeneration areas (draft GBLP 2042) without planning permission – includes large site allocations outstanding from GBLP 2011-2029 which have been reassessed as part of the draft GBLP 2042	58
J	Other allocation sites (draft GBLP 2042) without planning permission (5+ dwellings)	9
K	Small site windfall allowance ¹⁴	55
L	Total five year supply (H+I+J+K)	973
M	Supply in years (L/G)	2.26 years

¹⁴ This is calculated by taking the average number of completions on small sites (between 1 and 4 dwellings) (including garden sites - see section below for information regarding methodology change) since 2001/02 (i.e. 18.3 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.

Ten year housing land supply

- 5.37 The NPPF also requires local authorities to identify a supply of specific developable sites, for years 6 to 10.

Measured against local housing need according to the standard method

Current standard method (December 2024)

- 5.38 As shown in Figure 14, when measured against the **local housing need according to the most recent standard method of 434 dwellings per year (December 2024) (plus a 20% buffer bringing the requirement to 520.8 dwellings per year)**, the Council can demonstrate a **4.18 year supply**. There are sufficient sites to deliver 2,177 dwellings up to 2035, compared to the local housing need (with a 20% buffer) of 5,208 dwellings.

Previous standard method

- 5.39 Previously, when measured against local housing need according to the previous standard method of 339 dwellings per year (plus a 20% buffer bringing the requirement to 406.8 dwellings per year), the Council could demonstrate a 5.35 year supply. There are sufficient sites to deliver 2,177 dwellings up to 2035, compared to the previous local housing need of 4,068 dwellings (including a 20% buffer).

Measured against the adopted Gosport Borough Local Plan 2011-2029 and standard method

- 5.40 As shown in Figure 15, if measured against the **adopted GBLP 2011-2029 up until the end of the plan period on 31 March 2029 and the standard method for years 2029 to 2035, plus a 20% buffer**, the Council can demonstrate a **4.58 year supply**. There are sufficient sites to deliver 2,177 dwellings up to 2035, compared to the total requirement of 4,758 (1,361 remaining from the GBLP 2011-2029 requirement up to 2029 and 2,604 from the most recent standard method (434 dwellings per year) (December 2024) for years 2029 to 2035, plus a 20% buffer of 793 dwellings).
- 5.41 Previously, when measured against the adopted GBLP 2011-2029 up until the end of the plan period on 31 March 2029 and the previous standard method (339 dwellings per year), plus a 20% buffer, the Council could demonstrate a 5.34 year supply. There are sufficient sites to deliver 2,177 dwellings up to 2035, compared to the total requirement of 4,074 (1,361 remaining from the GBLP 2011-2029 requirement up to 2029 and 2,034 from the previous standard method for years 2029 to 2035, plus a 20% buffer of 679 dwellings).

Ten year housing land supply based on the standard method

Figure 14: Ten year housing land supply based on local housing need according to the standard method

TEN YEAR HOUSING REQUIREMENT: STANDARD METHOD		
A	Local housing need according to standard method: dwellings per annum	434
B	Local housing need requirement: 1 April 2025 to 31 March 2035 (A x 10)	4,340
C	20% buffer (B x 20%)	868
D	Ten year requirement (B+C)	5,208
E	Annual requirement for next 10 years (D/10)	520.8
TEN YEAR HOUSING SUPPLY		
F	Existing permissions that are expected to be built within the next 10 years	1,286
G	Regeneration areas (draft GBLP 2042) without planning permission – includes large site allocations outstanding from GBLP 2011-2029 which have been reassessed as part of the draft GBLP 2042	561
H	Other allocation sites (draft GBLP 2042) without planning permission (5+ dwellings)	184
I	Small site windfall allowance ¹⁵	146
J	Total ten year supply (F+G+H+I)	2,177
K	Supply in years (J/E)	4.18 years

¹⁵ This is calculated by taking the average number of completions on small sites (between 1 and 4 dwellings) (including garden sites - see section below for information regarding methodology change) since 2001/02 (i.e. 18.3 dwellings); and multiplied by 8 years out of the 10 years with the next two years instead being the existing small sites with planning permission.

Ten year housing land supply based on the Gosport Borough Local Plan 2011-2029 housing requirement and the standard method

Figure 15: Ten year housing land supply of deliverable sites based on the GBLP until 2029 and standard method to 2035

TEN YEAR HOUSING REQUIREMENT: GBLP 2011-2029 & STANDARD METHOD		
A	Housing requirement 2011 to 2029 (GBLP)	3,060 (170 per annum)
B	Total net completions 2011 to 2025	1,699 (121 per annum)
C	Remaining housing requirement 1 April 2025 to 31 March 2029 (4 years) (A – B)	1,361 (340.25 per annum)
	Standard method requirement 1 April 2029 to 31 March 2035 (6 years)	2,604 (434 per annum)
D	10 year requirement 1 April 2025 to 31 March 2035 (340.25 x 4 + 434 x 6)	3,965
E	20% buffer (E x 20%)	793
F	Ten year requirement (D+E)	4,758
G	Annual requirement for next 10 years (F/10)	475.8
TEN YEAR HOUSING SUPPLY		
H	Existing permissions that are expected to be built within the next 10 years	1,286
I	Regeneration areas (draft GBLP 2042) without planning permission – includes large site allocations outstanding from GBLP 2011-2029 which have been reassessed as part of the draft GBLP 2042	561
J	Other allocation sites (draft GBLP 2042) without planning permission (5+ dwellings)	184
K	Small site windfall allowance ¹⁶	146
L	Total ten year supply (H+I+J+K)	2,177
M	Supply in years (L/G)	4.58 years

¹⁶This is calculated by taking the average number of completions on small sites (between 1 and 4 dwellings) (including garden sites - see section below for information regarding methodology change) since 2001/02 (i.e. 18.3 dwellings); and multiplied by 8 years out of the 10 years with the next two years instead being the existing small sites with planning permission.

Small Site Windfall Allowance

- 5.42 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.
- 5.43 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.
- 5.44 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 NPPF 2024 (Paragraph 75).
- 5.45 Given this change in national policy, the 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

- 5.46 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

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

- 5.47 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. As set out in Paragraph 79 of the NPPF (December 2024), where the HDT indicates that delivery has fallen below the housing requirement over the previous three years, the following policy consequences apply:

- where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of underdelivery and identify actions to increase delivery in future years;
- where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of the NPPF, in addition to the requirement for an action plan;
- where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of the NPPF, in addition to the requirements for an action plan and 20% buffer.

5.48 Local authorities are able to include the contribution made by residential institutions (Class C2) (which includes student accommodation and older persons accommodation) 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 1.9 as of 2024 (previously 1.8). The result is included in the figures below.

Summary of Housing Delivery Test results

5.49 The Council's HDT results since the introduction of the test are shown in Figure 16:

Figure 16: Housing Delivery Test results (published and predicted)

HDT Measurement	Homes required according to HDT	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)	Result
2018	510	560	7	567.2	111%
2019	510	435	10	445.5	87%
2020	496	409	5	414.5	84%
2021	471	468	3	471	100%
2022	628	432	-21	411	65%
2023	801	273	-23	250	31%
2024 (predicted)	1,009	159	-23	136	13.5%
2025 (predicted)	1,020	260	-3	257	25.2%

5.50 The Council's latest HDT results are shown below. The Government officially published the latest results in December 2024 (Figure 17) for the period 2020/21 to 2022/23. The Government is yet to publish the latest results, however the Council's predictions of these results are set out below. Past HDT results are set out in Appendix 4.

Housing Delivery Test: 2023 measurement (most recently published by Government)

- 5.51 The total completions figure between 2020 and 2023 is 250, and the *HDT: 2023 measurement* is 31%¹⁷. The result published in December 2024 confirms that the Council will need to produce an Action Plan and continue to include a 20% buffer on housing supply. The result also confirms that the presumption in favour of sustainable development applies.
- 5.52 Please note: the completion figures for 2020/21 differ from that previously reported. There were 278 C3 dwellings completed in 2020/21, as included in previous HDT results. However, the recent figures contained in the Government's Live Table 122 (published 2024) was retrospectively changed by a Government adjustment in 2024 relating to the Census 2021, to remove 45 dwellings in the year 2020/21.
- 5.53 Please note: the completion figures for 2021/22 differ from that previously reported. Previous Government figures reported the loss of 38 C2 bedrooms (-21 C3 dwellings equivalent using the adjustment which divides C2 bedrooms by 1.8 (i.e. -38 C2 bedrooms divided by 1.8 equals -21 C3 dwelling equivalent). The latest HDT measurement rule book now applies an adjustment to C2 bedrooms by dividing by 1.9. The figures have therefore been revised by the Government for the HDT 2023 measurement (-38 C2 bedrooms divided by 1.9 equals -20 C3 dwelling equivalent).

Figure 17: Housing Delivery Test Result 2022/23 based on net completions between 2020 and 2023 (including Class C2 equivalent completions)

Years	Homes required according to HDT	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2020/21	145*	233** (previously correctly reported as 278 – retrospectively changed by a Government adjustment relating to the Census 2021))	0	233** (previously correctly reported as 278 – retrospectively changed by a Government adjustment to the Census 2021)
2021/22	328	19	-20***	-1***
2022/23	328	21	-3	18
Total	801	273	-23	250
* For the 2023 measurement, there is a reduction in the period for measuring total homes required – usually this would be measured over a 3-year period, but an 8-month period has been used for the 2020/21 monitoring year; requirement is assessed from 1 August 2020, meaning that				

¹⁷ HDT: 2023 measurement available from: www.gov.uk/government/publications/housing-delivery-test-2023-measurement

243 days are assessed. This is to account for the considerable variations in levels of housing delivery as local planning authorities and construction industry faced disruption on a national, regional, and local level due to the pandemic. No adjustment was made in the 2021/22 and 2022/23 monitoring years. 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.

** Please note: in 2020/21 there were actually 278 net completions (C3 dwellings). However the Government's Live Table 122 was retrospectively changed by a Government adjustment in 2024 relating to the Census 2021, removing 45 dwellings.

*** Please note: Previous Government figures reported the loss of 38 C2 bedrooms (-21 C3 dwellings equivalent using the adjustment which divides C2 bedrooms by 1.8 (i.e. -38 C2 bedrooms divided by 1.8 equals -21 C3 dwelling equivalent). The latest HDT measurement rule book now applies an adjustment to C2 bedrooms by dividing by 1.9. The figures have therefore been revised by the Government for the HDT 2023 measurement (-38 C2 bedrooms divided by 1.9 equals -20 C3 dwelling equivalent).

Housing Delivery Test: 2024 measurement (predicted)

- 5.54 At the time of publication of this AMR, the latest HDT results have not been published and the Government has delayed publication until later in 2026. However, based on the completions figure between 2021 and 2024 of 136 dwellings, the HDT: 2024 measurement is predicted to be 13.5%.

Figure 18: Housing Delivery Test Predicted Result 2023/24 based on net completions between 2021 and 2024 (including Class C2 equivalent completions)

Years	Homes required according to HDT	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2021/22	328	19	-20***	-1***
2022/23	328	21	-3	18
2023/24	353	119	0	119
Total	1,009	159	-23	136
*** Please note: Previous Government figures reported the loss of 38 C2 bedrooms (-21 C3 dwellings equivalent using the adjustment which divides C2 bedrooms by 1.8 (i.e. -38 C2 bedrooms divided by 1.8 equals -21 C3 dwelling equivalent). The latest HDT measurement rule book now applies an adjustment to C2 bedrooms by dividing by 1.9. The figures have therefore been revised by the Government for the HDT 2023 measurement (-38 C2 bedrooms divided by 1.9 equals -20 C3 dwelling equivalent).				

Housing Delivery Test: 2025 measurement (predicted)

- 5.55 At the time of publication of this AMR, the latest HDT results have not been published and the Government has delayed publication until later in 2026. However, based on the completions figure between 2022 and 2025 of 257 dwellings, the HDT: 2025 measurement is predicted to be 25.2%.

Figure 19: Housing Delivery Test Predicted Result 2024/25 based on net completions between 2022 and 2025 (including Class C2 equivalent completions)

Years	Homes required according to HDT	Actual Net Completions (C3)	C2 Completions (dwellings equivalent)	Total completions (net)
2022/23	328	21	-3	18
2023/24	353	119	0	119
2024/25	339	120	0	120
Total	1,020	260	-3	257

Gosport Housing Delivery Test Action Plan (HDTAP)

- 5.56 Based on the HDT 2022 results (published December 2023), and HDT 2023 results (published December 2024) the Council was required to produce a HDTAP as housing delivery fell below 95%. The Council's HDTAP was published in March 2025: www.gosport.gov.uk/HDT
- 5.57 Prior to the HDT 2022 results, the previous HDTAP produced by the Council was in 2021 following the HDT 2020 results (published January 2021). The Council's previous HDTAP is also available online: www.gosport.gov.uk/HDT

GBLP Indicator: Density of housing completions

- 5.58 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 Figure 20 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 2025

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

Year	Density – Percentage of dwellings built			
	Less than 30dph	30-45dph	45-60dph	More than 60dph
2021/22	8.0	0	0	92.0
2022/23	37.5	16.6	16.6	29.2
2023/24	23.4	10.2	1.6	64.8
2024/25	33.9	5.6	0	60.5
Average	11.3%	26.3%	18.4%	44%

Source: Hampshire County Council monitoring and GBC analysis (as of 1 April 2025) – figures may not sum due to rounding.

- 5.59 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

- 5.60 Figure 21 shows the frequency of bus services within the Borough as of September 2024. Last year's figure at September 2023 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.
- 5.61 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.

Access to Centres

- 5.62 Figure 22 (following pages) 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 23.

Figure 21: Frequency of Bus Services

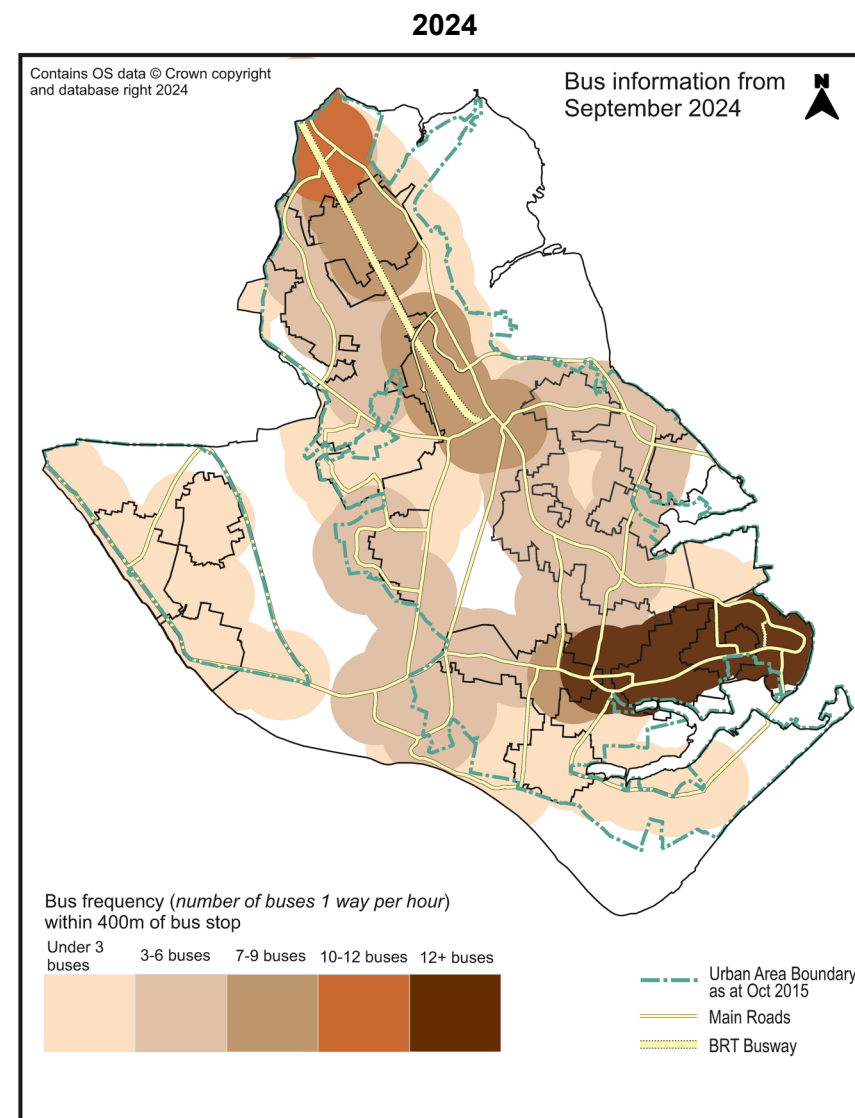
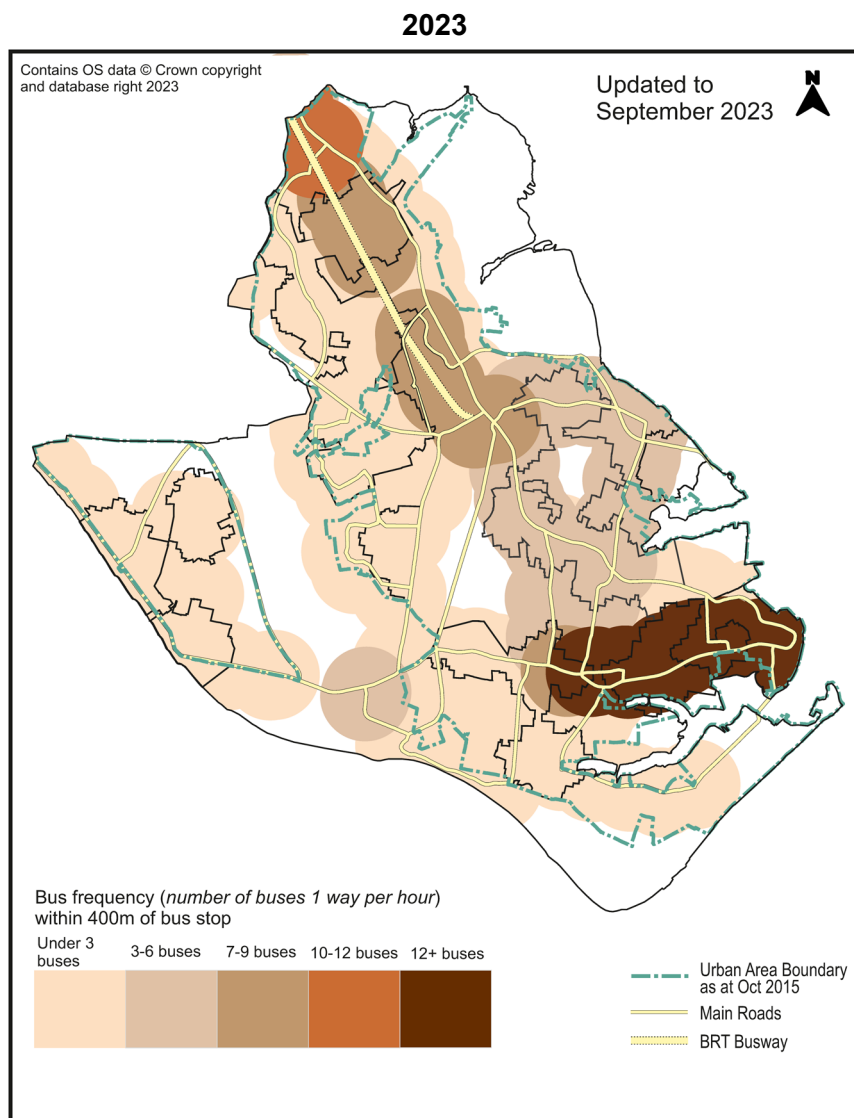
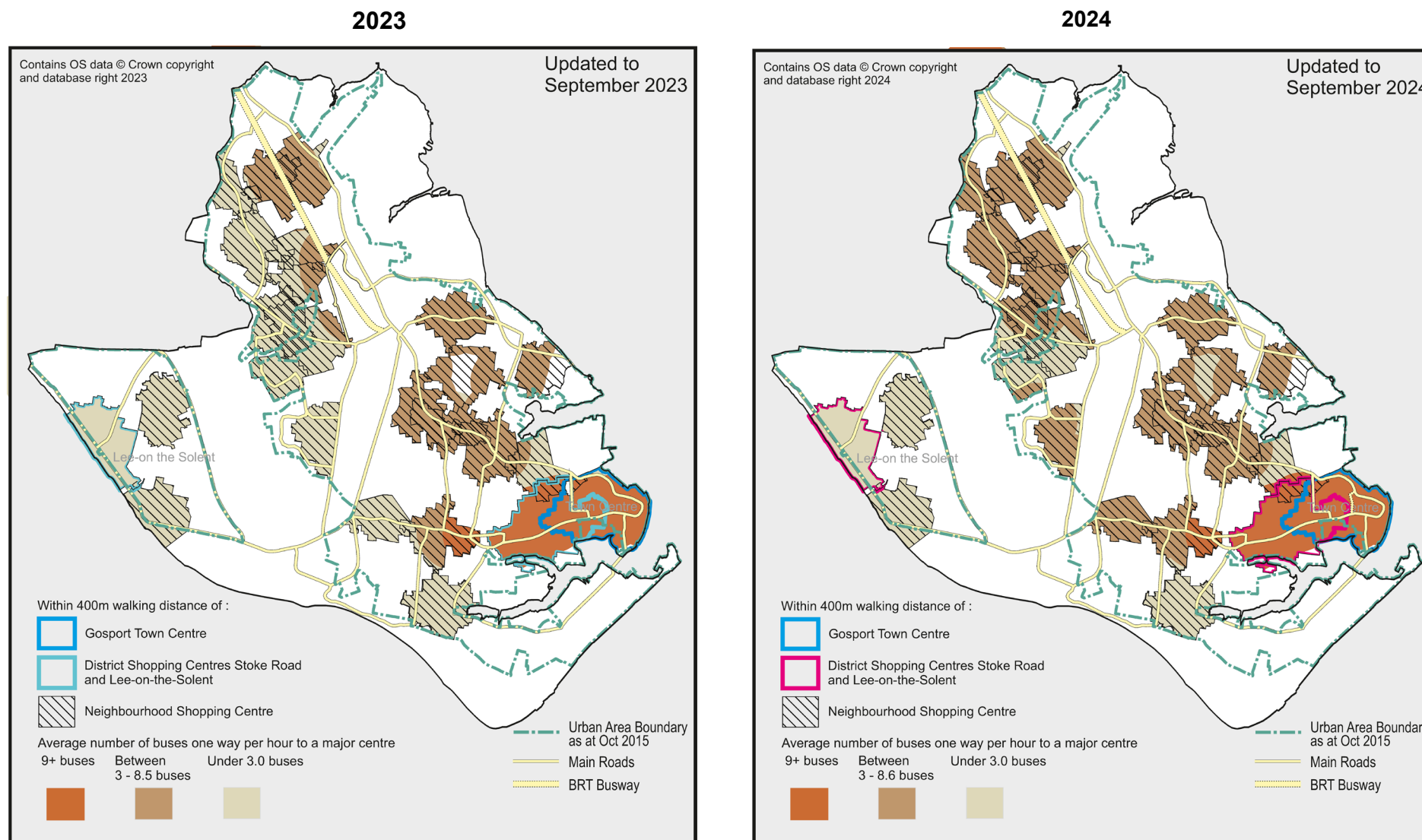


Figure 22: Accessibility to Centres



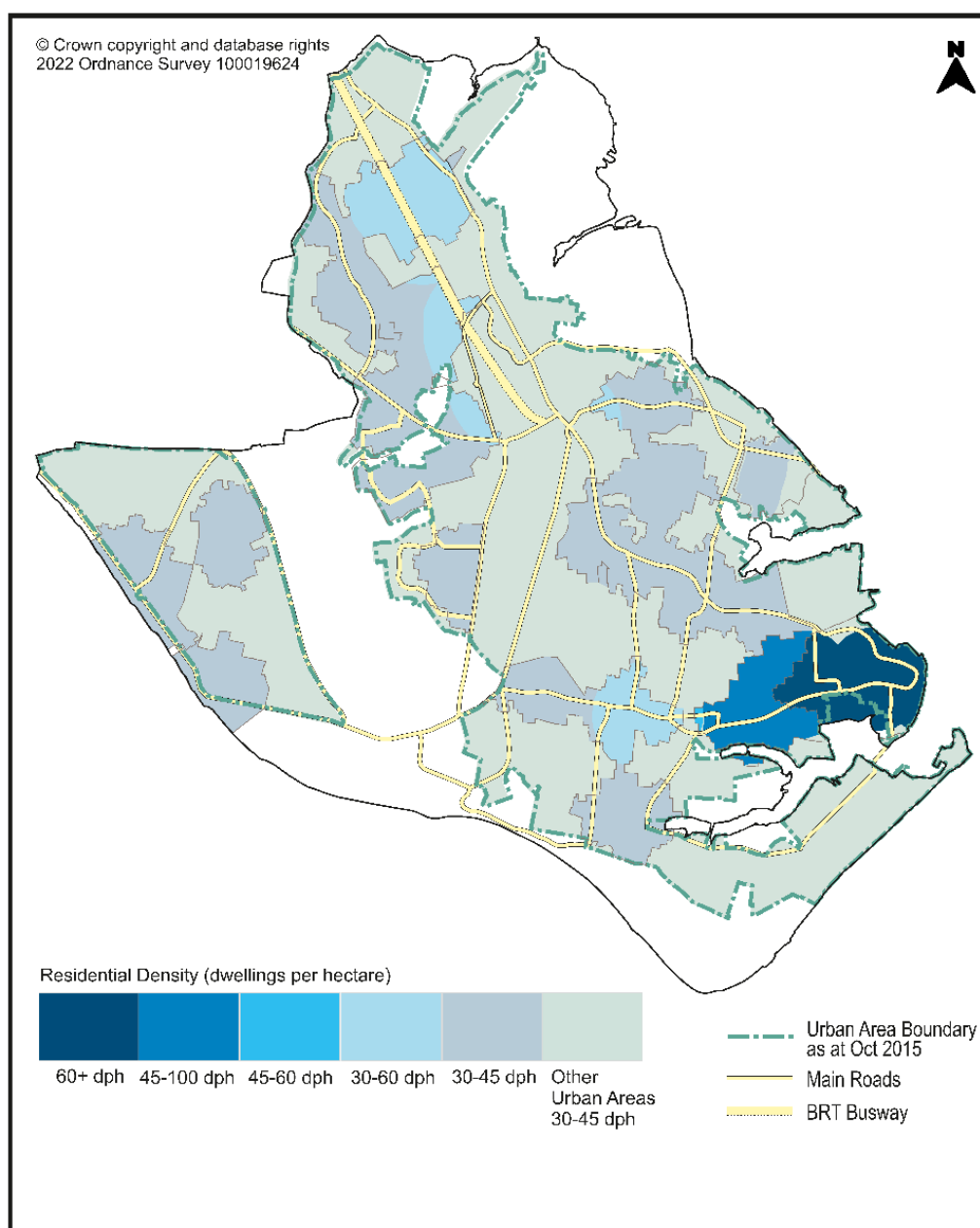
- 5.63 The Council has produced an accessibility residential density matrix which shows accessible areas within the Borough. The most accessible areas within the Borough are areas within a 400 metre walking distance of Gosport Town Centre and served by at least 12 buses an hour to a major centre. The 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.
- 5.64 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. 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		
Location		High	Medium	Low
		12 or more buses an hour to a major centre (Gosport, Fareham, Southampton)	Between 7-11 buses an hour to a major centre (Gosport, Fareham, Southampton)	6 or less buses an hour to a major centre (Gosport, Fareham, Southampton)
Sites within a walking distance of 400m	Gosport Waterfront and Town Centre	Over 60dph	-	-
	District Centres	45-100dph	45-100dph	30-45dph
	Neighbourhood Centres	45-60dph	30-60dph	30-45dph
Other urban areas		30-45dph	30-45dph	30-45dph

Source: GBLP (2015), page 145.

Figure 24: Accessibility and indicative potential housing densities



Housing Distribution and Type

- 5.65 *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, 91.9% of all dwellings built in Gosport Borough (gross completions) have been built on PDL. In 2024/25, 99.2% of completions were on PDL.

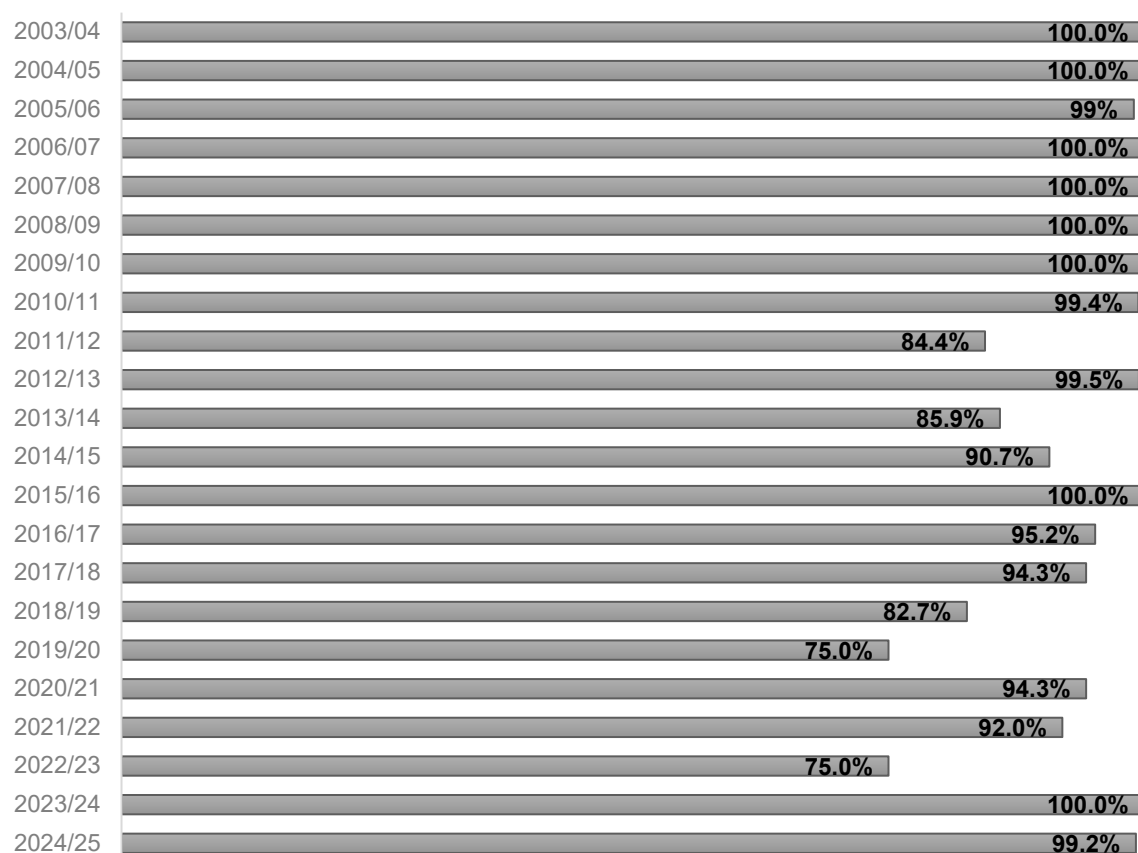
Figure 25: Dwellings built on Previously Developed Land (gross completions)

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
2022/23	18	75
2023/24	128	100
2024/25	123	99.2
Total	2,055	91.9%

5.66 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 2024/25



Affordability

5.67 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

5.68 During the 2024/25 monitoring period no affordable dwellings (gross) were completed. A total of 601 (gross) affordable homes have been built since 2011/12. This is 27% of all homes built (gross) since 2011/12.

Figure 27: Affordable Housing Completions 2011-2025

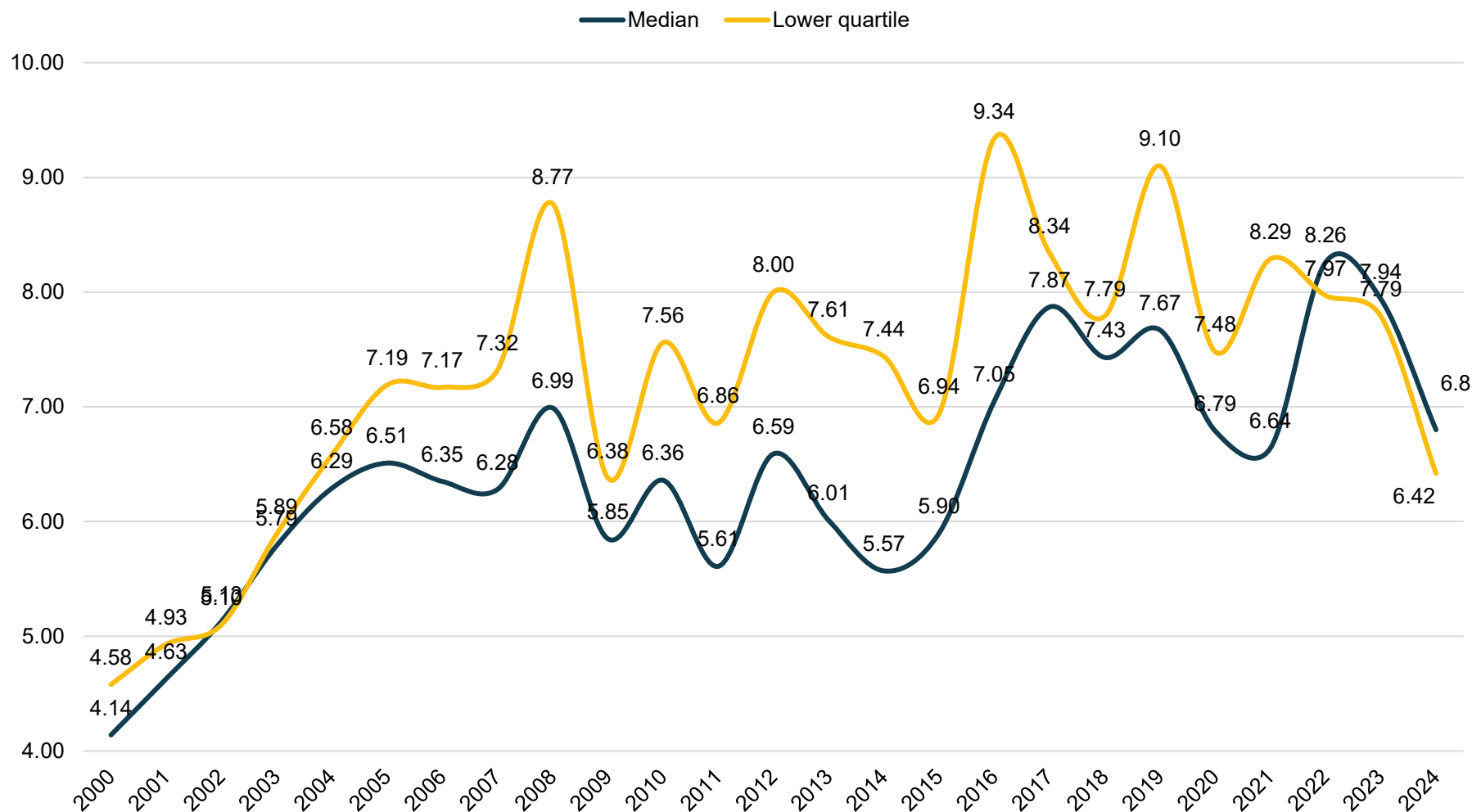
Year	Gross Affordable Completions
2011/12	163
2012/13	133
2013/14	8
2014/15	86
2015/16	32
2016/17	40
2017/18	50
2018/19	5
2019/20	14
2020/21	58
2021/22	12
2022/23	0
2023/24	0
2024/25	0
Total	601

5.69 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

Ratio of median house price to median workplace-based earnings

- 5.70 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 local 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 earnings¹⁸



¹⁸ House price to workplace-based earnings ratio: Table 5c (median) and Table 6c (lower quartile). Please note from 2023 the ONS no longer publish lower quartile table and are currently assessing demand for these figures. Therefore this table only reports the most recent median figures which are published for 2023. Available from: www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

Households on Housing Register

- 5.71 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 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.

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
2022/23	538
2023/24	612
2024/25	533

Source: Gosport Borough Council Housing Service (1 April 2025)

*Please note: the Housing Waiting List was closed from the 20 March 2020 to 1 September 2020 due to the COVID pandemic. In addition the Council's allocation policy changed significantly in 2019 and the changes came into effect on the 3 June 2019.

Completions by Type and Size

- 5.72 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) 2024/25

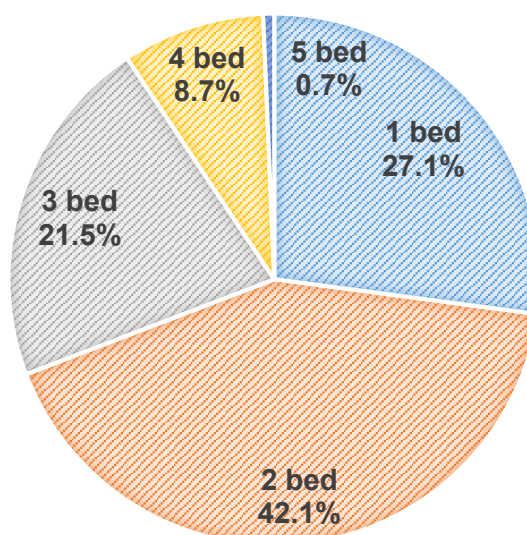
Development Type	Completions (Gross)
New	3
Redevelopment	75
Conversion	44
Subdivision	2
Total	124

- 5.73 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 2011-2025 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%)
2022/23	10 (41.7%)	2 (8.3%)	4 (16.7%)	4 (16.7%)	4 (16.7%)	24 (100%)
2023/24	51 (39.8%)	42 (32.8%)	20 (15.6%)	13 (10.2%)	2 (1.6%)	128 (100%)
2024/25	50 (40.3%)	69 (55.6%)	3 (2.4%)	1 (0.8%)	1 (0.8%)	124 (100%)
Total	606 (27.1%)	941 (42.1%)	480 (21.5%)	194 (8.7%)	15 (0.7%)	2,236 (100%)

**Bedroom type
2011 to 2025**



Self-Build Register

- 5.74 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 2025)

Number of interested individuals	50
Number of associations	0

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

- 5.75 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. 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 2021 Census showed that 37% of employed Gosport residents worked outside the Borough, this has decreased from 60% at the time of the 2011 Census (it was 49% at the time of the 2001 Census). The 2021 Census figure however is reflective of the impact of working from home during the Covid-19 pandemic. 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 25,000 jobs in Gosport Borough in 2023 which has declined by 27% from 33,000 jobs in 2000. With a jobs density of 0.50, Gosport stands out as recording the lowest jobs density out of all 65 districts in the South East region and the 8th lowest jobs density of all local authority areas in the UK. Gosport (0.50) therefore has significantly lower jobs density than the neighbouring authorities of Fareham (0.82), Portsmouth (0.88) and Havant (0.62)¹⁹.
- 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.

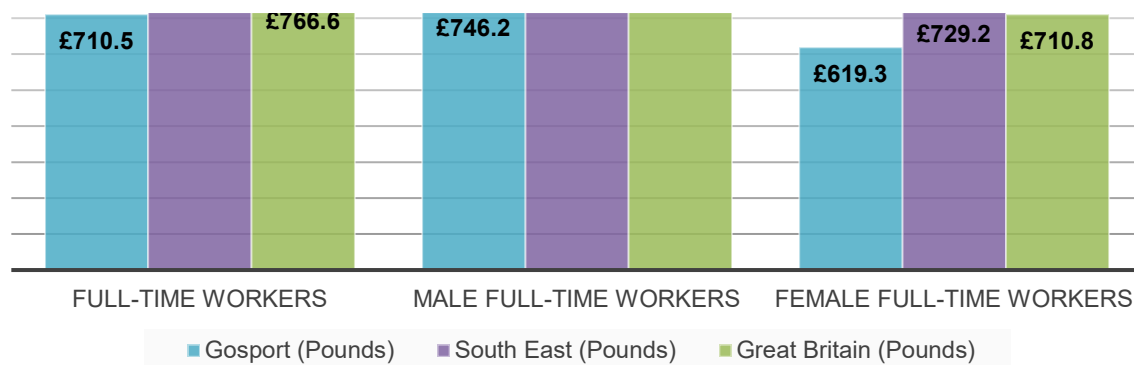
¹⁹ ONS jobs density (7th lowest in 2021, 5th lowest in 2022 and 8th lowest 2023) – this includes employees, self-employed, government-supported trainees and HM Forces (from MoD).

- 6.6 There are areas of the Borough which experience higher levels of deprivation. The English Indices of Deprivation 2025²⁰ show that Gosport's Index of Multiple Deprivation (IMD) ranking at 2025 is 97th out of 296 local authorities nationally (with 1 most deprived). In 2019 Gosport was ranked 130th of 326 local authorities. It is difficult to compare the figures as the number of authorities has changed.
- 6.7 Within the Borough, levels of deprivation are unevenly spread with variation in the rankings attributed to different areas. There are 33,755 Lower Super Output Area's (LSOAs) in England, ranking from 1 (which is most deprived) to 33,755 (least deprived).
- 6.8 The lowest scoring LSOA in Gosport is 008D, the Town MSOA achieves a rank of 1,761 putting it in the 10% most deprived nationally, whilst the highest scoring LSOA Alverstoke at Privett 009E, achieves a rank of 30,568 putting it in the top 10% least deprived nationally. The latest information is available in the Gosport Profile: www.gosport.gov.uk/gosportprofile
- 6.9 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.

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²⁰ English Indices of Deprivation 2019, MHCLG (2019), available from: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2025>

²¹ Earnings by place of work (2024). Source: ONS annual survey of hours and earnings – workplace analysis (available from: www.nomisweb.co.uk)



6.10 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

6.11 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

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

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	
LP16: Employment Land	
LP17: Skills	
Indicators	
- Amount and type of employment floorspace completed - Loss of employment floorspace throughout the Borough and on sites allocated for employment - Planning permissions for new training facilities - Skills related obligations secured as part of planning permissions	
Targets	
To provide 84,000 square metres of net additional employment floorspace over the period 2011-2029	

²² Earnings by place of residence (2024). Source: ONS annual survey of hours and earnings – resident analysis (available from: www.nomisweb.co.uk)

Monitoring Information

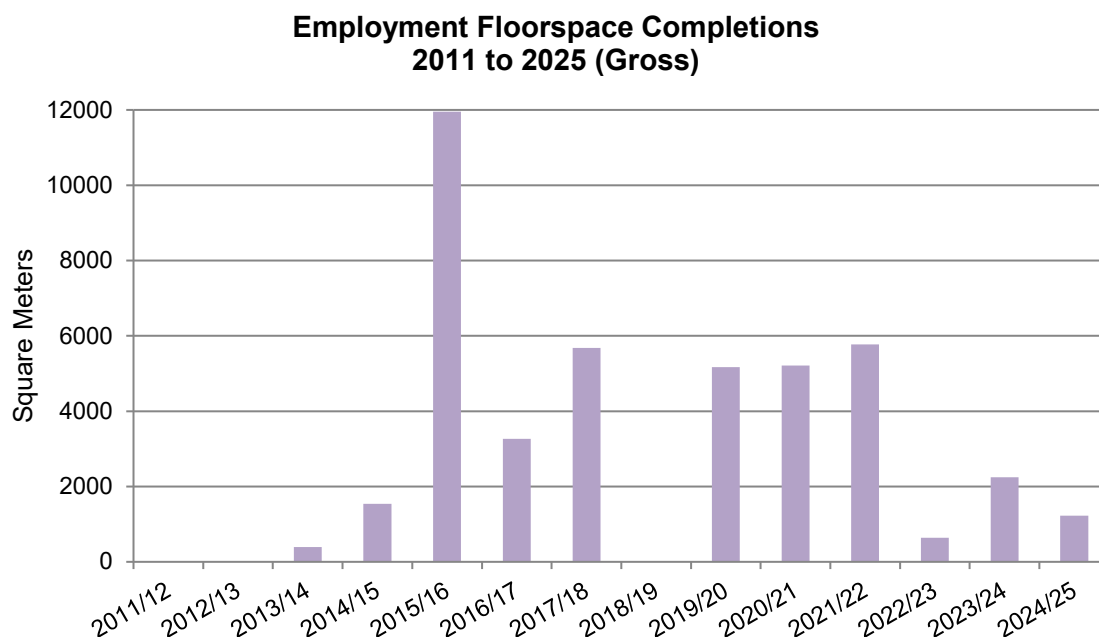
GBLP Indicator: Amount and type of employment floorspace completed

- 6.13 In the AMR completions are only reported if they occupy at least 200 sqm of floorspace. In the 2024/25 monitoring period, 1,227 sqm of employment floorspace was completed from the completion of a new industrial/office building comprising four units at Land South of Former Overlord Hangar at Daedalus (planning application 23/00185/FULL).
- 6.14 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 84,000 sqm.

Figure 33: Employment floorspace completed since 2011 (Gross)

Year	Floorspace completed (sqm)
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	0*
2019/20	5,173
2020/21	5,212
2021/22	5,773
2022/23	638
2023/24	2,247
2024/25	1,227
Total	43,099

*previously reported 1,242 sqm. See Section 3 (Royal Hospital Haslar) for further details.



Overall potential employment floorspace supply contributing to the GBLP allocation of 84,000 sqm at 1 April 2025

- 6.15 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 75,000 sqm (gross) (50,700 sqm) (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.

Figure 34: Potential employment floorspace contributing to the GBLP allocation of 84,000 sqm at 1 April 2025

	Employment floorspace (net change) (sqm)	Employment floorspace (gross) (sqm)
Total completions (1 April 2011 – 31 March 2025)		
Completions and losses (2011 to 2025)		
2011/12		
None		
2012/13		
None		
2013/14		
Heritage Business Park (loss of B2)	-203	392
2014/15		
Former Cyanamid Site, Fareham Road (now known as Fareham Business Park)	0	1,541
2015/16		
Former Cyanamid Site, Fareham Road (now known as Fareham Business Park)	-2,353	11,949
2016/17		
Daedalus (Phase 1: 15/0247/FULL)	+3,268	3,268
Crewsaver Building (demolition)	-1,855	0
4-6 White Hart Road (loss of 607 sqm (B1a))	-607	0
2017/18		
Daedalus (Phase 1: 15/0247/FULL)	+5,679	5,679
2018/19		
Mayfield Buildings (demolition)	-5,131	0
2019/20		
Daedalus (Site B North: 17/00101/FULL)	+3,583	3,583
Daedalus (Site B South: 17/00100/FULL)	+1,590	1,590
2020/21		
Unit 3-4 Camden Street (loss of (B1a))	-480	0
2 Wingate Road Gosport (loss of (B1))	-576	0
Daedalus Dunning Building (15/00672/FULL)	+4,660	4,660
Priddy's Hard Heritage Area (17/00599/FULL)	+552	552
2021/22		
Victoria Quays, Weevil Lane, Royal Clarence Yard (UK Docks)	+3,193	3,193
Huhtamaki, Grange Road	+2,250	2,250
St Georges House, Weevil Lane	+330	330
2022/23		
Seldon Mast, Lederle Lane	+638	638
Unit 4 Dock Road – change of use from industrial to gym (22/00200/FULL)	-580	0
Unit 1 & 4 Wingate Workspace, Wingate Road – change of use from industrial to leisure (21/00431/FULL)	-720	0
2023/24		
Daedalus Overlord (21/00326/FULL)	+2,247	2,247
2024/25		

	Employment floorspace (net change) (sqm)	Employment floorspace (gross) (sqm)
Land south of Former Overlord Hangar, Daedalus (23/00185/FULL)	+1,227	1,227
Granary and Bakery, Weevil Lane, Gosport (20/00273/FULL)	-700	0
Total	+16,012	43,099
Outstanding planning permissions (as at 1 April 2025)		
Daedalus (Phase 2) ²³	+31,000 ²⁴	31,000
Royal Haslar Hospital ²⁵ (B1a)	+3,976	3,976
Land at Brockhurst Gate Phase 2 (21/00370/FULL) ²⁶	+2,745	2,745
Unit 700 Fareham Reach (23/00221/FULL)	+1,326	1,857
1 Quay Lane	+376	376
Sulas Yard, Moreland Road	+318	318
Sub Total (b)	+39,741	40,272
Potential floorspace within existing employment sites (as at 1 April 2025)		
Toronto Place, Forton Industrial Estate	+315	315
166 Fareham Reach	+500	500
Huhtamaki, Rowner Road (B1-B8)	+9,629	11,660
Sub Total (c)	+10,444	12,475
Outstanding allocations²⁷		
Grange Road	+6,150	6,150
Aerodrome Road	+1,100	1,100
Priddy's Hard Heritage Area	+478	478
Gosport Waterfront ²⁸	- ²⁹	26,000
Other Town Centre sites	- ³⁰	7,000
Sub Total (d)	+7,728	40,728
Future development sites – unallocated, not permitted but deliverable		
Land at Brockhurst Gate Phase 2 southern area ³¹	+1,659	+1,659

²³ This is planning application 23/00061/OUT which was granted permission on the 31/10/2024.

²⁴ Daedalus: This is monitoring the permission and differs from the estimated floorspace capacity set out in the draft GBLP2038 at Regulation 18 stage in 2021.

²⁵ It was previously reported in 2018/19 (AMR 2019) that 1,242 sqm of B1(a) floorspace had been completed at Royal Hospital Haslar. This was an error and no floorspace has been completed. In Table 6.1 of GBLP it was assumed that Haslar Hospital could accommodate net additional floorspace of 4,000 sqm; the planning permission is for 3,976 sqm and is used for the purposes of employment supply monitoring.

²⁶ The earlier application for employment development (planning application 19/00316/FULL) was not implemented and lapsed. This application (21/00370/FULL) is a revised scheme (called Brockhurst Gate Phase 2). 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 for employment development which is yet to be submitted to the Council.

²⁷ The Brockhurst Gate Economic Development allocation from the GBLP 2011-2029 has been removed as the site was granted planning permission for a retail park which is now complete. Other employment development on land at Brockhurst Gate has planning permission and is set out in the outstanding planning permission section of this table.

²⁸ Will include proposals at The Retained Area at Royal Clarence Yard – part of the site is now named Victoria Quay.

²⁹ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

³⁰ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace.

³¹ This represents the final amount of employment floorspace that could be delivered at Brockhurst Gate (in addition to the outstanding permission). This is located on the land designated as existing open space in the GBLP 2011-2029 – a Section 106 payment of £277,000 has been received by the Council to mitigate for this loss. 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 for employment development which is yet to be submitted to the Council.

	Employment floorspace (net change) (sqm)	Employment floorspace (gross) (sqm)
Sub Total (e)	+1,659	+1,659
Total	75,584	138,233

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 Gosport Borough Local Plan 2042.

6.17 Figure 35 shows the level of industrial and office completions within Gosport by the amount and type of commercial use. Employment completions in 2024/25 come from Land South of Overlord Hangar at Daedalus (23/00185/FULL) (+1,227 sqm) and Granary and Bakery, Weevil Lane, Gosport (20/00273/FULL) (-700 sqm).

Figure 35: Amount and type of employment floorspace completed – 2024/25 contributing to the GBLP allocation of 84,000 sqm

Use Class	Net employment Floorspace (sqm)	Gross employment floorspace (sqm)
B1a Offices	-700	700
B1b Research & development	0	0
B1c Light Industry	0	0
B2 General Industry	0	0
B8 Storage & distribution	0	0
B1-B8 non specific	+1,227	1,227
Total	527	1,927

6.18 Figure 36 shows the outstanding planning permissions by Use Class which contribute towards delivering the GBLP employment allocation of 84,000 sqm net additional floorspace.

Figure 36: Outstanding planning permissions by Use Class at 1 April 2025

Use Class	Outstanding Planning Permissions (sqm) (Net)	Outstanding Planning Permissions (sqm) (Gross)
B1a Offices	3,976 ⁽³²⁾	3,976 ⁽³⁹⁾
B1b Research & development	0	0
B1c Light industry	0	0
B2 General industry	0	0
B8 Storage & distribution	0	0
B1-B8 (non-specific)	35,765 ⁽³³⁾	36,296
Total	39,741	40,272

³² In Table 6.1 of GBLP it was assumed that Haslar Hospital could accommodate net additional floorspace of 4,000 sqm; the planning permission is for 3,976 sqm and no floorspace has been completed. It was previously reported in 2018/19 (AMR 2019) that 1,242 sqm of B1(a) floorspace had been completed at Royal Hospital Haslar. This was an error and no floorspace has been completed.

³³ This figure is made up of 31,000 sqm at Daedalus, 2,745 sqm Land at Brockhurst Gate Phase 2 (21/00370/FULL), 1,326 sqm at Unit 700 Fareham Reach (23/00221/FULL), 376 sqm at 1 Quay Lane, and 318 sqm at Moreland Road.

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

Figure 37: Outstanding potential floorspace within allocations by Use Class identified in the GBLP at 1 April 2025

Use Class	Allocations (sqm) (Net)	Allocations (sqm) (Gross)
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
Total	7,728	40,728

- 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

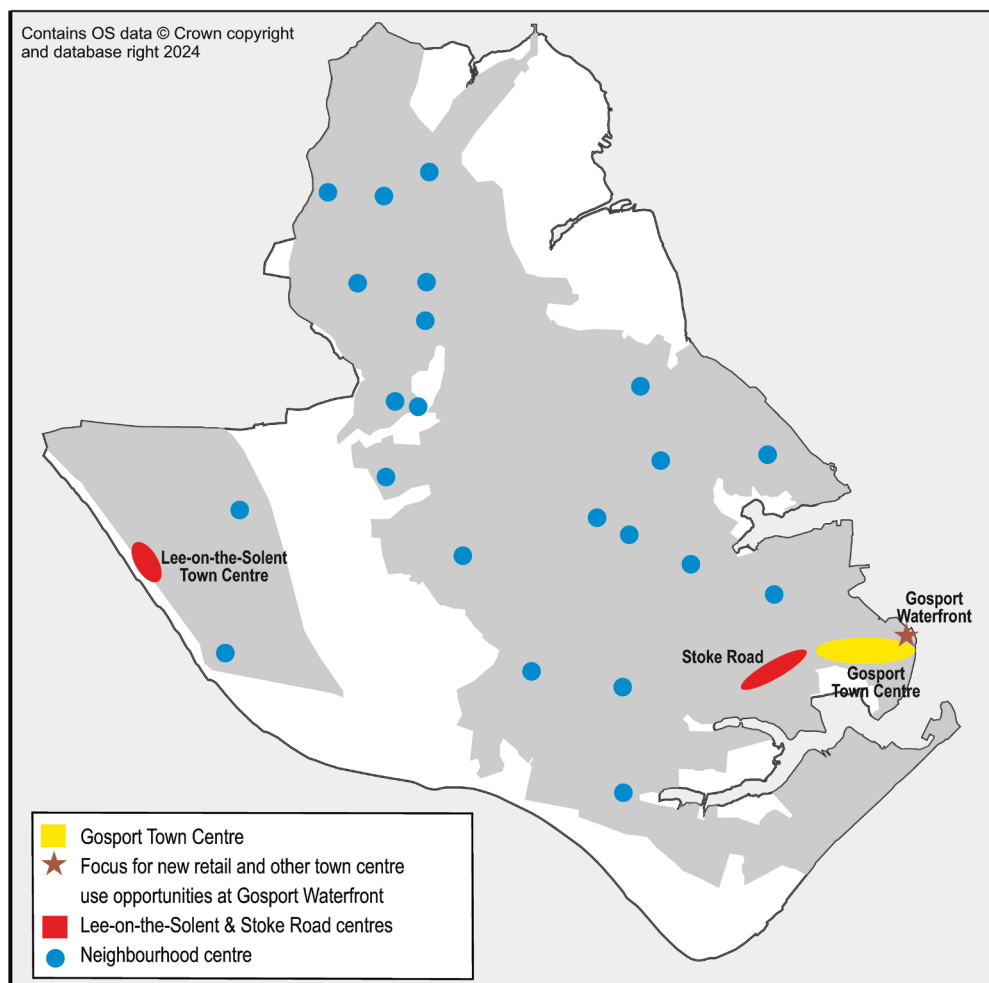
- 6.21 The loss of 700 sqm of employment floorspace was recorded during the 2024/25 monitoring period. This was from Granary and Bakery, Weevil Lane, Gosport (20/00273/FULL).

7. 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 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 1st September 2020) provides greater flexibility to support a wide range of town centre and community uses within established centres but 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:

The Town and Country Planning (Use Classes) Order 1987 (as amended)	The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020
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:

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	
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	
Indicators	
- The amount of retail development in relation to target set out in Policy LP3 - 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 sqm 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 10,500 sqm of net additional floorspace for retail and other town centre uses.

- 7.6 *Policy LP3: Spatial Strategy* makes provision for 10,500 sqm of net additional floorspace for retail and other town centre uses. A total of 13,024 sqm net additional retail floorspace (A1) has been completed in the plan period to date (2011 to 2025).
- 7.7 Figure 39 shows that a total of 1,242 sqm of A1 retail floorspace that has been permitted was outstanding at the end of the monitoring period.
- 7.8 In total as of 31 March 2025, a total of 18,941 sqm of A1 retail floorspace is either completed, outstanding and/or allocated. This is made up of developments over 200 sqm. The location of each completion in each year of the plan period is detailed

in Figure 39. Since the end of the monitoring period a café called Coffee Quarters has opened on the Royal Haslar Hospital site and will be reported in the next AMR. In addition after the end of the monitoring period, in December 2025 permission was granted (planning application 25/00294/GR3) for commercial units (Class E) at the former bus station site, to accompany the People's Park.

Figure 39: Retail Supply (over 200 sqm)

	Net additional floorspace (sqm) A1	Net additional floorspace (sqm) A1-A5 (unspecified)	Net additional floorspace (sqm) A2-A5
Completions 2011 to 2025			
<i>2011/12</i>			
Pier House, Marine Parade	333	-	-
Royal Clarence Yard, Weevil Lane ³⁴	-	-	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 ³⁵	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
<i>2022/23</i>			
Land adjacent to Grange Farm, Little Woodham Lane – Alver Valley Garden Centre and Café	3,600	-	600
Haslar Marina – restaurant (E(b))	-	-	240
<i>2023/24</i>			
<i>None</i>			
<i>2024/25</i>			

³⁴ Completion in 2011/12 at Royal Clarence Yard was a restaurant.

³⁵ Planning permission (planning application 14/00076/FULL) was granted for the hybrid application at the site of the Aldi store comprising of a 1,550 sqm A1 store and a single commercial unit of 275 sqm 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 but the 275 sqm 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), meaning the 275 sqm is unlikely to be delivered.

	Net additional floorspace (sqm) A1	Net additional floorspace (sqm) A1-A5 (unspecified)	Net additional floorspace (sqm) A2-A5
	<i>None</i>		
Sub total	13,024	1,397	5,553
Outstanding Permissions at 1 April 2025			
Daedalus	200 ³⁶	-	875
Royal Hospital Haslar	299 ³⁷	-	1,324
Fareham Business Park, Fareham Road	-	-	71 ³⁸
Land at Brockhurst Gate – retail extension (use class E(a)) (planning application 20/00292/FULL)	743	-	-
Land at Forton Road – redevelopment for two Class E(a)(b) commercial units (planning application 24/00098/FULL)	-	320	-
Sub total	1,242	320	2,270
Outstanding Allocations			
Gosport Waterfront	4,675	-	-
Total	18,941	1,717	7,823

7.9 Figure 40 shows the amount of retail and other town centre uses completed between 2011 and 2025. No new floorspace was completed during the monitoring period.

Figure 40: Retail and other town centre uses completions 2011 to 2025 (over 200 sqm)

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
2022/23	3,600	840
2023/24	0	0
2024/25	0	0
Total	13,024	6,950

³⁶ 1,075 sqm permitted food and beverage at Daedalus however this figure is conditioned to only allow for 200 sqm of A1 retail.

³⁷ 299 sqm for A1 use only secured by planning condition for planning application 12/00591/OUT.

³⁸ This is part of a larger scheme for 255.4 sqm (planning application 15/00432/FULL).

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. During the monitoring period (2024/25), 13 hotel bedrooms were completed at Haslar Marina³⁹ (planning application 21/00517/FULL).

Figure 41: Hotel developments (since 2011)

Scheme (and planning application number)	Number of beds	or Floorspace (sqm)
Completions (2011 to 2025)		
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
Haslar Marina (21/00517/FULL)	13	351.9
Sub total	183	351.9
Outstanding permissions at 1 April 2025		
Haslar Hospital (12/00591/OUT)	78	4,123
Daedalus (11/00282/OUT)	N/A	8,320
Sub total	78	12,443
Total	261 beds	12,795 sqm

Principal and District Centre Profiles

- 7.12 This AMRs surveys were carried out in May 2025. *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.

³⁹ These were completed in a previous monitoring period but not previously recorded.

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 Due to the changes to the Use Classes, the Council monitors both the former Use Classes and the new Use Classes. This will allow the impact of Government policy changes to be monitored. Guidance on the reclassification of the relevant uses classes is shown at the start of this Chapter.
- 7.15 *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.
- 7.16 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 2025 (Policy LP28)

Type of frontage	Use Class	Frontage (m)	% of frontage by use
Gosport Town Centre Principal Centre 2025			
All Primary	Use Class up to 31 August 2020 (UCO 1987)		
	A1	746.0	50.2
	A2	217.1	14.6
	Non-A1/A2	521.8	35.1
	Total	1,484.9	100
	Use Class from 1 September 2020 (UCO 2020)		
	E	1200.1	80.8
	F.1	92.9	6.3
	F.2	34	2.3
	C1	19.6	1.3
	C3	0.0	0.0
	Sui generis	138.2	9.3
	Total	1,484.8	100

Type of frontage	Use Class	Frontage (m)	% of frontage by use
Stoke Road District Centre District Centre 2025			
Primary	Use Class up to 31 August 2020 (UCO 1987)		
	A1	248.7	55.6
	A2	61.7	13.8
	Non-A1/A2	137.1	30.6
	Total	447.5	100
	Use Class from 1 September 2020 (UCO 2020)		
	E	381.2	85.2
	F.1	5.5	1.2
	Sui generis	60.75	13.6
	Total	447.5	100
Secondary	Use Class up to 31 August 2020 (UCO 1987)		
	A1	211.8	37.3
	A2	59.1	10.4
	Non-A1/A2	296.2	52.2
	Total	567.1	100
	Use Class from 1 September 2020 (UCO 2020)		
	E	360.3	63.5
	F.1	70	12.3
	C3	30	5.3
	Sui generis	106.8	18.8
	Total	567.1	100
Lee-on-the-Solent District Centre 2025			
All Primary	Use Class up to 31 August 2020 (UCO 1987)		
	A1	397.6	58.4
	A2	81.6	12
	Non A1/A2	217.6	31.2
	Total	696.8	100
	Use Class from 1 September 2020 (UCO 2020)		
	E	619.3	88.9
	C3	16.2	2.3
	Sui generis	61.3	8.8
	Total	696.8	100

- 7.17 The survey results from May 2025 shows there has been minor changes in the mix of uses across all centres from 2024. Gosport Town Centre has seen a reduction in A1 and A2 frontage and an increase in Non-A1/A2 frontage.
- 7.18 The primary frontage of the Stoke Road District Centre has seen an increase in A1 frontage and decrease in Non-A1/A2 frontage. The secondary frontage of the Stoke Road District Centre has seen an increase in A1 and decrease Non-A1/A2 frontage. In Lee-on-the-Solent, there has been an increase in A1 and A2 frontage.
- 7.19 In terms of the thresholds for non-A1/A2 uses set out in Policy LP28, Gosport Town Centre has breached this threshold by 2.1%. The primary frontage at Stoke Road is within the policy threshold and the secondary frontage has breached the threshold

by 2.2%. In Lee-on-the-Solent, the proportion of Non-A1/A2 frontage is 1.8% below the 33% threshold.

- 7.20 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 Publication Gosport Borough Local Plan 2042 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)

- 7.21 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 2025 and Figure 44 compares trends between 2011 and 2025.
- 7.22 Vacant frontage in Gosport Town Centre has fluctuated over the last 5 years. Reducing from 16.7% in 2021 to 14.5% in 2022 and increasing to 17.9% in 2023, 17.3% in 2024 and decreasing to 14.1% in 2025.
- 7.23 The vacant frontage in the Stoke Road primary frontage increased steadily from 9% in 2021 to 9.7% in 2022, to 11.2% in 2023, to 11.8% in 2024 and to 12.9% in 2025. Vacancies in the Stoke Road secondary frontage have reduced from 8.1% in 2020 to 7% in 2021 then increased from 8.5% in 2022, to 10.6% in 2023 and 16.3% in 2024 and then reduced to 15.4% in 2025.
- 7.24 Vacant frontage in Lee-on-the-Solent District Centre reduced from 6.0% in 2021, to 5.3% in 2022 and has slightly reduced between 2023 and 2025, 10.6% in 2023, 10.4% in 2024, and 10.2% in 2025.

Figure 43: Vacancy rates by frontage at Gosport Town Centre, Stoke Road and Lee-on-the-Solent District Centres in 2025

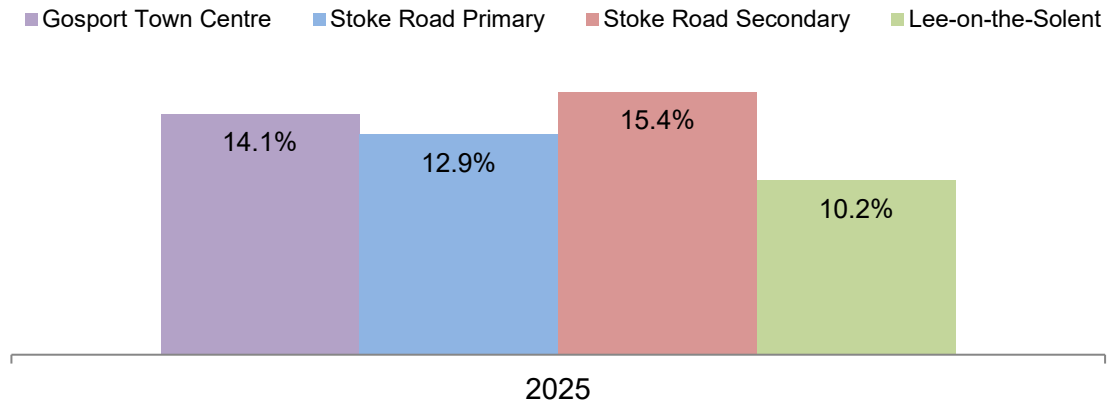
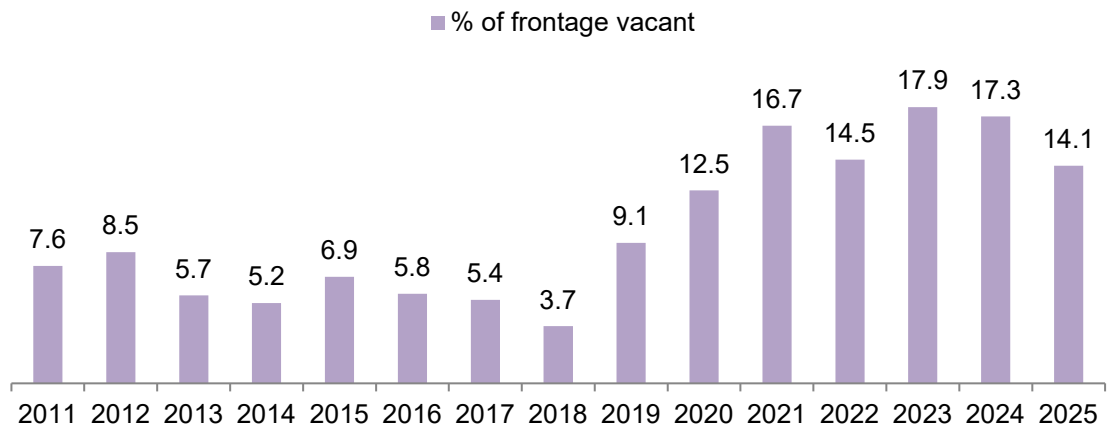


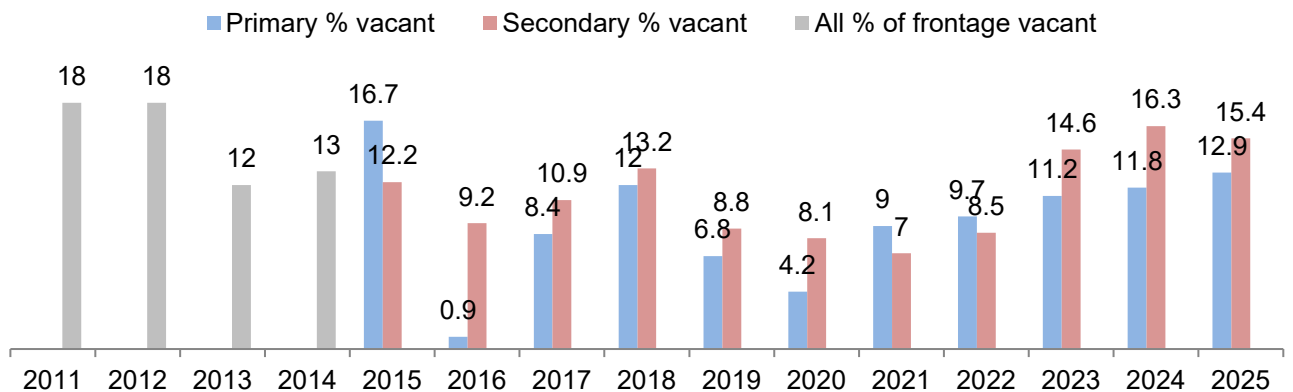
Figure 44: Vacancy rates by frontage between 2011 and 2025 for Gosport Town Centre, Stoke Road and Lee-on-the-Solent Centres (% of frontage that is occupied by vacant unit)

Gosport Town Centre

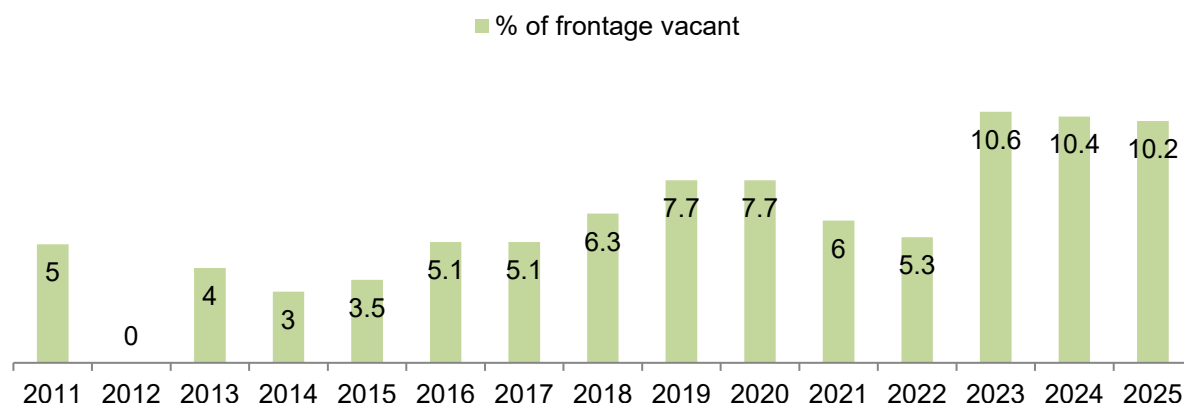


Stoke Road District Centre

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



Lee-on-the-Solent District Centre



Neighbourhood Centres

- 7.25 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.
- 7.26 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.
- 7.27 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.
- 7.28 Figure 45 sets out the retail and services profile of each neighbourhood centre. 5 out of 22 neighbourhood centres have exceeded the policy threshold of 50% for non-A1/A2 uses at April 2025. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (which came into force on 1st 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. Due to the changes to the Use

Classes, the Council monitors both the former Use Classes and the new Use Classes. This will allow the impact of Government policy changes to be monitored. Guidance on the reclassification of the relevant uses classes is shown at the start of this Chapter.

Figure 45: Percentage of A1/A2 and non-A1/A2 uses within Neighbourhood Centres at April 2025

Name of centre	Use Class	Frontage (m)	% of frontage occupied
Alver Village	Use Class up to 31 August 2020 (UCO 1987)		
	A1	86.7	81.6
	A2	0	0
	Non A1/A2	19.5	18
	Use Class from 1 September 2020 (UCO 2020)		
	E	106.2	100
Alverstoke Village	Use Class up to 31 August 2020 (UCO 1987)		
	A1	49.9	54.7
	A2	4.9	5.4
	Non A1/A2	36.4	39.7
	Use Class from 1 September 2020 (UCO 2020)		
	E	71.8	78.6
Antice Court, Twyford Drive, Lee-on-the-Solent	Use Class up to 31 August 2020 (UCO 1987)		
	A1	36.6	65.1
	A2	0	0
	Non A1/A2	19.6	34.9
	Use Class from 1 September 2020 (UCO 2020)		
	E	41.6	74
Beauchamp Avenue	Use Class up to 31 August 2020 (UCO 1987)		
	A1	21.1	74.3
	A2	0	0
	Non A1/A2	7.3	25.7
	Use Class from 1 September 2020 (UCO 2020)		
	E	21.1	74.3
Brewers Lane	Use Class up to 31 August 2020 (UCO 1987)		
	A1	14.2	40.6
	A2	0	0
	Non A1/A2	20.8	59.4
	Use Class from 1 September 2020 (UCO 2020)		
	E	14.2	40.6
	Use Class up to 31 August 2020 (UCO 1987)		
	A1	14.2	40.6
	A2	0	0
	Non A1/A2	20.8	59.4
	Use Class from 1 September 2020 (UCO 2020)		
	E	14.2	40.6

Name of centre	Use Class	Frontage (m)	% of frontage occupied
Brockhurst Road	Use Class up to 31 August 2020 (UCO 1987)		
	A1	92.6	66.9
	A2	14.4	10
	Non A1/A2	48.4	35
	Use Class from 1 September 2020 (UCO 2020)		
	E	107	77
	Sui Generis	31.5	23
Bury Cross	Use Class up to 31 August 2020 (UCO 1987)		
	A1	42.8	50.8
	A2	0	0
	Non A1/A2	41.4	49.2
	Use Class from 1 September 2020 (UCO 2020)		
	E	42.8	50.8
	Sui Generis	41.4	49.2
Carisbrooke Road	Use Class up to 31 August 2020 (UCO 1987)		
	A1	28	35
	A2	0	0
	Non A1/A2	51.9	65
	Use Class from 1 September 2020 (UCO 2020)		
	E	43.2	54.1
	Sui Generis	30.4	38
	F.1	6.3	8
Dartmouth Court	Use Class up to 31 August 2020 (UCO 1987)		
	A1	35.5	83
	A2	0	0
	Non A1/A2	7.4	17
	Use Class from 1 September 2020 (UCO 2020)		
	E	35.5	83
	Sui Generis	7.4	17
Elson Road	Use Class up to 31 August 2020 (UCO 1987)		
	A1	30.42	44
	A2	0	0
	Non A1/A2	38.6	56
	Use Class from 1 September 2020 (UCO 2020)		
	E	36.1	52.4
	Sui Generis	32.9	47.6
Forton Road/Bedford Street	Use Class up to 31 August 2020 (UCO 1987)		
	A1	51.1	62.4
	A2	11.6	14.2
	Non A1/A2	19.2	23.4
	Use Class from 1 September 2020 (UCO 2020)		
	E	62.7	76.6
	Sui Generis	19.2	23

Name of centre	Use Class	Frontage (m)	% of frontage occupied
Forton Road/Parham Road	Use Class up to 31 August 2020 (UCO 1987)		
	A1	90.6	51.9
	A2	0	0
	Non A1/A2	88.3	50.5
	Use Class from 1 September 2020 (UCO 2020)		
	E	90.6	51.9
	Sui Generis	84.1	48.14
	C3	4.2	2.4
Forton Road/The Crossways	Use Class up to 31 August 2020 (UCO 1987)		
	A1	71.7	47.9
	A2	4.7	3
	Non A1/A2	73.3	49
	Use Class from 1 September 2020 (UCO 2020)		
	E	134.7	90
	Sui Generis	15.0	10
Gregson Avenue	Use Class up to 31 August 2020 (UCO 1987)		
	A1	53.2	49.4
	A2	11	10.2
	Non A1/A2	43.6	40.4
	Use Class from 1 September 2020 (UCO 2020)		
	E	85.8	79.6
	Sui Generis	22	20.4
Nobes Avenue	Use Class up to 31 August 2020 (UCO 1987)		
	A1	42.7	69.4
	A2	0	0
	Non A1/A2	29.2	40.6
	Use Class from 1 September 2020 (UCO 2020)		
	E	50.1	70
	Sui Generis	21.8	30
Palmyra Road	Use Class up to 31 August 2020 (UCO 1987)		
	A1	52.9	65.6
	A2	0	0
	Non A1/A2	27.8	34.4
	Use Class from 1 September 2020 (UCO 2020)		
	E	63.7	78.9
	Sui Generis	17	21.1

Name of centre	Use Class	Frontage (m)	% of frontage occupied
Portsmouth Road	Use Class up to 31 August 2020 (UCO 1987)		
	A1	23.8	55.2
	A2	0	0
	Non A1/A2	19.3	44.8
	Use Class from 1 September 2020 (UCO 2020)		
	E	29.9	69.2
	Sui Generis	12.9	31
Queens Parade	Use Class up to 31 August 2020 (UCO 1987)		
	A1	34.9	63.8
	A2	0	0
	Non A1/A2	19.8	36.2
	Use Class from 1 September 2020 (UCO 2020)		
	E	46.4	84.8
	Sui Generis	8.3	15.2
Rowner Lane	Use Class up to 31 August 2020 (UCO 1987)		
	A1	27.3	62.3
	A2	0	0
	Non A1/A2	16.5	37.7
	Use Class from 1 September 2020 (UCO 2020)		
	E	32.7	74.3
	Sui Generis	11.1	25.3
Rowner Road	Use Class up to 31 August 2020 (UCO 1987)		
	A1	48.8	51.5
	A2	0	0
	Non A1/A2	46.0	48.5
	Use Class from 1 September 2020 (UCO 2020)		
	E	61	66.5
	F.1	9.5	10
	Sui Generis	24.3	25.6
St. Nicholas Avenue	Use Class up to 31 August 2020 (UCO 1987)		
	A1	15.3	49.4
	A2	0	0
	Non A1/A2	15.7	50.6
	Use Class from 1 September 2020 (UCO 2020)		
	E	20.3	65.4
	Sui Generis	10.7	34.5
Tukes Avenue	Use Class up to 31 August 2020 (UCO 1987)		
	A1	30.9	100
	A2	0	0
	Non A1/A2	0	0
	Use Class from 1 September 2020 (UCO 2020)		
	E	30.9	100

GBLP Indicator: Vacancy rates (Neighbourhood Centres)

- 7.29 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.

- 7.30 Those centres with consistently high vacancy rates over the last five years (2020 to 2025) 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.

- 7.31 Forton Road/Bedford Street is the only centre to have seen a reduced vacancy rate in 2025 compared to 2024.

- 7.32 Six centres have an increased vacancy rate in 2025 compared to 2024, these are: Bury Cross, and Forton Road/Parham Road, Forton Road/ The Crossways, Nobes Avenue, St. Nicholas Avenue and Palmyra Road.

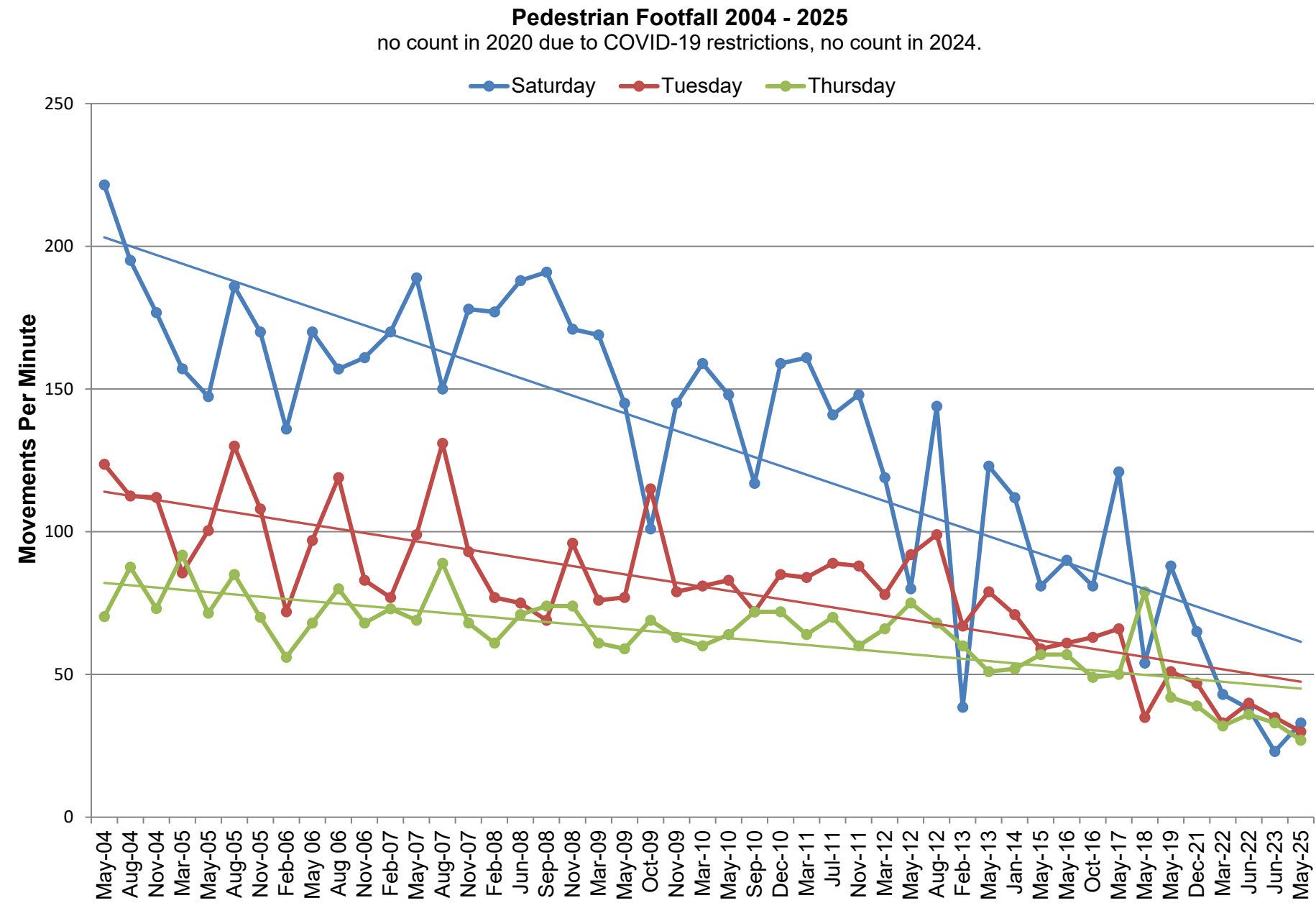
Figure 46: Vacancy rates by frontage in Neighbourhood Centres 2015 to 2025

Name of Centre	Vacant Frontage %											Five year trend (2020 to 2025)
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Alverstoke Village	0	0	0	0	0	0	0	0	0	17.3	17.3	↑
Alver Village	0	0	0	0	0	0	0	0	0	0	0	↔
Antice Court, Twyford Drive, Lee-on-the-Solent	0	0	0	0	0	0	0	0	0	0	0	↔
Beauchamp Avenue	0	0	0	0	0	0	0	0	25	25	25	↑
Brewers Lane	17	17	0	0	0	0	0	0	0	0	0	↔
Brockhurst Road	7	7.1	21.3	25	8.6	0	0	0	0	0	0	↔
Bury Cross	0	0	47	27.7	18.8	18.8	0	0	0	0	6.8	↑
Carisbrooke Road	0	0	0	0	0	0	0	0	0	0	0	↔
Dartmouth Court	18.9	0	0	18.9	0	0	0	0	0	17.2	17.2	↑
Elson Road	63.1	26.6	34.6	26.6	26.6	26.6	28.7	28.7	20.4	20.4	20.4	↔
Forton Road/ Bedford Street	5.7	0	12	12.7	12.7	12.7	4.4	4.4	4.4	11.5	7.1	↓
Forton Road / Parham Road	11.8	11.8	31.1	21.5	21.3	21.3	18.3	18.3	22.1	31.5	22.5	↓
Forton Road/ The Crossways	9.2	9.2	8.6	0	0	3.1	3.1	3.1	0	0	2.7	↔
Gregson Avenue	10.2	10.2	0	5.4	10.7	4.9	4.9	15.2	5	5	5	↔
Nobes Avenue	10	10	9.9	20.2	30.2	20.3	20.3	20.3	20.3	10	20.2	↔
Palmyra Road	6.7	6.7	5.9	5.9	5.9	5.9	5.9	0	0	0	6.7	↑

Name of Centre	Vacant Frontage %											Five year trend (2020 to 2025)
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Portsmouth Road	14.8	0	0	0	0	0	0	0	14.6	14.6	14.6	↑
Queens Parade	0	0	0	0	0	0	0	2.3	0	0	0	↔
Rowner Lane	0	0	5	2	2	2	2	0	0	0	0	↓
Rowner Road	10.8	10.8	0	0	0	0	0	0	0	0	0	↔
St. Nicholas Avenue	0	3.2	3.2	2	3.2	3.2	0	0	0	0	17.4	↑
Tukes Avenue	0	0	0	46.2	46.2	46.2	46.2	46.2	46.2	46.2	46.2	↔

Pedestrian Footfall in Gosport Town Centre

- 7.33 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.
- 7.34 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.
- 7.35 In addition to the Council's pedestrian footfall trends, the Council receives monthly reports from Visitor Insights showing the number of visitors to Gosport Town Centre and Stoke Road. Further information is shown below.



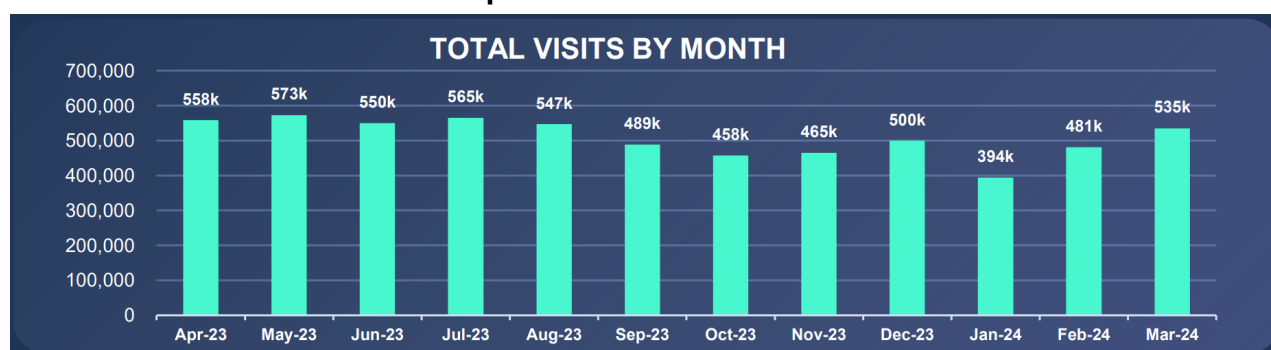
Visitor Insights for Gosport Town Centre

- 7.36 The Council receives monthly reports from Visitor Insights showing the number of visitors to Gosport Town Centre (the Principal Centre). A summary of total visits by month for the monitoring period (2024/25) and covering previous monitoring periods since 2021/22 is shown below.

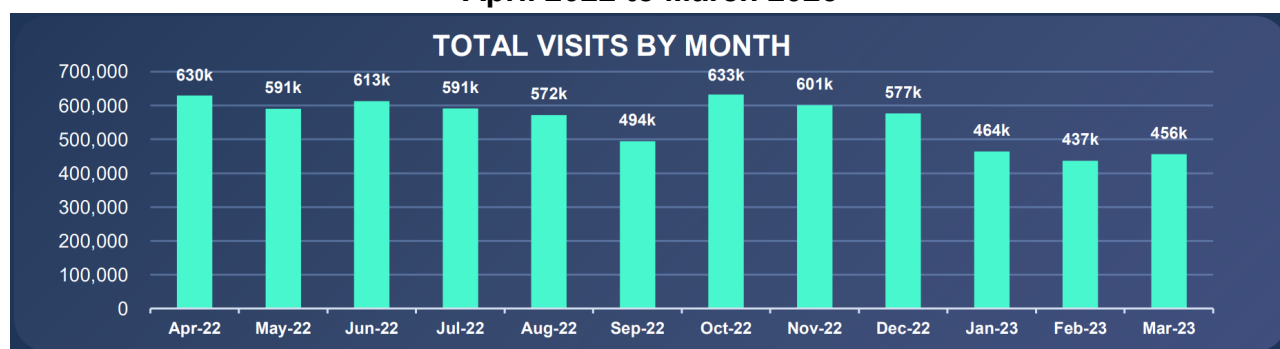
April 2024 to March 2025



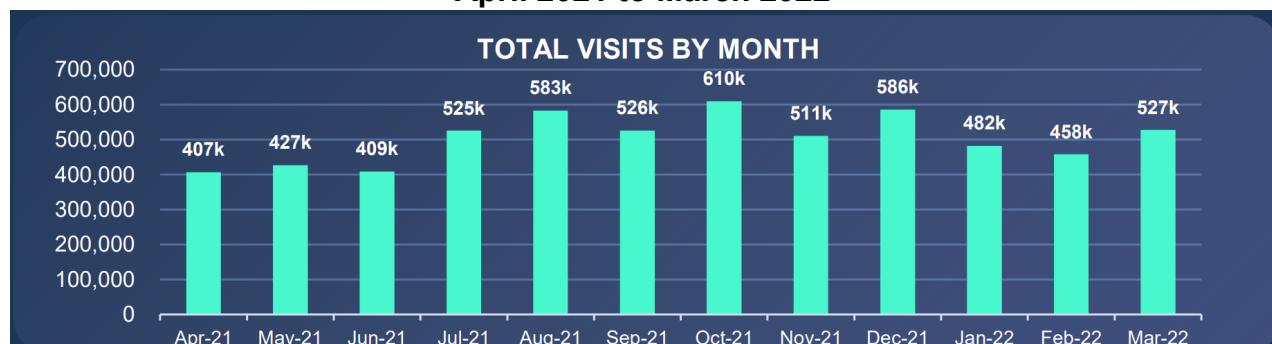
April 2023 to March 2024



April 2022 to March 2023



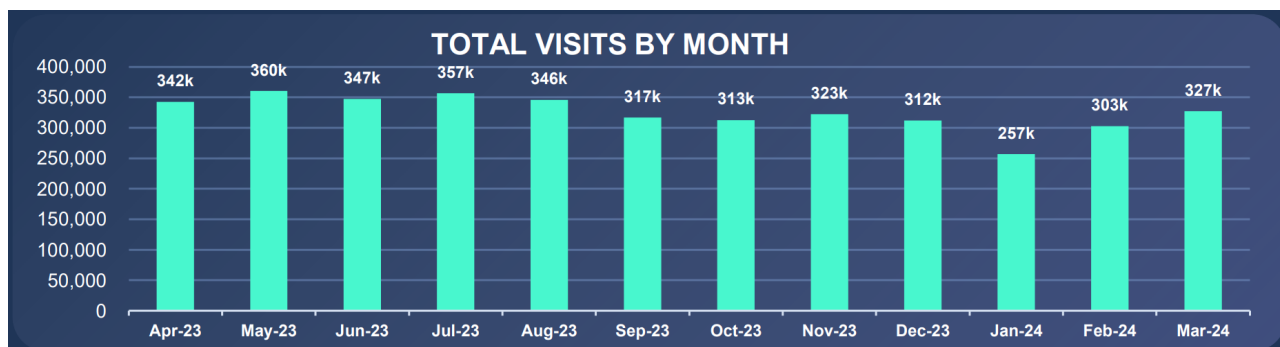
April 2021 to March 2022



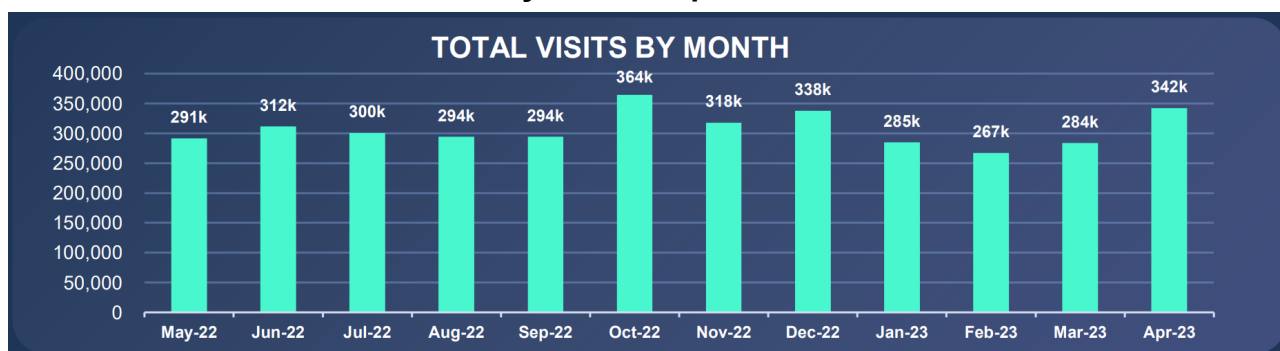
Visitor Insights for Stoke Road District Centre

- 7.37 The Council receives monthly reports from Visitor Insights showing the number of visitors to the Stoke Road District Centre. A summary of total visits by month for the monitoring period (2023/24) and covering previous monitoring periods since 2021/22 is shown below.

April 2023 to March 2024



May 2022 to April 2023



April 2021 to March 2022



Retail Floorspace

GBLP Indicator: New retail floorspace permitted outside of centres

- 7.39 No new retail floorspace was permitted outside of centres during the monitoring period.

GBLP Indicator: New retail floorspace completed outside of centres

- 7.40 There was no new retail floorspace completed outside of centres in 2025. Previous notable developments include the following: 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 sqm 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 4,707 sqm. The permitted scheme was completed in 2018/19. In the 2020/21 monitoring period, 316 sqm of A3 floorspace was completed at Starbucks, Gosport Leisure Park, Forest Way (planning application 18/00085/FULL).
- 7.41 In December 2020, planning permission was granted for the erection of a single storey garden centre building (3,600 sqm A1) with café (600 sqm 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 resulting in the completion of 3,600 sqm of A1 floorspace and 600 sqm of A3 floorspace outside of a centre during this 2022/23 monitoring period.

8. 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.

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	LP32: Community, Cultural and Built Leisure Facilities
Indicators	- Total amount of completed community facilities - Total amount of losses of community facilities
Targets	None

Monitoring Information

GBLP Indicator: Total amount of completed community facilities

- 8.4 There has been no new D2 floorspace completed during the 2024/25 monitoring period. The last D2 floorspace completions were in 2022/23.

GBLP Indicator: Total amount of losses of community facilities

- 8.5 No loss of D2 floorspace was recorded during the monitoring period. There is no outstanding losses as of 31 March 2025.

9. 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.

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	
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	
Indicators	
- Number and percentage of Listed Buildings on the Buildings at Risk Register and number removed - The number and proportion of vacant allotments - Changes in priority habitats and species of biodiversity importance - Changes in areas designated for its intrinsic environmental value - Losses and gains to pedestrian access along the coastline - New renewable energy production in the Borough by installed capacity and type which required planning permission - Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds - Number of dwellings built in Flood Zones 2 & 3	

Targets

- None

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. There are 207 Listed entries covering approximately 550 Listed Buildings and/or structures, and approximately 100 Locally Listed Buildings and 14 Scheduled Monuments (SMs). 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
- 9.5 Figure 47 identifies previous changes to heritage assets since the plan was adopted in October 2015.

Figure 47: Changes to Heritage Assets

Heritage Asset	Type	Date of change	Status
Haslar Road			
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
Haslar Gunboat Yard and Sheds			
Gunboat Sheds & Workshop	I	14.06.16	New Listing
Gunboat Yard Boundary Walls Watchtowers and Gates entrance to Cemetery	II*	14.06.16	New Listing

Heritage Asset	Type	Date of change	Status
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	SM	14.06.16	Amendment to Schedule
Miscellaneous walls and buildings, Gunboat Yard	SM	14.06.16	De-scheduled
Gun Boatsheds, Gunboat Yard	SM	14.06.16	De-scheduled
Priddy's Hard			
Proof house and Cook House (Building 241)	II	03.08.17	Delisted 03.08.17
Haslar Barracks			
Haslar Barracks Conservation Area	Conservation Area	06.12.17	Formally designated by GBC at Regulatory Board (06.12.2017)
Haslar Royal Naval Cemetery			
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
Military Road, Fort Monckton			
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
Bury Road			
Bury Road Conservation Area No. 3	Conservation Area	29.08.18	Extended formally by GBC at Regulatory Board (29.08.2018)
Stokes Bay			
Stokes Bay Conservation Area	Conservation Area	05.10.22	Formally designated by GBC at Regulatory Board (05.10.2022)

Heritage Asset	Type	Date of change	Status
Trinity Green			
Bastion No 1, Gosport Lines	Scheduled Monument	22.03.23	Name changed from SM Fortifications South of Trinity Green to Bastion No 1 Gosport Lines.
A prehistoric round barrow, First World War practice trenches, and a Second World War Heavy Anti-Aircraft Battery on Browdown Ranges (North)			
A prehistoric round barrow, First World War practice trenches, and a Second World War Heavy Anti-Aircraft Battery on Browdown Ranges (North)	Scheduled Monument	25.04.24	Added to Schedule. Designated by Historic England.
A length of the Gosport Lines west of Weevil Lane			
A length of the Gosport Lines west of Weevil Lane (previously called Fortification North of Mumby Road)	Scheduled Monument	20.05.24	Amendment to Schedule by Historic England.
Fort Grange			
Fort Grange	Scheduled Monument	20.05.24	Amendment to Schedule by Historic England.
Stoke Road			
Christ Church, including churchyard boundary wall. Stoke Road, Gosport	II Listed	29.04.24	New Listing
Gosport High Street			
Church of St Mary, including the attached presbytery (32 High Street) and war memorial	II Listed	29.04.24	New Listing

Heritage at Risk Register

- 9.6 The Council also monitors historic assets on Historic England's Heritage at Risk Register. As of 2025, there are currently 11 entries on the register which are included in the table below with further details online:
www.historicengland.org.uk/advice/heritage-at-risk/search-register
- 9.7 Previously, the publication of the previous 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 building has been reused as the Army Offshore Sailing Centre.
- 9.8 In 2025 the Bastion No.1 Fortifications of the Gosport Lines were removed from the Heritage At Risk Register following restoration efforts led by the Friends of Bastion No.1 and Gosport Borough Council and funded by the Gosport Heritage Action Zone.

The Heritage at Risk entries for Gosport Borough (2025)

Name	Heritage Category	List Entry Number	Condition	Trend	GBC Comment
High Street Conservation Area, Gosport	Conservation Area	-	Poor (vulnerability: high)	Deteriorating	Council actions: Updated Conservation Area Appraisal and Management Plan. Shopfront improvement grants.
Priddy's Hard Conservation Area, Gosport	Conservation Area	-	Very bad (vulnerability: high)	Deteriorating significantly	Council actions: Updated Conservation Area Appraisal and Management Plan. Working with the land owner on sensitive redevelopment plans.
Stoke Road Conservation Area, Gosport	Conservation Area	-	Poor (vulnerability: high)	Deteriorating	Council actions: Updated Conservation Area Appraisal and Management Plan. Shopfront improvement grants.
Gunboat Traverser System, Haslar Gunboat Yard	Scheduled Monument	1001810	Generally satisfactory but with significant localised problems (vulnerability: high)	Declining	Council actions: Engagement with the landowner to facilitate future improvements.
Motte and Bailey castle near Apple Dumpling Bridge,	Scheduled Monument	1008694	Generally unsatisfactory with major localised problems	Declining	Council actions: Action/strategy agreed but not yet implemented

Name	Heritage Category	List Entry Number	Condition	Trend	GBC Comment
South of Rowner			(vulnerability: high)		
Fort Elson, RNAD, Military Road, Gosport	Scheduled Monument	1001841	Poor (vulnerability: high)	Declining	Council actions: To be considered.
Gilkicker Fort, Fort Road, Gilkicker Point	Scheduled Monument	1001789	Poor (vulnerability: medium) (repair in progress)	Improving	Council actions: Engagement with the landowner to facilitate sensitive redevelopment on the site which is ongoing.
No 2 Battery, Stokes Bay Road, Gosport	Listed Building grade II*	1276305	Poor (vulnerability: medium)	Declining	Council actions: Working with occupier throughout ongoing refurbishment (Diving Museum).
Gunboat Sheds and Workshops, Haslar Gunboat Yard	Listed Building grade I	1431190	Very bad (vulnerability: high)	Stable	Council actions: Engagement with the landowner to facilitate future improvements.
Gunboat Yard Boundary Walls, Watchtowers and Gates, Haslar Gunboat Yard, Gosport	Listed Building grade II*	1431191	Poor (vulnerability: medium)	Stable	Council actions: Engagement with the landowner to facilitate future improvements.
Former Guard House, Haslar Gunboat Yard, Haslar	Listed Building grade II*	1431192	Very bad (vulnerability: medium)	Stable	Council actions: Engagement with the landowner to facilitate future improvements.

Source: Heritage at Risk Register 2025, Historic England

Stokes Bay Conservation Area

- 9.9 In 2021 the 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 in 2022 the Stokes Bay Conservation Area was formally designated and the Stokes Bay Conservation Area Appraisal and Management Plan was adopted. The Conservation Area Appraisal and Management Plan can be seen online: www.gosport.gov.uk/conservation-area-appraisals

Anglesey and Alverstoke Conservation Area

- 9.10 The Council held a consultation on the Draft Anglesey and Alverstoke Conservation Area Appraisal and Management Plan from 17th November to 15th December 2023. The final Anglesey and Alverstoke Conservation Area Appraisal and Management Plan was published in March 2024 and can be seen online: www.gosport.gov.uk/conservation-area-appraisals

Gosport Lines Conservation Area Appraisal and Management Plan

- 9.11 A consultation on the Draft Gosport Lines Conservation Area Appraisal and Management Plan, which includes the newly designated Trinity Green and Walpole Park Conservation Area was held from the 13th October to the 10th November 2023. Following the consultation the new Gosport Lines Conservation Area Appraisal and Management Plan was published in February 2024 and can be seen online: www.gosport.gov.uk/conservation-area-appraisals

Priddy's Hard Conservation Area

- 9.12 Consultation on changes to the Conservation Area Boundaries held 13th October to 10th November 2023. A new Priddy's Hard Conservation Area Appraisal and Management Plan was published in February 2024 by the Council and is available online: www.gosport.gov.uk/conservation-area-appraisals

Gosport High Street Conservation Area

- 9.13 A consultation was held on the Gosport High Street Conservation Area Appraisal and Management Plan in January 2024. The new document was published in 2025 and is available online: www.gosport.gov.uk/conservation-area-appraisals

Stoke Road Conservation Area

- 9.14 A consultation on the Stoke Road Conservation Area Appraisal and Management Plan was held in January 2024. The new document was published in 2025 and is available online: www.gosport.gov.uk/conservation-area-appraisals

Royal Clarence Yard Conservation Area

- 9.15 A consultation on changes to the Royal Clarence Yard Conservation Area boundaries and a new appraisal and management plan was held in 2023. The new appraisal and management plan are available online: www.gosport.gov.uk/conservation-area-appraisal

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 the HAZ was 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 worked with local partners to deliver and implement a programme of support. With Gosport's legacy of historic Ministry of Defence sites, Historic England demonstrated a commitment to supporting key regeneration initiatives through confirmation of this status.
- 9.12 The HAZ was launched in June 2019 and was completed in May 2024; it included a number of projects from feasibility studies to place making and public engagement⁴⁰. 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 Work is ongoing to produce a HAZ Legacy Plan to deliver further heritage projects. Information on the HAZ can be seen online: www.gosport.gov.uk/haz . Further

⁴⁰ For full details relating to the timetable for individual project delivery see the Infrastructure Delivery Plan www.gosport.gov.uk/infrastructure

information is also available online at Historic England:

www.historicengland.org.uk/services-skills/heritage-action-zones/gosport/

High Street Heritage Action Zone (HSHAZ)

- 9.14 Gosport Borough Council working in partnership with Hampshire Cultural Trust (operators of Gosport Museum and Gallery) was 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 received government funding of £1.78 million for the implementation of a four year multi project programme agreed with Historic England.
- 9.15 The High Street is the historic centre of Gosport with a high concentration of historic buildings. Stoke Road has its own fascinating past and was 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.
- 9.16 Key projects in the four year programme which ran to 2024 included the redevelopment of the Old Grammar School, the Royal Arms with its unique stained glass canopy fronting onto Stoke Road and the Place Makers Guild facility in the High Street as well as a number of shopfront improvements. The concept of the HSHAZ was 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.
- 9.17 A full overview of the HSHAZ programme and its projects can be found online: www.gosportthaz.org.uk

Allotments

GBLP Indicator: The number and proportion of vacant allotments

- 9.18 *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 24.13 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.
- 9.19 There are waiting lists for plots on all allotment sites and Elson currently has the longest. Residents can put their name down on the waiting list for more than one site. The Council has constructed new allotments at Manor Way, Lee-on-the-Solent which opened in June 2024.

Figure 48: Vacancy rates for allotments in Gosport (at November 2025) (GBC sites only)

Allotment site	Total number of plots	Number of vacant plots	Vacancy rate	Waiting list
Brockhurst	392	12	3%	20
Camden	181	12	6.6%	22
Elson	83	0	0%	89
Lee-on-the-Solent	113	6	5.3%	15
Leesland Park	68	6	8.8%	74
Manor Way	67	3	4.5%	54
Middlecroft	206	10	4.9%	7
Park Road	17	1	5.9%	66
Rowner	81	4	4.9%	28
Tukes Avenue	3	0	0%	2
Wych Lane	9	0	0%	27
Total	1220	54	4.4%	404

Biodiversity

- 9.20 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. The forthcoming implementation of Biodiversity Net Gain will assist in ensuring improvements are achieved both on-site and off-site.
- 9.21 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:

<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre/whatwedo/reports>

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

- 9.22 Policies LP42, 43 and 44 seek to safeguard internationally, nationally and locally important sites for nature conservation.

- 9.23 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 earlier⁴¹. 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.
- 9.24 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 2025. Further surveys continue to be undertaken through the Hampshire Habitat Survey Programme on the extent of priority habitats.

Priority Habitats

- 9.25 In 2024/25, the changes are as follows:
- **Summary** – most gains and losses arise as a result of new survey where a habitat has changed over time – it may no longer meet priority habitat criteria or it has now gained priority habitat status, or it may have changed from one priority habitat to another
 - **Lowland Meadows:** 6ha gained at Gilkicker Point and Sandhill Restored Tip. There were small losses at Haslar Hospital (Central Lawn) and Monk's Walk Meadow.
 - **Lowland Mixed Deciduous Woodland:** 2ha lost at Alverwood, Sandhill Restored Tip, Carters Copse and Noah Lake.
 - **Coastal and Floodplain Grazing Marsh:** 4ha gained at Gilkicker Point. The other gains are due to an error extracting overlapping priority habitats for HBICs 2024 AMR.
 - **Reedbeds:** 1ha lost at Gilkicker Point, Junkett Hill, and Noah Lake.
 - **Coastal Vegetated Shingle:** 5ha lost at Gilkicker Point.

⁴¹ 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: Extent of Priority Habitats in Gosport (31 March 2025)

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	GBC area (ha) (2024/25)	% of GBC area	2023/24 GBC area (ha)	Change in area (ha)
Grasslands							
Lowland Calcareous Grassland	Comprehensive	2,223	0.57				
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath	3,456	0.89	11	0.40	11	0
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	1,720	0.44	53	1.93	47	6
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1,746	0.45	1	0.04	1	0
Heathlands							
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	12,710	3.27	23	0.84	23	0
Woodland, wood-pasture and parkland							
Lowland Beech and Yew Woodland	Not complete. On-going work to distinguish from Lowland Mixed Deciduous Woodland.	585	0.15				
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.	35,933	9.25	54	1.96	56	-2
Wet Woodland	Fairly complete. Areas will exist in LMDW that have not yet been surveyed for qualifying types.	2,269	0.58	23	0.84	23	0
Wood-Pasture and Parkland	Will be completed as part of Ancient Woodland Review 2022-24.	5,687	1.46	15	0.55	15	0
Arable, orchards and hedgerows							
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.	40	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 still to be undertaken to review areas previously identified by PTES under contract to NE.	0	0.00				

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	GBC area (ha) (2024/25)	% of GBC area	2023/24 GBC area (ha)	Change in area (ha)
Rivers and Ponds							
Ponds	No comprehensive information yet available for priority ponds.	103	0.03	2.1	0.08	2	0
Rivers	Incomplete data. Figures for Chalk Rivers now digitised from latest OSMM polygons	589	0.15				
Wetlands							
Coastal and Floodplain Grazing Marsh	Work ongoing to verify all qualifying grazing marsh. Some overlap with Lowland Meadows and with Purple Moor Grass and Rush Pastures.	7,990	2.06	69	2.51	56	13
Lowland Fens	Comprehensive.	2,023	0.52			0	0
Reedbeds	Comprehensive.	259	0.07	12.7	0.46	14	-1
Coastal							
Coastal Saltmarsh	Comprehensive.	901	0.23	30	1.09	30	0
Coastal Sand Dunes	Comprehensive.	46	0.01	0.4	0.01	0	0
Coastal Vegetated Shingle	Comprehensive.	197	0.05	41.8	1.52	46	-5
Intertidal Mudflats	Comprehensive.	4,062	1.05	111	4.04	111	0
Maritime Cliff and Slopes	Comprehensive.	46	0.01				
Saline Lagoons	Comprehensive.	74	0.02	10.6	0.39	11	0
Marine							
Seagrass Beds	Comprehensive.	348	0.09	0.4	0.01	0	0
Total		83,007	21.37	458	16.65	447	11

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

- 9.26 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 20 of the 50 species, a decrease from 26 in 2020/21. The species present are set out in Figure 50 below,

the figures remain the same as for last year as reviews are only carried out every 5 years. The next update will be for the 2017 to 2027 period.

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 ⁴²
<i>Lucanus cervus</i>	Stag Beetle	Beetle	Stable ⁴³
<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>Streptopelia turtur</i>	Turtle Dove (new record or returning)	Birds	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>Cupido minimus</i>	Small Blue (new record or returning)	Butterfly	Stable
<i>Lysandra coridon</i>	Chalk Hill Blue	Butterfly	Fluctuating
<i>Plebejus argus</i>	Silver-studded Blue	Butterfly	Stable ⁴⁴
<i>Gammarus insensibilis</i>	Lagoon sand shrimp	Crustacean	Stable ⁴⁵
<i>Carex divisa</i>	Divided Sedge	Plant	Decline
<i>Chamaemelum nobile</i>	Chamomile	Plant	Decline ⁴⁶
<i>Orchis morio</i>	Green-winged orchid	Plant	Decline
<i>Arvicola terrestris</i>	Water Vole	Mammal	Stable ⁴⁷
<i>Eptesicus serotinus</i>	Serotine bat	Mammal	Stable ⁴⁸
<i>Apoda limacodes</i>	Festoon	Moth	Increasing
<i>Hemaris fuciformis</i>	Broad-bord. Bee Hawk-moth (new record or returning)	Moth	Decline

(Source: Table 9: Distribution of Hampshire Species (2014 - 2025) and Table 8: Population Trends of Hampshire Notable Species, Hampshire Biodiversity Information Centre (2025))

⁴² 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 2025).

⁴³ [Stag beetle facts: the UK's largest beetle and where to see it | Natural History Museum \(nhm.ac.uk\)](https://www.nhm.ac.uk/stag-beetle-facts) Records received from PTES have doubled since 2019 so possibly recovering from a low base or more recorder effort. PTES has started (2022) a 'transect' monitoring scheme to assess change more accurately.

⁴⁴ 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 2025).

⁴⁵ Trends previously based on a 1997 survey of the Hampshire saline lagoons. A Natural England survey of all lagoons in 2013 recorded its presence at Farlington Marshes (new) and Gilkicker Lagoon, with multiple records within the lagoons at Pennington Marshes. The data was obtained from the NBN Atlas. No new records since 2013.

⁴⁶ Decline is marked outside the New Forest, where populations are probably stable.

⁴⁷ Water voles in Hampshire may be considered to be showing a slight trend downwards, despite several recent reintroduction programmes.

⁴⁸ 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 \(bats.org.uk\)](https://www.bats.org.uk/national-bat-monitoring-programme-annual-report-2021.pdf)

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

- 9.27 Nature conservation designations protect approximately 696 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.
- 9.28 Figure 52 shows the changes in nature conservation designations since the GBLP was adopted in October 2015.
- 9.29 As of December 2025, there were 41 SINC's in the Borough amounting to 361.7 hectares of land. The latest SINC's 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

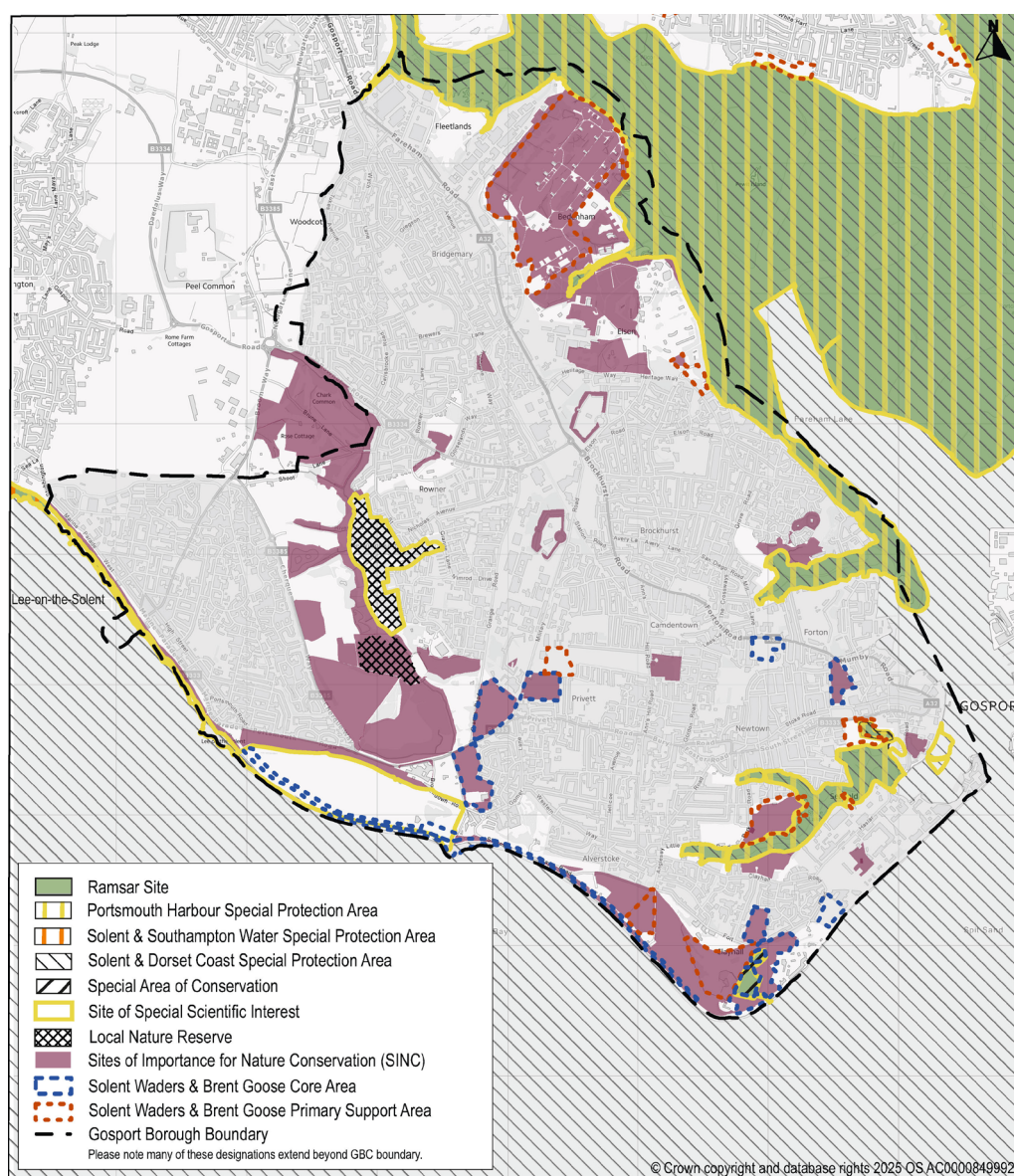


Figure 52: Changes in Nature Conservation Designations since October 2015 (as of December 2025)

Designation	Name of Feature	Date of Notification	Reason
Special Protection Area (SPA)			
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.
Sites of Importance for Nature Conservation (SINCS)			
Sites of Importance for Nature Conservation (SINCs)	Fort Brockhurst	14/09/2015	New site
	Junkett Hill Reedbeds	16/11/2015	Criteria change
	Rowner Copse (two sites)	16/11/2015	Criteria change
	Alver Valley	07/12/2015	Criteria and boundary change
	West of the River Alver	07/06/2016	Criteria and boundary change
	Lee-on-the-Solent Golf Course South	07/06/2016	Criteria and boundary change
	Browndown Common	07/06/2016	Criteria and boundary change
	Priddy's Hard	18/08/2016	Criteria change
	Shingle Foreshore – no.2 Battery to Gilkicker	07/06/2016	Boundary change
	Gosport Park	03/11/2016	Minor boundary change
	Bayhouse School Playing Field North	24/07/2017	Minor boundary change
	Bastion No.1 Moat	18/01/2018	Criteria and boundary change
	Fort Grange	17/7/2019	New site
	Fort Rowner	17/7/2019	New site
	Bedenham	26/11/2021	Data correction/reinterpretation
	DM Gosport South	26/11/2021	Reduced size due to lack of management
	DM Gosport	26/11/2021	New survey or information
	Lee-on-the-Solent Beach	17/7/2019	Criteria and Boundary change
	Stokes Bay East	22/09/2022	New site of 4.64 ha
	Browndown Camp bank and verge	22/09/2022	New site of 0.29 ha
	Haslar Hospital	11/01/2024	Change of criteria
	Gilkicker Point	19/01/2024	Minor boundary change
	Shingle Foreshore – no.2 Battery to Gilkicker	19/01/2024	Boundary change
	Monks Walk South	19/01/2024	Minor boundary change
	Monks Walk Meadow	19/01/2024	Minor boundary change
	Aldermoor (INC. Carters Copse)	19/01/2024	Minor boundary change

	B3333 Privett Road	02/01/2025	Minor boundary change
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Condition of Sites of Special Scientific Interest (SSSIs)

- 9.30 The HBIC Monitoring Report shows there has been no changes in the condition assessment results this year for Gosport. 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) 2024/25	GBC area (%)	2023/24 GBC area (ha)	Change in area (ha)
Favourable	24,455.51	48.4	56.59	21.3	56.59	0.00
Unfavourable Recovering	20,795.00	41.1	83.95	31.7	83.95	0.00
Unfavourable no Change	3,345.72	6.6	120.23	45.3	120.23	0.00
Unfavourable Declining	1,939.97	3.8	0.00	0.0	0.00	0.00
Part Destroyed	7.27	0.0	0.00	0.0	0.00	0.00
Destroyed	16.51	0.0	4.46	1.7	4.46	0.00
Grand Total	50,559.97	100.0	265.23	100.0	265.23	0.00

Notes:

- 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.
- Any change in area is due to NE re-digitising boundaries. The number of SSSIs remains the same.

Nutrient Neutrality

- 9.1 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 was that the elevated levels of nitrates within the Solent were causing harm to the ecosystem and the failure of environmental standards within the Solent's Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Nutrient overloading was creating vast mats of algae over the Solent's mudflats, stopping oxygen getting through to the organisms in the sediment and causing mass mortality, especially in hot weather. Whilst nutrient pollution arises from a number of sources, particularly agricultural run-off and wastewater outfalls, new dwellings would add to the pressures through the additional waste generated. This meant, that under Habitat Regulations, any new residential development in the Solent could not be permitted unless a robust mitigation scheme was in place which would make the development 'nutrient neutral'.
- 9.2 This initially meant that no homes could be built in South Hampshire without adequate mitigation. This resulted in a number of planning applications being kept 'on hold' until suitable mitigation had been secured. The Council worked closely

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 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.

- 9.3 Since then the granting of planning decisions has been resumed by the Council, subject to developers securing nutrient mitigation from an approved supplier. This 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.
- 9.4 In December 2021 the 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. This, and other agreements secured since has meant that applications for residential have now been able to be determined.
- 9.5 GBC has continued working with PfSH to implement further nutrient solutions for the Solent. This included securing £9.6m of government funding in 2024 to deliver a range of nutrient mitigation projects, including the creation of new wetlands and nature reserve areas, improving water efficiency in council homes and upgrading council-owned wastewater treatment plants. The Solent Mitigation Partnership⁴⁹ was established in 2025 to coordinate the spending of this grant.
- 9.6 The latest information on the Council's position on nutrient neutrality can be found online: www.gosport.gov.uk/article/1888/Nutrient-Neutrality

Coastal Access

- 9.7 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

- 9.8 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.

⁴⁹ <https://solentmitigationpartnership.co.uk/>

- 9.9 Work is well underway by Natural England on the Kings Charles III 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. The latest information regarding the wider progress 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

Renewable Energy

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

- 9.10 *Policy LP38: Energy Resources* requires new development to meet at least the relevant national standards for energy use and CO² 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 2022 was an estimated 3,669 households or 9.9% (up from 9.1% in 2020). This is a slight reduction from 2010 when 10.8% of households were considered in fuel poverty⁵⁰. 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.
- 9.11 In the 2024/25 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 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 31/03/25)
Fortune House	21.04.17	34.98	283,385
Gloucester House	13.12.17	49.77	257,077
Gosport Town Hall	14.07.17	36.00	170,767
Woodlands House	19.05.17	49.82	320,830
Total		170.57	1,032,060

- 9.12 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

⁵⁰ Fuel Poverty Sub Regional Tables 2022. Available from: www.gov.uk/government/statistics/sub-regional-fuel-poverty-data-2024-2022-data

Flood Risk and Coastal Defences

- 9.13 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%).

- 9.14 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.
- 9.15 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.
- 9.16 The 2025 figures remain the same as 2023. The Environment Agency paused its updates in the lead up to publishing new flood risk maps after the end of the monitoring period. New figures based on updating national mapping will be reported in the AMR 2026. Further information on updates to national flood and coastal erosion risk information can be found online: www.gov.uk/guidance/updates-to-national-flood-and-coastal-erosion-risk-information

Figure 55: Area of Gosport Borough in each Flood Zone

Flood risk category	Area (hectares)							
	Feb 2018	Feb 2019	Feb 2020	Feb 2021	Feb 2022	Feb 2023	Feb 2024	Feb 2025
FZ 2	53.62	54.18	48.57	47.31	46.74	45.43	45.43	45.43
FZ 3	380.68	381.48	314.66	315.13	314.67	315.76	315.76	315.76
Total	434.3	435.66	363.23	362.44	361.41	361.89	361.89	361.89

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

- 9.17 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/or 3 in 2024/25

Total Completions 2024/25 (gross)	Total Completions within Flood Zone 2 and/or 3
128	31

- 9.18 31 flats were completed at the former Crewsaver Building in Mumby Road, Gosport (14/00550/FULL), these are located in current day Flood Zone 2/3. The development has implemented flood mitigation measures which ensures the development can be made safe from flood risk over its lifetime.
- 9.19 Figure 56 shows the number of dwellings built in Flood Zones 2 and/or 3 since the start of the plan period in 2011.

Figure 56: Net Dwelling Completions in Flood Zones

	Net Completions	Total Completions within Flood Zone 2 and/or 3
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	-2	0
2022/23	18	0
2023/24	119	0
2024/25	120	31
Total	1699	109

10. 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. The following policies are relevant in terms of the monitoring information in this Chapter:

Gosport Borough Local Plan 2011-2029 (October 2015)	
Policies	
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	
Indicators	
Infrastructure	
Assessment of progress for each element of infrastructure identified in the latest Infrastructure Delivery Plan or equivalent.	
Skills	
Skill related obligations secured as part of planning permissions	
Transport	
New transport improvements provided through developer contributions	
Open Space	
New green infrastructure and improvements to existing open space provided through developer contributions.	
Flood Risk Management Measures	
Permissions granted for coast protection/flood defence works.	
Targets	
None	

Infrastructure Funding Statement and Infrastructure Delivery Plan

- 10.4 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
- 10.5 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.
- 10.6 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 (2021) and the progress for delivery set out in the Council's IDP included in the Infrastructure Funding Statement.
- 10.7 The IDP covers a number of key infrastructure items including: transport, education, community facilities and open space. The Council's IDP is available online: www.gosport.gov.uk/infrastructure

Monitoring Information

Section 106 Agreements

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

- 10.8 It is recognised both locally and sub-regionally that Gosport's overall resident skill levels need to increase to help improve productivity and employment rates. In addition within the Borough itself there are significant pockets of deprivation. These areas are experiencing higher rates of economic inactivity, along with lower skill and qualification attainment levels than the Borough as a whole, and when compared to regional and national averages.
- 10.9 Therefore the need to improve the skills base and employability of local residents is a key objective of the GBLP, with Policy LP17 seeking to help address the challenge. To do so it aims to secure employment and training support measures as part of development proposals on appropriate sites using Employment and Training Plans (ESPs). In terms of its implementation these are usually secured using planning condition rather than Section 106 agreement.

10.10 The policy applies to the following development proposals:

- major employment developments including retail, leisure and office development greater than 1,000m²;
- industrial developments greater than 2,000m²;
- warehouse developments greater than 4,000m²;
- other developments likely to generate 50 full time equivalent jobs or more; and
- Residential schemes of 40 or more dwellings.

10.11 The employment and training support measures include work experience placements, construction careers promotion to pupils and students, pre-employment training, apprenticeships and existing 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 format, the Council was awarded National Skills Academy for Construction status in 2014 by the Construction Industry Training Board (CITB). As a result where possible its Project Based Approach (PBA) framework is used for the construction phases. 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. However, where appropriate the Council will agree bespoke ESPs, particularly for those with end-user occupiers.

Employment and Skills Plans secured, completed and ongoing

10.14 During the monitoring period an ESP was secured for the following sites:

- Piggeries, Land North of Mabey Close, North-West of Haslar Road – erection of 58 dwellings.
- Brockhurst Gate, Cotsworth Road – erection of one building to form an employment development (Class B2/B8)
- Royal Hospital Haslar, Haslar Road - RM4 development phase

10.15 The following ESPs were completed:

- Overlord Hangar, Former HMS Daedalus, Daedalus Drive, Lee-on-the-Solent – erection of a two storey detached industrial building (Class B2) after demolition of existing building.
- Addenbrooke House, Willis Road – demolition of existing buildings and erection of part 3 and part 4 storey building to form 60 extra care units.

10.16 For the latter, this £11.9m 60 one and two bed apartment scheme constructed by Morgan Sindall that was completed in May 2023 achieved the following outputs:

- work experience placements
- 25 jobs created
- 18 construction careers promotion events
- 285 apprenticeship and traineeship training weeks
- 18 existing workforce qualifications/professional accreditation certifications achieved.

10.17 In addition, the following ESPs remain ongoing:

- Royal Hospital Haslar - mixed use regeneration scheme with individual ESPs agreed for each phase that comes forward.

Case Study: Land at Former HMS Daedalus, Wates Residential

10.18 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 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;
- 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.

10.19 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.

- 10.20 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

- 10.21 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.
- 10.22 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 Council collects developer contributions. Figure 57 shows the amount of monies received by Gosport Borough Council during the monitoring period.
- 10.23 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

Figure 57: Transport Contributions Received by GBC (1 April 2024 to 31 March 2025)

Site	Amount Received by GBC
None	N/A
Total	N/A

Cycleway Schemes

- 10.24 Cycling is popular for trips on the peninsula and to Portsmouth via the ferry, particularly for journeys to work and school. Gosport has the 7th highest proportion of residents using a bicycle to travel to work out of all districts in England and Wales (Census, 2021). Peak hour congestion and the favourable topography and climate of the Borough provide an incentive for more cycling trips. The Council recognises the importance of providing continuity in cycle facilities and there is a need to fill the gaps in the existing network.
- 10.25 There were no cycleway improvements completed in this monitoring period.

Figure 58: Completed Cycleway Schemes (1 April 2024 and 31 March 2025)

Site	Amount received
None	N/A

Figure 59: Transport Schemes Completed in 2024/25 that received funding from developer contributions⁵¹

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.

Figure 60: Open Space Contributions Received by GBC (1 April 2024 to 31 March 2025)

Scheme	Amount Received by GBC
Land at Brockhurst Gate, Cotsworth Road, Gosport (19/00316/FULL) Open Space Contribution to fund off-site improvements (being improvements to be carried out to football facilities within the Council's administrative area, to be based on a programme of improvements to be identified by the Council) – outstanding 50% of the open space received October 2024. Therefore, the full	£138,500

⁵¹ 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

contribution of £277,000 has been received by the Council.	
Land adjacent to Grove Road and Sealark Road, Gosport (21/00143/FULL) Public open space contribution.	£12,232
Total	£150,732

10.25 The open space schemes that were completed in 2024/25 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

Figure 61: Open Space schemes completed and ongoing in 2024/25 that received funding from developer contributions

Site	Project	Funding from developer contributions
Completed in 2024/25		
Play Area Improvements to Existing Facilities	Play Area Improvements to existing facilities at Bridgemary Park	£125,000 (S106) £27,599 (CIL)
Forton Recreation Ground	Towards improvements at Forton Bowling Pavillion. £2,113 spent in 2024/25.	£2,113 (S106)
Splash Parks Maintenance	Splash Parks Maintenance	£28,046 (CIL)
Bastion No.1 Gardens	Delivery of a new garden within Bastion No.1, The Ramparts.	£2,300 (CIL)
Sub total for completed schemes		£185,058
Ongoing at 31 March 2025 (please note further funds have been committed since the end of the monitoring period, further details are available in the IFS)		
Splash Parks Refurbishment	Splash Parks Refurbishment	£6,494 (CIL)
Waterfront (former Bus Station) Regeneration and People's Park (Active travel and changing places toilets and other interchange elements)	Total of £1,460,000 committed in the Capital Programme 2023/24. With £286,689 from S106 of which £56,210 from open space S106 contributions.	£56,210 (S106)
Privett Park Tennis and Pickleball Courts (spent since 31 March 2025 and will be reported in AMR 2026)	Revamp of four tennis courts and creation of two new pickleball courts.	£193,229 (S106)
Forton Recreation Ground	Towards improvements at Forton Bowling Pavillion. £2,535 originally committed from S106, £2,113 spent in 2024/25. £422 remains committed.	£422 (S106)

Site	Project	Funding from developer contributions
Lee Seafront Playground	Installation of new adventure playground and fitness area on the site of the former skatepark.	£75,478 (S106)
Artificial Football Pitch at Privett Park (spent since 31 March 2025 and will be reported in AMR 2026)	New all-weather 3G pitch and floodlights.	£439,878 (S106) £60,122 (CIL)
Improvements to public open spaces in Priddy's Hard: Land purchase (partly spent since 31 March 2025 and will be reported in AMR 2026)	For the purchase of land in the Hardway area.	£45,062 (S106)
Soverign Avenue Play Area Improvements	For the improvement of play equipment in the play area.	£12,232 (S106)
Bastion No.1 Gardens	Delivery of a new garden within Bastion No.1, The Ramparts.	£5,131 (CIL)
Sub total for ongoing schemes		£894,258
Total		£1,079,316

*A number of the above schemes have been successfully completed since the end of the monitoring period (31 March 2025), including the Pickleball courts at Privett Park, artificial football pitch at Privett Park with community access, and the purchase of land at Priddy's Hard.

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), now know as Bird Aware Solent. This work is a collaborative project by fourteen Solent local authorities (including Gosport Borough Council), and other partner organisations including Hampshire County Council, Natural England, the RSPB, Hampshire and Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. 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. A new Strategy was approved by the Partnership for South Hampshire and Gosport Borough Council in 2024.
- 10.28 During the monitoring period the Council received £20,751. £1,848 of this £20,751 was refunded during the monitoring period. Further information is also available in the IFS: www.gosport.gov.uk/infrastructure. The work of the Partnership is on-going and further information can be found on the following website: 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 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. The Council's IFS can be found at: 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	£85,762
01/04/2022 – 31/03/2023	£157,198	£576,772
01/04/2023 – 31/03/2024	£110,270	£100,095
01/04/2024 – 31/03/2025	£172,157	£120,105
Total	£1,754,112	£1,044,747

- 10.32 In this monitoring period, **1 April 2024 to 31 March 2025**, the Council has received £172,157 from CIL, with a cumulative total since February 2016 of £1,754,112. Of the funds collected since 2016, £1,044,747 has been spent and £642,748 is allocated to projects. During the monitoring period 1 April 2024 to 31 March 2025, £120,105 of CIL has been spent. At the 1 April 2025, £66,618 of CIL funds remained unallocated. Full details on CIL receipts, CIL to be received, CIL funds allocated but not yet spent, CIL funds spent, and CIL commitments can be found in the Council's latest IFS online: www.gosport.gov.uk/infrastructure

10.33 As at 1 April 2025 the Council has the following CIL funds available. At this date, in accordance with the CIL regulations the total CIL funds are split as follows:

CIL funds in the account			
	80%	£58,816	for the Strategic CIL fund 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).
COMMUNITY FUND	15%	£9,272	for the Community Fund (Neighbourhood CIL) Allocated to community infrastructure-led projects by the Council's Grants Sub-Board through the Community Fund and supplemented with additional Council funding.
	5%	-£1,470	for CIL administration To be used for the Council to administer the collection and distribution of CIL including the Neighbourhood Portion. Please note further CIL funds have been received and this pot is no longer negative.
Total CIL funds = £66,618			

Neighbourhood CIL

10.34 Between 1 April 2019 and 31 March 2023, the neighbourhood portion from the Community Infrastructure Levy went towards a 'CIL Neighbourhood Fund' managed by Gosport Voluntary Action. The fund provided grants for infrastructure-related projects. The spending of Neighbourhood CIL during the operation of the CIL Neighbourhood Fund by GVA is detailed in the IFS. Funds were spent in accordance with the agreement which was in operation between the Council and

Gosport Voluntary Action as set out in the CIL Spending Protocol. 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. This resulted in the GBC Community Fund as detailed below.

- 10.35 A new process was launched in 2023, and the neighbourhood portion of CIL is now distributed (and supplemented with additional Council funding) through the **GBC Community Fund** by Gosport Borough Council's [Grants Sub-Board](#). The GBC Community Fund offers grants for local groups and organisations. Further information is available online: www.gosport.gov.uk/article/2449/GBC-Community-Fund.
- 10.36 The distribution of the neighbourhood portion of CIL by the GBC Community Fund (as allocated by the Grants Sub-Board) is detailed in the IFS available online: www.gosport.gov.uk/infrastructure

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

Capital Flood and Coastal Erosion Risk Management Schemes

- 10.37 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.
- 10.38 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
- 10.39 The Environment Agency approved funding in late 2016 for the Council (through the CP) to develop outline designs for three separate flood defence schemes called Forton FCERM Scheme, Alverstoke FCERM Scheme and Seafeld FCERM Scheme. These proposals were the subject of public consultation at a number of locations in the Borough during July 2017.

Alverstoke FCERM Scheme

- 10.40 The aim of this scheme is to provide the recommended 1% Annual Exceedance Probability (AEP) (1:100 year) standard of protection, immediately reducing present day flood risk to 99 Alverstoke homes and 9 commercial properties. In 50 years the scheme will protect 121 residential properties at risk from a 1% AEP coastal event and 9 commercial properties.
- 10.41 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, with pre-commencement conditions signed off by GBC. 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. Delivery is now planned for 2027/28 and likely represents the earliest delivery possible, subject to sufficient funding.
- 10.42 The detailed delivery programme, including risk allowances covering the pre-requisite diversion works in advance of the main works, will be developed once the funding gap is closed.

Seafeld FCERM Scheme

- 10.43 The aim of this scheme is to provide the recommended 1% Annual Exceedance Probability (AEP) (1:100 year) standard of protection, immediately reducing present day tidal flood risk to 72 Seafeld homes and 8 residential properties at risk from erosion in the short term (less than 20 years). In 50 years the scheme will protect 141 residential properties at risk from a 1% AEP coastal event and 30 residential properties at risk of longer term (above 20 years) erosion.
- 10.44 Enhanced outline design completed in 2020/21. Design review and cost/benefit re-baselining activity completed in March 2025. The project is currently at a decision point and Coastal Partners are in discussion with GBC officers and CEO to understand what options are available for progression of a scheme at Seafeld.

Forton FCERM Scheme – completed 2024

- 10.45 The aim of this scheme is to provide the recommended 1% Annual Exceedance Probability (AEP) (1:100 year) standard of protection, immediately reducing present day tidal flood risk to 66 properties. In 50 years, the scheme will protect 211 residential properties and 16 commercial properties at risk from a 1% AEP coastal event.

- 10.46 The scheme covers approximately 240m 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 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. Additional funds were secured and the scheme is now complete with construction works finished in December 2024.
- 10.47 Further information about these three schemes can be found on the CP website at: www.coastalpartners.org.uk/authority/gosport

Beach Management

- 10.48 The Hill Head to Portsmouth Harbour Entrance Beach Management Plan will run from 2025-2035 and will enable works to reinstate beach levels along the frontage where lowering of the beach has occurred, based on survey data and analysis. The Plan will cover both Fareham Borough Council and Gosport Borough Council open coastlines and is a recommendation from the River Hamble to Portchester Strategy (2016). 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.
- 10.49 The Beach Management Plan business case was submitted to the Environment Agency at the start of May 2025, with Business Case approval received in September 2025 from NPAS. The Coastal Partners are now awaiting financial approval from the Environment Agency, at which point we can draw down funding to enable the next stage of the project to commence.
- 10.50 Environmental work and communications will commence once we have drawn down the funding. Operational works will commence once all relevant licences and consents, procurement and project management is in place; likely from 2026 onwards.

Asset Maintenance

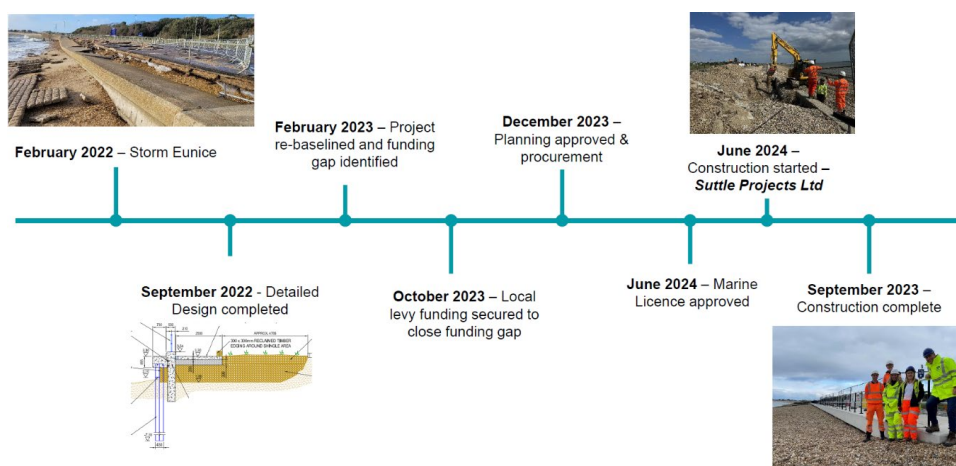
- 10.51 The 2024/25 budget for asset maintenance in the Borough is £70,000, with a proposed spend at the time of writing of £55,000. Any variance from the 2024/25 budget is intended to be kept for emergency works in case of damages during the

winter storm season 2024/25. All planned asset inspections for 2024/25 have been completed.

Stokes Bay Seawall Replacement Project

10.52 Following the consecutive storm events of Brendan, Ciara and Dennis in January & February 2020, a substantial section of the Stokes Bay seawall sustained irreparable damage. In response to this asset failure GBC and CP successfully delivered a solution that provides a cost-effective replacement of the failed seawall. The design consists of a new sheet pile wall, capping beam, new promenade, restatement of the carpark, new handrailing, and car park drainage improvements. The project was funded by a combination of GBC, HCC and Local Levy funding.

10.53 A summary of the project timeline is provided below:



10.54 The successful completion of the construction phase in September 2024 allowed the Alverbank East Car Park and the adjacent promenade to reopen on the 26th September 2024 after being closed to the public for several years.

Stokes Bay Feasibility Study

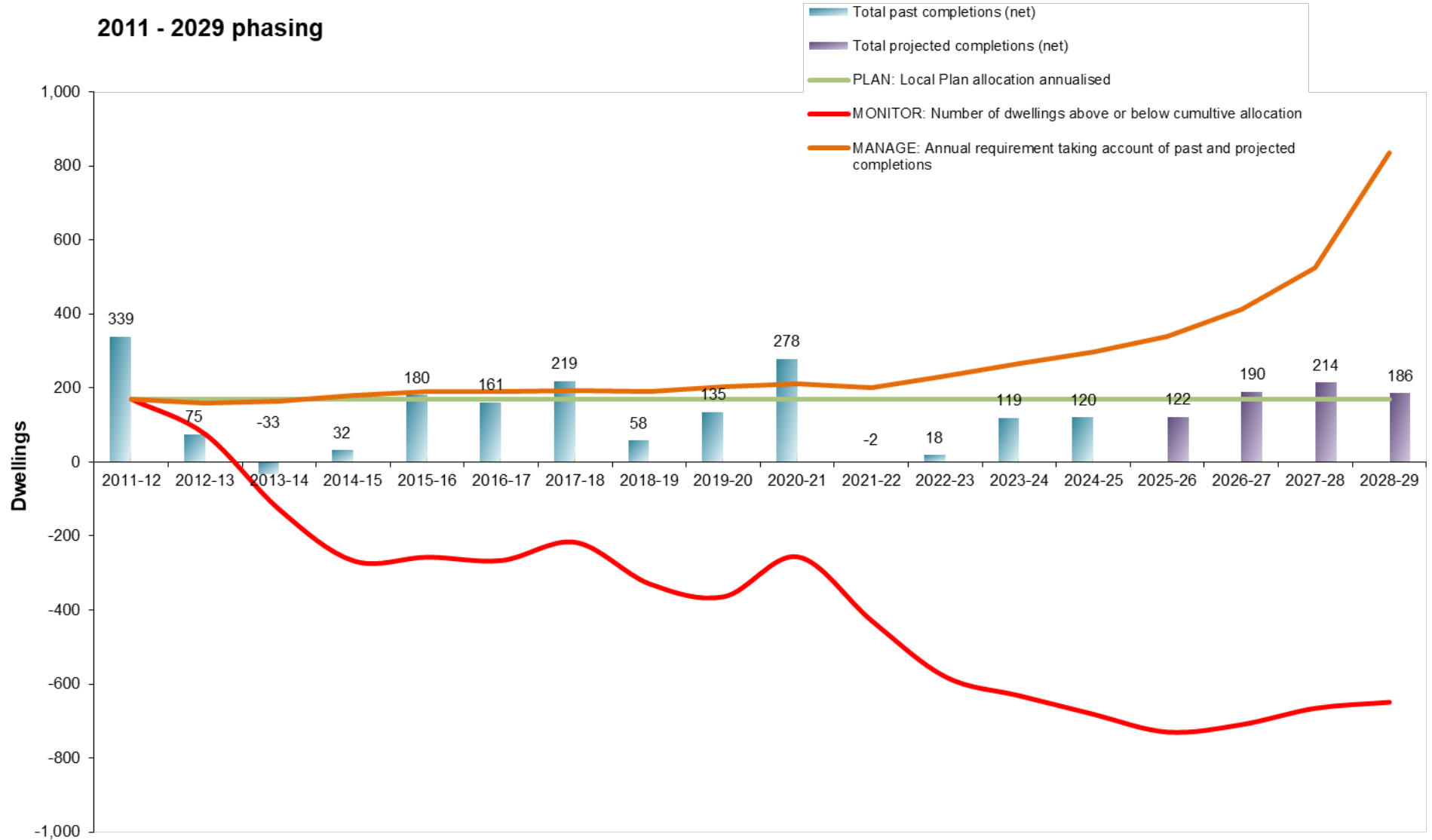
10.55 To better understand the longer-term strategic solutions at Stokes Bay, CP delivered a Feasibility and Outline Design Study between 2022 and Spring 2024, in partnership with the engineering consultants Royal Haskoning DHV. Throughout the Study, CP engaged with GBC and HCC to discuss potential options for the longer-term management of the Stokes Bay Seawall. The project was funded via contributions from both GBC and HCC, in addition to Southern Regional Flood & Coastal Committee Local Levy. Short term do-minimum and longer-term concept do-something options have been developed for further discussion with HCC and GBC, in addition to adaptive pathways. Funding for any following detailed design and capital construction has not been identified, however was investigated during the feasibility study.

10.56 As schemes and works are completed, they will be reported in both the Council's IDP and this AMR.

Appendix 1: Gosport Housing Trajectory (2025)

	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
Past completions (net)	339	75	-33	32	180	161	219	58	135	278	-2	18	119	120					1,699
Projected Allocations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9
Projections Large sites with planning permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	157	196	168	601
Projections: Small sites with planning permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	24	0	0	66
Projections: Future Development Sites															0	0	0	0	0
Projections: windfalls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	37
Total past completions (net)	339	75	-33	32	180	161	219	58	135	278	-2	18	119	120					1,699
Total projected completions (net)															122	190	214	186	713
Cumulative completions	339	414	381	413	593	754	973	1,031	1,166	1,444	1,442	1,460	1,579	1,699	1,821	2,011	2,225	2,412	2,412
PLAN: Local Plan allocation annualised	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	3,060
MONITOR: Number of dwellings above or below cumulative allocation	169	74	-129	-267	-257	-266	-217	-329	-364	-256	-428	-580	-631	-681	-729	-709	-665	-648	
MANAGE: Annual requirement taking account of past and projected completions	170	160	165	179	189	190	192	190	203	210	202	231	267	296	340	413	525	835	

Appendix 2: Gosport Housing Phasing (2025)



Appendix 3: GBC Nutrient Register

Last updated 10/05/2023 – no changes in 2024 and 2025.

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
22/00501/GR3	Land At Stoners Close Gosport Hampshire	7	Water efficiency: 28 bathroom upgrades		9-Aug-22		6.72	6.68	0.06
22/00500/GR3	Land At Wheeler Close Gosport Hampshire	5	Water efficiency: 6 bathroom upgrades and 45 toilet replacements		9-Aug-22		4.81 tbc	4.78	0.09
22/00503/GR3	Land At Glebe Drive Gosport Hampshire	3	Water efficiency: 39 toilet upgrades		9-Aug-22		2.87 tbc	2.87	0.09

Appendix 4: Previous Housing Delivery Test results

Housing Delivery Test: 2018 measurement

- 1.1 The *HDT: 2018 measurement* was published by MHCLG in February 2019⁵². 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.

Figure 63: 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
Total	510	560	7	567.2

Housing Delivery Test: 2019 measurement

- 1.2 The *HDT: 2019 measurement* was published by MHCLG in February 2020⁵³. 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 as explained in the AMR.

Figure 64: 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
Total	510	435	10	445.5

Housing Delivery Test: 2020 measurement

- 1.3 The *HDT: 2020 measurement* was published by MHCLG in January 2021⁵⁴. 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.

⁵² HDT: 2018 measurement available from: www.gov.uk/government/publications/housing-delivery-test-2018-measurement

⁵³ HDT: 2019 measurement available from: www.gov.uk/government/publications/housing-delivery-test-2019-measurement

⁵⁴ HDT: 2020 measurement available from: www.gov.uk/government/publications/housing-delivery-test-2020-measurement

Figure 65: 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
Total	496	409	5	414.5

* 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.

Housing Delivery Test: 2021 measurement

- 1.4 The *HDT: 2021 measurement* was published in January 2022⁵⁵. 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 66: 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
Total	471	468	3	471

* 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 6th 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 July⁵⁶.

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.

⁵⁵ HDT: 2021 measurement available from: www.gov.uk/government/publications/housing-delivery-test-2021-measurement

⁵⁶ Written ministerial statement 6th September 2021: <https://questions-statements.parliament.uk/written-statements/detail/2021-09-06/hcws254>

Housing Delivery Test: 2022 measurement

- 1.5 The total completions figure between 2019 and 2022 is 411, and the *HDT: 2022 measurement* is 65%⁵⁷. The result published in December 2023 confirms that the Council will need to produce an Action Plan and include a 20% buffer on housing supply. The result also confirms that the presumption in favour of sustainable development applies.

Figure 67: Housing Delivery Test 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
Total	628	432	-21	411

Please note: due to rounding the home required according to the HDT results in a total of 628 homes, rather than 629 homes.

* 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 6th 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 July⁵⁸. 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.

⁵⁷ HDT: 2022 measurement available from: www.gov.uk/government/publications/housing-delivery-test-2022-measurement

⁵⁸ Written ministerial statement 6th September 2021: <https://questions-statements.parliament.uk/written-statements/detail/2021-09-06/hcws254>

Published March 2026

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