

Policy LE12: Safeguarding Zones

POLICY LE12: SAFEGUARDING ZONES

Development will be granted for proposals which do not conflict with identified safeguarding zones.

- 1. The Council will consult appropriate organisations before granting planning permission for certain types of development which fall inside identified safeguarding zones.**
- 2. Proposals including the construction of new buildings and structures should not interfere with broadcast and telecommunications services.**

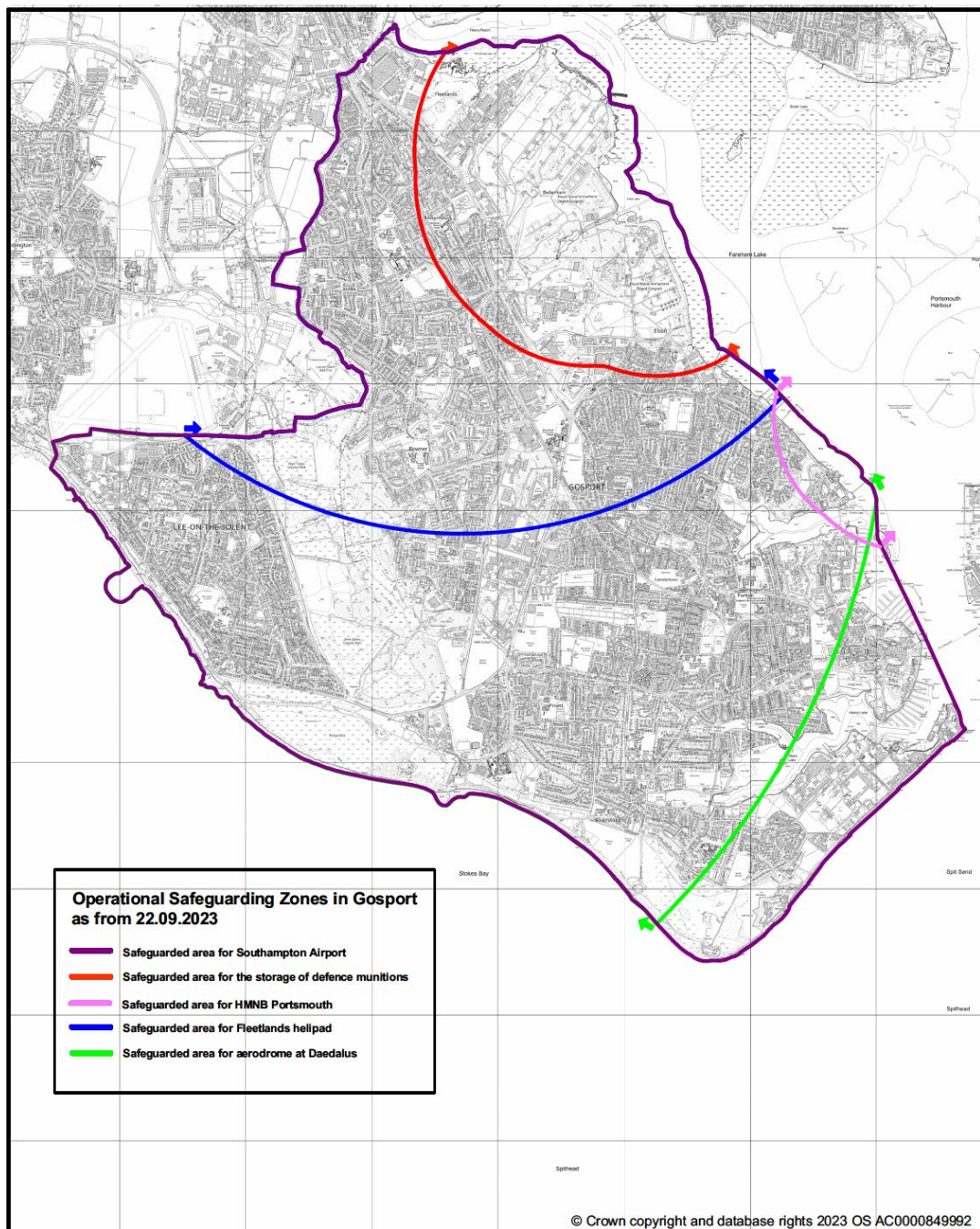
EXPLANATION OF POLICY LE12

Identified safeguarding zones (Point 1 of Policy LE12)

- 10.115 There are a number of safeguarding zones within the Borough which have design implications for proposed buildings within these areas. There may also be restraints on particular uses in some instances. As the boundaries of these areas can be subject to change at short notice the Council has not shown them on the Policies Map. The latest areas are shown on the Council's website, and a plan as of 2026, is shown in Plan 24³⁵⁴.

³⁵⁴ www.gosport.gov.uk/GBLP2042

Plan 24: Operational Safeguarding Zones in Gosport³⁵⁵



- 10.116 Under the provisions of the Government Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas the Council is required to consult the relevant organisation regarding development proposals for buildings, structures and works within the safeguarding zones. The types and characteristics of each safeguarding zone are set out below:

³⁵⁵ The Plan is the latest version at submission, any later changes can be viewed at: www.gosport.gov.uk/GBLP2042

- **His Majesty's Naval Base Portsmouth:** The outer boundary of this zone covers Priddy's Hard and its surrounds. Within this area the Defence Infrastructure Organisation (DIO) will need to be consulted if anyone wishes to erect a building or curtain wall construction or clad or substantially clad in glass.
- **Defence Munitions Safeguarding Zone**
This area covers Bedenham and Frater as well as parts of Hardway and Elson and the precise boundaries are subject to change. The DIO will need to be consulted in this instance who will advise developers on issues such as building materials and construction techniques for proposals within this safeguarded area.

The Statutory Explosive Safeguarding Zone, includes the Inhabited Building Distance, within which the MOD monitors the management and use of development to maintain public safety. It also includes the Vulnerable Building Distance within which all buildings should be of robust design which could withstand an explosion at DM Munitions (see Further Information Box at the end of this section).

- **Aerodrome Safeguarding Zone for Daedalus**
The outer boundary of this safeguarded area covers most of the Borough and may have implications for building heights. The inner zones have the most stringent safeguards. The Civil Aviation Authority and airfield operator are the relevant organisations for consultation in this instance where height specifications are exceeded.
- **Fleetlands Safeguarding Zone**
There are various height and construction material restrictions associated with different zones around this helicopter services facility as well as the requirement to consult on particular types of uses which could increase bird activity, such as the creation of particular habitats.
- **Southampton Airport Safeguarding Zone**
This covers the whole Borough and the relevant authorities must be consulted on any applications for wind farm proposals within a 30km radius of the airport due to the potential for interference with radar signals and disruption to air traffic control systems.

10.117 The MOD may also have an interest in proposals outside of the Safeguarding Zones which could have an impact upon operational capability. This could include renewable energy schemes over a certain scale, where they could obstruct critical airspace or impede the operation of defence installations.

Interference with broadcast and telecommunications services (Point 2 of Policy LE12)

- 10.118 There is a need to ensure new buildings and structures do not interfere with broadcast and telecommunications services as set out in the NPPF.

Further information

The town and country planning (safeguarded aerodromes, technical sites and military explosives storage areas) direction 2002 - DfT/ODPM Circular 01/2003 (updated 2016):

www.gov.uk/government/publications/safeguarding-aerodromes-technical-sites-and-military-explosives-storage-areas

Policy LE13: Water Resources

POLICY LE13: WATER RESOURCES

The Council together with its partners will seek to manage the use of water resources through the following measures:

- 1. Development proposals which would have an adverse effect on the quality of surface, ground or coastal water will not be permitted in accordance with the Water Environment Regulations. New development should take opportunities to enhance these resources wherever possible.**
- 2. Development proposals will be permitted provided that the necessary water resources are available. New residential development proposals should include measures that will reduce the consumption of water to 110 litres per person per day (including external water use).**
- 3. Development proposals will be permitted provided that they facilitate the efficient use of new and existing sewerage infrastructure. In cases where these are deficient, development proposals and their occupation should be phased to coincide with the provision of necessary wastewater infrastructure so as to safeguard the environmental qualities of the area. It will also be necessary to:**
 - a) ensure that existing underground sewers are not built over and future access to the existing sewerage infrastructure must be secured for operational, maintenance and upsizing purposes;**
 - b) ensure that surface water is separated from existing foul or**