

Gosport Borough Local Plan 2011-2029:

Schedule of Proposed Changes from Consultation Draft to Publication Version



GOSPORT
Borough Council

Schedule of Proposed Changes

This Schedule includes changes made to the Gosport Borough Local Plan 2011-2029 between the Consultation Draft stage published in December 2012 and the Publication version. The changes have been made as result of the following:

- comments made by a variety of organisations, businesses and the public in response to the Consultation Draft;
- updates in light of the latest available information including refreshed evidence studies;
- other amendments proposed by officers to improve the Plan’s clarity.

In addition the ‘Foreword’ and ‘How to make comments pages’ have been refreshed to reflect the later stage of the plan-making process.

The schedule does not include a number of other minor changes such as:

*minor typographical changes; * paragraph number and cross references to paragraphs; and * footnote numbering.

Abbreviations		
BREEAM- Building Research Establishment Environmental Assessment Method	LDO- Local Development Order	RSPB- Royal Society for the Protection of Birds
CIL- Community Infrastructure Levy	LTP- Local Transport Plan	SAC- Special Area of Conservation
EA- Environment Agency		SDMP- Solent Disturbance and Mitigation Project
Fn- footnote	MCA- Maritime and Coastguard Agency	SEEDA-South East of England Development Agency
GBC-Gosport Borough Council	MMO- Marine Management Organisation	SPA- Special Protection Area
HCC-Hampshire County Council	MoD-Ministry of Defence	SPD- Supplementary Planning Document
HMWP- Hampshire Minerals and Waste Plan	NPPF- National Planning Policy Framework	TA- Transport Assessment
HRA- Habitats Regulations Assessment	NPPG- National Planning Practice Guidance	TfSHIoW- Transport for South Hampshire and Isle of Wight, now known as Solent Transport
LDF- Local Development Framework	Para -Paragraph	WWTW- Waste Water Treatment Works

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Introduction			
Para 1.1	Para 1.1	Amend last sentence 'The Local Plan is the key part of the statutory Development Plan for the Gosport area and will replace the 'saved' policies of the existing Gosport Borough Local Plan Review (2006).	The change in tense reflects that the Publication version is the next stage in the plan-making process.
Para 1.2	Para 1.2	Amend 1 st sentence to read It has been prepared under the planning system introduced under the Planning and Compulsory Purchase Act 2004 as amended by the Planning Act 2008 and the Localism Act 2011 <u>and the Growth and Infrastructure Act 2013</u>	To take account of the implications of the Growth and Infrastructure Act 2013.
		Amend 3 rd sentence to read: 'It is produced in accordance with the Government's National Planning Policy Framework (NPPF) (2012) <u>and has had regard to the National Planning Practice Guidance (NPPG) and the Marine Planning Statement.'</u>	The Marine Management Organisation requested reference is made to the Marine Planning Statement which provides a strategic framework for future sub-national Marine Plans in the UK. The text also makes reference to the Government's recently produced NPPG.
		Amend 5 th sentence to read: It takes account of the evidence used to prepare the South Hampshire Sub Regional Strategy in the South East Plan (May 2009) and the 2012 refresh of the Sub-Regional Strategy (October 2012), as well as the Regional Economic Strategy , the Local Transport Plan and other important local strategies, plans and projects.	Delete reference as this document no longer is applicable.
Para 1.3	Para 1.3	The Local Plan has a base date of 2011 so that it can align with a number of evidence studies that have been produced and it runs to 2029 to <u>provide an appropriate timescale to take account of longer term requirements.</u> ensure that it has a 15 year horizon from the proposed date of adoption in 2014.	To provide an update on timescales
Para 1.5	New Paragraph	This Local Plan and its Policies Map, when adopted, replaces the Gosport Borough Local Plan Review 2006 and its Proposals Map.	To clarify the local plan's status in line with the NPPG
Para 1.6	Para. 1.5	Add to the following bullet point: <ul style="list-style-type: none"> • 'Spatial Strategy (Section 6) details the overall level and location of growth. <u>It also identifies strategic considerations for development proposals such as flood risk, the protection of important habitats and heritage, as well as the need to safeguard</u> 	The additional text better reflects the wider scope of the Spatial Strategy.

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		<p><u>key facilities in the Borough. The spatial strategy</u> # is linked to the key diagram.</p> <p>[Add further to the bullet points in Paragraph 1.5 in order to act as a summary]</p> <p>Add sentence at the end of the ‘Delivering A Prosperous Economy to read: ‘<u>It emphasises the need to maximise the superb assets of Portsmouth Harbour and the Solent for the regeneration of Gosport and recognises the importance of supporting initiatives which will maximise advantages in key sectors (such as marine and related sectors) that can provide new job opportunities.</u></p>	<p>In order to further reflect the contents of the Plan and for this section to function as a broad summary of the whole Plan (as requested by a local resident)</p> <p>To emphasise the importance of the Borough’s marine assets earlier in the Plan as suggested by Gosport4Sail Community Interest Company.</p>
Para 1.6	Para1.5	<p>Creating a Sustainable Environment (Section 12) includes the Council’s approach to climate change, green infrastructure including biodiversity, flood risk and sustainable construction <u>the use of resources</u> as well as policies for protecting environmental quality.</p> <p>Add sentence at the end of Implementation and Monitoring bullet point to read, ‘<u>The most important of these relates to the review of the South Hampshire Strategy</u>’.</p>	To better reflect the content of this section
Para 1.9	Para 1.8	<p>Amend 2nd sentence: A glossary of terms used in the Local Plan and other parts of the LDF is located at the end of this document and is also available on the Council’s website.</p>	In response to requests to include a glossary within the document.
National and Sub-regional context			
Para 2.1	Para 2.1	<p>National Government planning policy and in particular The National Planning Policy Framework (NPPF) <u>together with the National Planning Practice Guidance (NPPG)</u> provides a strong context in which to develop local policies that deliver sustainable development.</p>	To include reference of the NPPG
Para 2.2	Para 2.2	<p>Last sentence to read, ‘The Local Plan also refers to best practice guides produced by the Government and other relevant organisations.</p>	To take into account the implications of the NPPG
Para 2.4	Para 2.4	<p>Amend penultimate sentence It was scrutinised as part of the Examination in Public for the <u>former</u> South East Plan which is intended to be revoked.</p>	To reflect that the South East Plan has now been revoked.
Para 2.5 and	Para 2.5	Add additional sentence and split paragraph into two.	To provide further information regarding the review of the South

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Para 2.6		<p>The South Hampshire Strategy (2012) provides a policy framework, as well as supporting evidence, to inform policies and proposals of the Gosport Local Plan. The aim of the South Hampshire Strategy is to improve economic performance up to 2026, whilst at the same time seeking to address issues of social deprivation, and protect and enhance its environmental quality. Until the South Hampshire Strategy is reviewed it is considered that its principles will still be relevant for an additional 3 years to match the time horizon of this Local Plan which extends to 2029. <u>Whilst the review is imminent it is not programmed to be complete until 2016.</u></p> <p>The spatial planning principles of the South Hampshire Strategy are outlined in Box 2.1 which aims to secure sustainable development within the sub-region. Further details of the South Hampshire Strategy are included in the following relevant sections.</p>	Hampshire Strategy.
Gosport Profile			
Para 3.1-3.44	Paragraph 3.1-3.36	Numerous factual updates	Numerous factual changes have been made to the Profile to reflect the latest available evidence including the results of the 2011 Census
Summary of Issues	Summary of Issues	<ul style="list-style-type: none"> ▪ <u>Ensure that flood risk in the Borough is minimised.</u> 	Specifically mention the issue of flood risk as recommended by the Environment Agency rather than as part of the climate change bullet point.
The Vision and Objectives			
Objective 7	Objective 7	Amend to read ' <u>...historic built environment and its landscape and townscape character</u> with particular importance given to those characteristics that provide its local distinctiveness.	Both the character of the townscape and landscape also contribute to an area's local distinctiveness (as highlighted by Natural England)
Objective 9	Objective 9	To assist in regenerating the local economy in order to provide a <u>prosperous and sustainable economy</u>	The creation of a prosperous economy would better reflect the Borough Council's wider economic objectives
Objective 15	Objective 15	To create a safe and high quality environment where people want to live and <u>which encourages people to make healthy choices.</u>	To include an explicit reference that the quality of development can influence healthy lifestyle choices as highlighted by HCC's consultant in public health.
Objective 19	Objective 19	Add at the end ' <u>... and sport.</u> '	As advised by Sport England
Sustainable Development			

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Policy LP2: Infrastructure and justification text			
Policy LP2	Policy LP2	Between Points 2a and 2b replace 'and' with ' <u>or</u> '	Points 2a) and b) are either/or rather than the need to satisfy both points.
Para 5.10	Para 5.10	Education <u>and training facilities</u> including nurseries, primary schools, secondary schools, and post 16 education	To recognise that training facilities can also be a form of infrastructure.
Para 5.10	Para 5.10	Include ' <u>green infrastructure</u> ' in the list	As advised by Natural England
Para 5.12	New paragraph before Para 5.12	<u>The Borough Council will ensure that the site is served by on-site infrastructure that is essential to enable the development to proceed and will normally secure such measures through condition. The Borough Council recognises that the provision of certain types of infrastructure including utilities such as local sewerage facilities will need to be secured by agreement with the relevant service provider. The developer will be required to contact the provider as early as possible in the planning process to determine contributions required.</u>	To take into account concerns raised by Southern Water.
Para 5.13 and 5.14	Para 5.12 and 5.13	5.13 In many instances it will not be possible to provide all the required infrastructure on site and therefore a developer contribution will be necessary required. This will normally be via the Community Infrastructure Levy (CIL). This mechanism Community Infrastructure Levy allows local authorities to raise funds from developers which can be used to fund a range of infrastructure that is needed as a result of development. The Borough Council's CIL Charging Schedule^[FN1] sets out the tariffs that will apply to various types of development and is supported by a viability study which will be refreshed at appropriate times during the Plan period. The Charging Schedule has been prepared in accordance with Community Infrastructure Levy (2010) Regulations and the subsequent amendments (2011-2014). The Schedule will also be accompanied with a '123 List'^[FN2] which sets out the infrastructure that will be funded by CIL. Qualifying developments will be required to make payment in line with the charging schedule.. Council will prepare a preliminary draft Charging Schedule for CIL with the intention that it will be adopted at the same time as the Local Plan. The draft preliminary charging schedule will set a tariff for new developments which will be subject to consultation and examined by an independent inspector. Once adopted Qualifying developments will be required to make payment in line with the charging schedule.	Amend text to accord with the latest CIL guidance and to include information more appropriate for a Pre-Publication version (rather than the Consultation Draft) of the Local Plan

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		<p>5.14 In some instances there may be a requirement to collect a developer contribution normally by planning obligations contained in a legal agreement (Section 106 Agreement) <u>in accordance with the statutory tests. This will often be for particular works associated with that development that are not covered by the CIL. The Borough Council has prepared a Planning Obligations and Developer Contributions Strategy^[FN3] which sets out the various types of obligations including developer contributions that arise from the policies of the Local Plan. Its objectives are to provide greater clarity to developers and the local community when the Borough Council will seek Section 106 contributions and other types of obligations and how these interact with CIL.</u></p> <p>[Footnotes 1-3 –include relevant links]</p>	
Para 5.15 and 5.16	Two additional new paragraphs at the end of the Section	<p><u>In accordance with the NPPF the Borough Council recognises that development sites should be subject to a reasonable level of obligations which do not threaten their viability and deliverability. As part of the CIL viability work, costs such as affordable housing and standards of construction have been taken into account as well as abnormal development costs associated with major regeneration sites. It is recognised that this work is at a moment and time and that a site's viability will change over time as part of the economic cycle.</u></p> <p><u>The Borough Council will aim to strike a balance between the need of securing necessary infrastructure to support the development (as well as delivering other identified planning objectives) with the need to ensure the development remains viable.</u></p>	To include further guidance on viability issues
Spatial Strategy			
Policy LP3: Spatial Strategy	Policy LP3: Spatial Strategy	<p>Point 1:</p> <p>Housing 2,700 3,060 net additional dwellings</p>	The housing allocation has been revised slightly upwards in order to pro-rata the annual dwelling requirement outlined in the South Hampshire Strategy (2012) which identifies 170 per annum for the additional three years of the Gosport Borough Local Plan. This also relates more closely to the identified supply in the Borough
		New point 8. <u>Development proposals which affect heritage assets will</u>	To overcome English Heritage's concerns it is proposed to include

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		<u>need to conserve, and where possible enhance, them in a manner appropriate to their significance.</u>	a specific bullet point relating to the historic environment. The importance of the historic environment was previously only implied in Point 2 of the policy which refers to Policy LP10, which includes recognition of the importance of the historic environment, as well as other policies in the Local Plan which include those specifically relating to heritage assets (Policies LP11-13). The section also makes reference that policies are based on evidence, which was an issue highlighted by English Heritage.				
Para 6.5	Para 6.5	The Spatial Strategy also sets out the locations where there is a presumption against development in order to protect the Borough's precious natural assets. The policy presumes against development outside of the urban area <u>and promotes the use of sustainable</u> as there is sufficient suitable brownfield land, which are generally of lesser environmental value available for development within the urban area.	To take account of advice in the NPPF				
Para 6.8	Para 6.8	First sentence add 'health inequalities'	To reflect comments made by HCC's consultant in public health.				
Para 6.12	Para 6.12	Amend sixth sentence to read, 'The three additional years will give three years lee-way to deliver this figure which may be required in the light of the current <u>recent</u> economic downturn.'	To reflect changed circumstances				
Para 6.13	Para 6.13	The Borough Council has identified <u>almost 83,500</u> 88,000 sq.m. of net additional employment floorspace (see Table 6.1) from a variety of sources including existing permissions, unused land within existing employment sites and proposed allocations. Therefore the identified figure exceeds the minimum 84,000 sq.m set out by PUSH. This additional floorspace provides an element of flexibility as there may be some smaller employment sites which may be lost over the Plan period as they are not in the most appropriate location or not all the land may be forthcoming during the Plan period.	Update figures to take account of latest permissions and completions and include revised assumptions on potential employment floorspace on the former Married Quarters site at Daedalus with resulting necessary text changes. Amend potential employment floorspace figures in relation to the Haslar Hospital site to take account of latest information in outstanding planning application (as at April 2014)				
Table 6.1	Table 6.1	<table border="1"> <thead> <tr> <th></th> <th>Net additional floorspace (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Total completions (1 April 2011- 31 March</td> <td><u>392</u> 0</td> </tr> </tbody> </table>		Net additional floorspace (sq.m.)	Total completions (1 April 2011- 31 March	<u>392</u> 0	
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		2014 3)	
		Outstanding planning permissions (as at 1 st April 2014 3)	1,541 3,682
		Potential floorspace within existing employment sites at 1 st April 2014 3)	11,365
		Allocations	
		Daedalus (see Policy LP5)	50,700 55,000
		Grange Road (see Policy LP9B)	8,400
		Brockhurst Gate (see Policy LP9B)	5,000
		Royal Hospital Haslar (see Policy LP6)	2,500 4,000
		Aerodrome Road (see Policy LP9B)	1,100
		Priddy's Hard Heritage Area (see Policy LP9A)	1,000
		Gosport Waterfront (see Policy LP4)	- ¹
		Other town centre sites (see Policy (LP4)	- ²
		Total	83,498 88,047
Para 6.14	Para 6.15	[Re-order Paragraphs 6.14 and 6.15] Amend former 6.15 to read If the Blockhouse site on the Haslar Peninsula (Policy LP6) and HMS Sultan (Policy LP16) are released for development in the future by the Ministry of Defence then proposals should make provision for	To reflect that the Blockhouse site can contribute to identified shortfall in employment floorspace supply.

¹ New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace

² New employment premises will be developed which will potentially increase employment but no overall net gain in floorspace

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		employment uses and in particular marine related employment. <u>Over the Plan period it is considered likely that the Blockhouse site has the potential to contribute to at least the 500sq.m current shortfall in identified employment floorspace supply.</u>	
Para 6.16 and 6.17	Para 6.16 and new additional paragraph	<p>New text to read [Relocate Para 6.16 to merge with Para 6.19] <u>The Borough Council has fully cooperated with its neighbouring authorities as part of PUSH to produce the South Hampshire Strategy (2012). More recently to support a roll forward of the strategy PUSH has produced a South Hampshire Strategic Housing Market Assessment (2014) (SHMA)³ in accordance with the latest Government methodology. The SHMA has concluded that there is an objectively assessed need for 4,160 homes to be provided per year until 2036. The SHMA identified two sub-housing market areas (HMA) in the PUSH area, the Portsmouth HMA and the Southampton HMA. Gosport would fall within the Portsmouth HMA and the SHMA concluded that 2,115 homes are needed in this HMA. However, whilst this local plan will have regard to the SHMA, until the review of the Strategy is completed which programmed for 2016, this local plan will allocate housing sites in line with the adopted South Hampshire Strategy 2012.</u> FN1- add link to SHMA FN2- this is necessary to make a direct comparison with further explanation set out in the Spatial Strategy Background Paper</p>	To reflect guidance in the NPPF and to take account of evidence in the South Hampshire Strategic Housing Market Assessment (GLHearn Oct 2013)
Para 6.18	Para 6.17	<p>The Local Plan allocates 2,700 <u>3,060</u> dwellings to be built between 2011 and 2029. This allocation takes into account the policy within the South Hampshire Strategy (2012) which identifies a need for 55,800 dwellings over the period 2011-2026 within the sub region with 2,550 dwellings to be provided in Gosport Borough. <u>This represents an annual requirement of 170 dwellings which has been used to calculate the three additional years of the Gosport Borough Local Plan to give a total of 3,060.</u> Given that most of the identified development sites will come forward by 2026 the Borough Council considers that an</p>	<p>The housing allocation has been revised slightly upwards in order to pro-rata the annual dwelling requirement outlined in the South Hampshire Strategy (2012) which identifies 170 per annum for the additional three years of the Gosport Borough Local Plan. This also relates more closely to the identified supply in the Borough</p> <p>Other changes relate to updates of housing supply figures</p>

³ South Hampshire Strategic Housing Market Assessment (GL Hearn Oct 2013) can be viewed at www.gosport.gov.uk/localplan2029

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		additional 150 dwellings for the period between 2026 and 2029 This will provide an achievable and realistic housing allocation and <u>is close to the current identified supply of 3,121 (as identified in Table 6.2).</u>	
Para 6.19	New paragraph after 6.17	<u>The Borough has long-recognised constraints on the availability of sites and limitations of highway infrastructure associated with its peninsula location. These constraints have been recognised at both sub-regional and regional level and have informed previous higher-level development plans and the current South Hampshire Strategy. The Borough Council will continue to contribute towards the overall requirements by taking a positive approach towards new residential development. This will be in accordance with the presumption in favour of sustainable development set out in Policy LP1 of the Local Plan. Additional proposals would need to accord with the other policy objectives of the Local Plan to create a genuine sustainable community.</u> ^{FN3} FN3- further explanation is set out in the Spatial Strategy Background Paper	
Para 6.18	Para 6.17	The Local Plan allocates 2,700 <u>3,060</u> dwellings to be built between 2011 and 2029. This allocation takes into account the policy within the South Hampshire Strategy (2012) which identifies a need for 55,800 dwellings over the period 2011-2026 within the sub region with 2,550 dwellings to be provided in Gosport Borough. <u>This represents an annual requirement of 170 dwellings which has been used to calculate the three additional years of the Gosport Borough Local Plan to give a total of 3,060</u> . Given that most of the identified development sites will come forward by 2026 the Borough Council considers that an additional 150 dwellings for the period between 2026 and 2029 This will provide an achievable and realistic housing allocation and <u>can be met by the current identified supply of 3,077 (as identified in Table 6.2).</u>	The housing allocation has been revised slightly upwards in order to pro-rata the annual dwelling requirement outlined in the South Hampshire Strategy (2012) which identifies 170 per annum for the additional three years of the Gosport Borough Local Plan. This also relates more closely to the identified supply in the Borough
Para 6.20	Merge Para 6.18 and 6.19 (with relocated Para 6.16)	Include relocated para 6.16 to read, <u>The proposed housing allocation will significantly assist with meeting the needs of the local population and consequently issues such as affordability, tenure, size and special requirements will need to be fully addressed as part of this provision (see Policy LP24).</u> The proposed	The need to reorganise text following the inclusion of additional text in the preceding paragraphs relating to the SHMA.

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		level provision of housing will also facilitate assist in bringing forward sites being developed for employment, retail and community uses which will stimulate economic development in the Borough. It is recognised that the quantum of new housing in the Borough over the Plan period is limited by a number of factors including the availability of suitable sites and the limitations of the road network associated with its peninsula location. The proposed housing supply is included in Table 6.2 with the latest housing trajectory included in Appendix 1.																															
Table 6.2	Table 6.2	<p>Table 6.2: Housing supply (net) as at 1st April 20142 and latest position in proposed new residential allocations</p> <table border="1"> <thead> <tr> <th colspan="2">Net Dwellings</th> </tr> </thead> <tbody> <tr> <td>Completions (1/4/142-31/3/142)</td> <td><u>381</u> 339</td> </tr> <tr> <td>Existing permissions and permitted development that required prior approval (1/4/142)</td> <td><u>743</u> 554</td> </tr> <tr> <td colspan="2">Proposed sites without planning permission (<u>over 10 dwellings or more</u>)</td> </tr> <tr> <td>Gosport Waterfront^{FN1}</td> <td>700</td> </tr> <tr> <td>Daedalus</td> <td>249</td> </tr> <tr> <td>Royal Hospital Haslar</td> <td>300</td> </tr> <tr> <td>Smaller Town Centre sites^{FN2}</td> <td>172</td> </tr> <tr> <td>Priddy's Hard Heritage Area</td> <td>100</td> </tr> <tr> <td>Stoners Close</td> <td>17</td> </tr> <tr> <td>Wheeler Close</td> <td>16</td> </tr> <tr> <td>Laphorn Close</td> <td>14</td> </tr> <tr> <td>Land at Magister Drive, Cherque Farm</td> <td>13</td> </tr> <tr> <td>Small Site Windfall Allowance^{FN3} (2013/14-2016/17- 2028/29)</td> <td><u>429</u> 464</td> </tr> <tr> <td>Total Supply</td> <td>3,121 3067</td> </tr> </tbody> </table> <p>^{FN1} Daedalus has a residential allocation of 300 dwelling in the emerging Local Plan. Of</p>	Net Dwellings		Completions (1/4/14 2 -31/3/14 2)	<u>381</u> 339	Existing permissions and permitted development that required prior approval (1/4/14 2)	<u>743</u> 554	Proposed sites without planning permission (<u>over 10 dwellings or more</u>)		Gosport Waterfront ^{FN1}	700	Daedalus	249	Royal Hospital Haslar	300	Smaller Town Centre sites ^{FN2}	172	Priddy's Hard Heritage Area	100	Stoners Close	17	Wheeler Close	16	Laphorn Close	14	Land at Magister Drive, Cherque Farm	13	Small Site Windfall Allowance ^{FN3} (2013/14-2016/17- 2028/29)	<u>429</u> 464	Total Supply	3,121 3067	To update the housing supply as at April 2014 and take account of Government's latest regulations on permitted development.
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		<p><u>these 101 has now received planning permission and included in the existing planning permission section; hence a revised figure for Daedalus of 249. A further permission has been granted for 200 dwellings at a different part of the site as part of the wider regeneration proposals subject to the completion of a Section 106 Agreement.</u></p> <p><u>FN2 It is estimated from the capacity study undertaken as part of the Borough Council's SHLAA that approximately 200 dwellings could be accommodated within the Town Centre Regeneration Area. Since 1/4/11 there have been 14 completions on small sites within the Waterfront and Town Centre Regeneration Area and 14 outstanding planning permission. These figures are included in the relevant categories above.</u></p> <p><u>29 31 dwellings per year based on the average completions on small sites (excluding gardens) since 2007/08-2011/12. 2008/09-2012/13. It assumed no windfalls in 2012/13 2013/14 as these would already have planning permission</u></p>	
N/A	Para 6.20	<p>Delete Paragraph 6.20</p> <p>The current identified sources of supply currently exceed the proposed residential figure of 2,700 dwellings outlined in the Spatial Strategy. This provides sufficient flexibility to meet the Borough's requirement should not all the sites in Table 6.2 deliver the stated quantum. Just over 13% additional dwellings have been identified than the Local Plan requirement and sites over 10 units have been identified in the Council's latest Strategic Housing Land Availability Assessment. The Borough Council currently has a 5 year land supply with at least a 5% buffer as required by the NPPF.</p>	Information relating to the five year housing supply is more appropriate in the Borough Council's Annual Monitoring Report and other supporting evidence such as the Spatial Strategy Background Paper.
Para 6.21	Para 6.21	<p>It is clear from Government guidance that retail development should be focused in the existing centres in accordance with the overall hierarchy of centres. Gosport Town Centre is the primary centre in the Borough and is recognised as an important centre in the South Hampshire Strategy. Consequently it is considered that Gosport Town Centre <u>and the adjacent Gosport Waterfront area</u> will be the focus for a range of town centre uses including retail, leisure, community services and office employment. The Local Plan aims to ensure that new opportunities to enhance retail and leisure facilities are taken, making the most of Gosport's superb Waterfront setting. The evidence set out in the Council's Retail Study suggests that if the Borough were to retain its current limited market share there would be</p>	To provide clarity and take account of evidence in the Gosport Retail Capacity Study 2014.

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		<p>in effect no requirement for additional retail floorspace. The study also indicates that there are signs of vulnerability within the Town Centre. Accordingly, the Council wishes to strengthen the Town Centre so that it can increase its viability, make the centre less vulnerable from competing centres and maintain it as a vibrant centre. Therefore it is proposed to increase the amount of retail floorspace available with a view to increasing its market share of retail expenditure.</p>	
Para 6.22 and Para 6.23	Para 6.22	<p>Amend and split into two paragraphs to read:</p> <p>Therefore, it is considered that in order to strengthen the Town Centre it will be necessary to ‘claw-back’ the significant leakage of expenditure from the Borough <u>by:</u></p> <ul style="list-style-type: none"> • <u>increasing its comparison goods market share from 37% to 45% for the Borough as a whole with almost all of this being focussed in the Gosport Town Centre and Waterfront area;</u> • <u>and;</u> • <u>maintaining the convenience goods market share (76%) within the Borough as a whole but taking opportunities to increase the market share of the Town Centre and Waterfront area for convenience goods, and that a market share of 10% of comparison expenditure and 21% of convenience expenditure across the Portsmouth Harbour area⁴ should be a reasonable target which reflects Gosport’s position in the South Hampshire hierarchy.</u> <p><u>This proposed increased market share; and scope for increased floorspace to provide greater choice and competition, assist in further regeneration and create more opportunities for linked trips would require approximately 10,500 sq.m of net additional retail (A1)⁵ floorspace (net sales area) for the Borough over the Plan period. For the purposes of this policy the figure relates to A1 uses only. This is considered to be a reasonable target which reflects Gosport’s position</u></p>	<p>To take account of evidence in the Gosport Retail Capacity Study 2014 and provide further clarity.</p> <p>To emphasise that a larger store was required in the case of the Alver Village scheme to reflect the scale of the regeneration proposals.</p>

⁵ In accordance with the Use Classes Order

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		<p>in the South Hampshire hierarchy. Based on the evidence studies it is considered that The take up of this floorspace will be predominantly in the comparison goods sector. <u>This development will and will need to take place largely take place</u> within Gosport Town Centre and as part of new development on the adjacent Gosport Waterfront site (see Policy LP4). It is considered that the other centres in the Borough will be appropriate for small scale development reflecting the scale and nature of the specific centre including development of a new store. This figure includes the recently opened supermarket (2013) as part of the Alver Village scheme <u>in order to assist with the regeneration of the</u> that neighbourhood (see Policy LP7).</p>	
Para 6.25 and 6.26	Para 6.24 and 6.25	<p>6.24 As outlined previously the Borough has significant areas of brownfield land as a result of its military legacy. Consequently the use of this land in the urban area is a key priority as it will regenerate underused sites, bringing back life to previously vibrant areas which provided employment and a variety of local facilities. <u>Any such proposals for brownfield land would still need to take account of whether the site includes land of high environmental value.</u> Since 2006 almost all development in the Borough has been on brownfield land.</p> <p><u>6.25 Since 2006 almost all development in the Borough has been on brownfield land.....</u></p>	<p>Include reference to environmental considerations to alleviate concerns raised by Natural England and highlighted by paragraph 111 of the NPPF.</p> <p>Last sentence of 6.24 is more appropriately located as first sentence of Para 6.25.</p>
Para 6.34 and 6.35	Para 6.33 and new paragraph	<p>Paragraph to read,</p> <p><u>'In order to prevent such effects, the Council will continue to work with other local authorities (including through PUSH) and relevant organisations to develop and implement a strategic approach to protecting European sites from recreational pressure and other impacts of development. This will include a suite of mitigation measures, including adequate provision of alternative recreational space and support via developer contributions for access management measures within and around the European sites in the Solent and the New Forest.</u></p>	<p>To update text relating to the Solent Disturbance and Mitigation Project</p>

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		<u>New residential development will be required to contribute towards Any relevant mitigation measures relating to recreation disturbance as identified by will be set out in Phase 3 of the Solent Disturbance and Mitigation Project which should be available before the next version of the Local Plan is published. The Borough Council will carefully consider its recommendations and where necessary change the spatial strategy and /or sites allocated for development to ensure that adverse impacts can be adequately avoided. Natural England have confirmed that without the appropriate necessary measures development should will not be permitted. The creation of the Alver Valley Country Park is recognised by Natural England as a project that will contribute towards these mitigation measures. Further details are set out as part of Policy LP42.</u>	
Para 6.36	New paragraph after Para 6.34	<u>New paragraph: The Borough Council aims to ensure that its rich historic environment is preserved and where possible enhanced in order to contribute to the Borough's local distinctiveness. Heritage assets include Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens and Conservation Areas. When considering the impact of a proposed development on the significance of a heritage asset great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through the alteration or destruction of the heritage asset or development within its setting. Policy LP3 and other policies of the Local Plan have included an assessment of the significance of heritage assets in the Borough, including their setting, using available evidence as set out in Section 8. Further details are set out in Policies LP11-13 relating specifically to heritage assets.</u>	New justification text has been included to support the new point in the policy.
Regenerating Gosport Through The Delivery Of High Quality Sites			
Vision	Vision	Amend last sentence of third paragraph to read, 'Blockhouse will also offer new opportunities for tourism, leisure, and marine employment and training.	To reflect the potential to retain and extend sailing training at the site.
Gosport Waterfront and Town Centre			
Policy LP4:	Policy LP4:	1b) to read, ' <u>approximately 6,500 sq.m upto 10,500sq.m</u> of retail	To reflect the available amount of retail floorspace that can be built

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Gosport Waterfront and Town Centre	Gosport Waterfront and Town Centre	(A1- net sales area) and additional floorspace for other town centre uses (A2-A5)	in the Town Centre and Waterfront after considering permissions and completions in other locations in the Borough.
		1e) should read 'transport interchange' rather than 'transport exchange'.	To use correct term
		3a) to read. 'proposals are of a high quality design in accordance with Policy LP10, which conserves preserves and enhances the distinctive built heritage of the Waterfront...'	English Heritage prefers the term 'conserve' to 'preserve' in this context and considers it better reflects the NPPF.
		New 3b to read, ' proposals mitigate any impacts on the Strategic Road Network or other parts of the highway network; '	To take account of the Highway Agency's concerns
		3b (re-numbered 3c) to read, 'where applicable, opportunities are taken to improve public transport, pedestrian and cycling accessibility to, and within, the Town Centre Regeneration Area; and that well-designed safe and attractive links between Gosport Waterfront and Town Centre are provided ensuring that there is significant connectivity between them; two parts of this Regeneration Area '	Improving accessibility to the Waterfront is an equally valid consideration as it is for the Town Centre. Use term 'Regeneration Area' rather than 'Town Centre and Waterfront' in order to avoid repetition and other minor rewording to improve form of sentence. In addition the term 'well-designed' replaces the 'safe and attractive' with reference to the linkages between the town centre and waterfront with further guidance included in the justification text of what is meant by this.
		3d) (renumbered 3e) to read, 'it is served by sufficient infrastructure including i) a connection to the sewerage system at an appropriate point of adequate capacity; and ii) requirements outlined by other policies in the Local Plan.'	To take account of Southern Water's comments relating to sewerage infrastructure.
		4b to read 'appropriate measures are taken to remediate contamination and to ensure that there is no adverse impact on the water environment quality;	As advised by the Environment Agency
		4h) to read 'measures to avoid and mitigate any adverse impacts on internationally important habitats are taken...'	To improve clarity.
		4i) to read, 'biodiversity within the site is protected and enhanced'	To more accurately reflect the Council's position and provide consistency with other policies in the Plan
Para 7.11	Para 7.11	The Gosport Waterfront area is one of Gosport's key development sites and is identified in the PUSH Business Plan the LEP's Solent Strategic Economic Plan as a strategic priority site as it includes a number of areas where there is an opportunity to intensify employment generating uses, particularly marine –related employment due to the opportunities to access deep water.	To reflect the latest position

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Para 7.16	Para 7.16	The Gosport Retail Capacity Study (GVA 2007) <u>Gosport Retail Capacity Study (GVA 2014)</u> concluded that the town centre performs reasonably well. However in terms of its role within the sub region it is a lower order centre within the South Hampshire hierarchy and consequently it will be vulnerable to other competing shopping centres and increasingly from internet shopping over the Plan period. The Study also showed that shoppers and visitors come to Gosport for a variety of reasons including its waterfront setting and its market and this provides Gosport with an advantage over some of the other competing centres in the sub region.	To reflect the 2014 GVA Study replaces the earlier 2007 evidence and to provide additional information
Para 7.19	Para 7.19	Reorder the 2 nd , 3 rd and 4 th sentences	To improve structure of paragraph.
Para 7.26	Para 7.26	The Gosport Waterfront and Town Centre Regeneration Area will be the focus for the Borough's new retail floorspace and consequently will take approximately 6,500 most of the 10,500 sq.m of retail floorspace (net sales area) identified in the Spatial Strategy (Policy LP3). <u>This provision represents a large proportion of the 10,500 sq.m of total floorspace identified in the Spatial Strategy (Policy LP3) taking into account other retail developments in the Borough. This proposed level of retail floorspace will increase the market share of the Borough's comparison goods expenditure as a whole and also has the potential to increase the share of the Town Centre and Waterfront's market for convenience goods by improving the provision available and creating additional choice. It will also assist with regeneration opportunities as well as increasing the potential for linked trips.</u>	To reflect latest amount of retail floorspace that could be accommodated in the Town Centre taking into account completions and outstanding planning permissions. Also to provide additional justification.
Para 7.27	Para 7.27	4 th -5 th sentences to read. <u>'Any retail development will need to be well-designed to make a positive contribution to its waterfront setting in terms of its layout, scale and appearance. Proposals will also need to complement attractions on the other side of the harbour in Portsmouth including the Historic Dockyard and Gunwharf Quays. It will be necessary to ensure the scale and design is compatible with the locality</u>	Reorder to improve paragraph structure and add further detail relating to design and function considerations for retail development,
Para 7.30 and Para 7.31	Para 7.30 and Para 7.31	Amend paragraphs to read, Residential: <u>It is considered that between 700-900 dwellings could be built within the Waterfront and Town Centre Regeneration Area</u>	To reflect that there is flexibility in the scale of development (in terms of dwelling numbers) between the Waterfront and Town Centre sites.

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		<p><u>subject to achieving schemes that are of high quality design.</u> The Waterfront's location overlooking the natural and heritage assets of Portsmouth Harbour makes this a highly desirable residential setting. It is anticipated that the Waterfront will become a new residential neighbourhood whilst delivering benefits to the Borough as outlined above. <u>Whilst not a ceiling it is considered that the Waterfront site could accommodate some 700 dwellings with a range of densities across the site.</u> Further work will be required to ensure that this level of dwellings can be accommodated in a form which respects both the historic core of Gosport and the attractive Harbour frontage as well as ensuring sufficient employment and retail uses can be accommodated on the site. It is recognised that residential development has the potential to play an important enabling role for delivering these benefits and the wider regeneration of the area.</p> <p>Elsewhere in the regeneration area it is envisaged that a further residential development 200 dwellings can be accommodated on a number of sites within the Town Centre area⁶. The Barclay House site could accommodate approximately 25 dwellings. There may be opportunities for residential use to be included in any redevelopment of the South Street area.</p>	
Para 7.35	Para 7.35	Proposals will therefore need to be of a high quality design which <u>conserve</u> preserve and enhance these historic features. Consequently all forms of development including major schemes to relatively minor alterations will need to accord with the Council's planning policies <u>relating to conserve and enhance the Borough's built heritage and public realm and design issues</u> (see policies LP10-13).	English Heritage prefers the term 'conserve' to 'preserves' in this context and considers it better reflects the NPPF. Other change to reduce repetition of the phrase.
Para 7.36	New paragraph before 7.36	<u>It will be necessary to ensure that any development at the Gosport Waterfront and Town Centre mitigates any adverse impact on the strategic road network (SRN) or the rest of the highway network. Consequently appropriate proposals will normally require a transport assessment (see LP21 and LP22) to demonstrate whether there are</u>	To reflect new proposed criterion 3b in the light of comments made by the Highways Agency.

⁶ Potential sites are identified in the Strategic Housing Land Availability Assessment (GBC 2012). The location and number of dwellings on each site are only indicative and it can not necessarily be assumed that planning permission for development of these sites and at the identified density will be forthcoming as it will be depend on the details of each proposal and any constraints identified.

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		<u>any impacts and how these will be mitigated.</u>	
Para 7.37	Para 7.36	It is important that the Town Centre <u>and Waterfront</u> is easily accessible for residents across the Borough including provision of good bus services and cycle routes. <u>Key transport proposals which will improve accessibility to this Regeneration Area are set out in Policy LP21 and accompanying text.</u> It is also necessary to ensure that there is good pedestrian access with adjacent residential and commercial areas. Similarly, the main ferry/bus interchange, other bus stops and town centre car parks must also be easily accessible with the town centre. Linkages with important adjacent open spaces such as Walpole Park are also important.	To include a cross reference to Policy LP21 and justification which sets out a range of proposed transport measures to improve accessibility including key development sites such as the Gosport Waterfront and Town Centre
Para 7.38	Para 7.37	2 nd sentence to read ' <u>It will be necessary that these linkages are well-designed ensuring that the routes are safe, convenient, clearly marked and enhance the public realm.</u> '	In order to reflect the change to point 3b (above) additional text has been included of what constitutes well-designed linkages.
Para 7.40	Para 7.39	Amend as follows: 'It will be necessary to demonstrate that the development is safe from flooding without increasing flood risk elsewhere and where possible will reduce flood risk overall. <u>Proposals for flood risk management will need to contribute to the overall strategy for reducing flood risk to the existing community over the next 100 years, and that any proposals that come forward will need to contribute positively to the Portchester to Hamble Flood & Coastal Erosion Risk Management Strategy. Significant further ...</u>	To take account of comments made by the Environment Agency which recognises the importance of this site as part of the wider Flood management Strategy
Para 7.41	Para 7.40	Last sentence to read, 'Early discussions with the Environment Agency <u>and Hampshire County Council as the Lead Local Flood Authority</u> regarding development at the Waterfront will be necessary.	Recognise the need to consult early with the Lead Local Flood Authority (LLFA).
Para 7.43	Para 7.42	Amend 1 st bullet point to read 'Suitable flood <u>risk management measures defences;</u> New 4 th bullet point • <u>Provision for appropriate green infrastructure</u>	Phrase more accurately reflects the wider range of measures available as advised by the Environment Agency. To include the possibility of the need to provide appropriate green infrastructure.
Para 7.44	Para 7.43	Southern Water has identified <u>that there is insufficient limited spare capacity in the local sewerage system to meet the anticipated demand from the development proposed at Gosport Waterfront and serving the Town Centre. New and/or improved local sewerage infrastructure will therefore be required to serve the development. Applicants are</u>	In the light of the proposed amendment to point 3d in Policy LP4 amend justification text in the light of Southern Water's representation. In addition following further clarification from Southern Water the

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		<u>advised to contact Southern Water. However</u> There is scope to remove surface water which currently drains to a combined system into an alternative system (SUDS or separate piped system). This would release capacity for foul water produced in new homes. It is also acknowledged that the provision of wastewater treatment capacity at Peel Common WWTW is uncertain due to potential environmental constraints. The potential need to transfer flow to an alternative discharge point is recognised. In addition it is also necessary to protect existing on-site infrastructure including underground sewers and water main present on the site. This infrastructure must be allowed to continue to fulfil its function and must not be damaged or built over (see Policy LP39).	reference to constraints relating to the Peel Common Waste Water Treatment Works have been resolved.
Para 7.45	Para 7.44	Amend Paragraph 7.44 to read, 'The retention of deep water access for marine-related employment uses is paramount. <u>There is deep water access at the Endeavour Quay part of the site and the continual use of this facility is supported. However when the deep water facility within</u> It is envisaged that the main deep water area for marine employment will be associated with the Retained Area at RCY becomes available, once released by the Ministry of Defence, and this will then this site could be used by marine businesses relocated from other parts of the waterfront site as well as providing opportunities potential for new businesses. In securing these alternative deep water facilities the development of other sites within the Waterfront that currently have deep water access may be acceptable. Development of existing employment sites with deep water access for other uses will not be permitted until deep water access is secured for marine businesses at the Retained Area.	To provide further clarity on the importance of retaining deep water access at the Gosport Waterfront site.
Para 7.46	Para 7.45	Amend the end of the paragraph to read '...future users. <u>It will be necessary to and ensure that there is no adverse potential impact on the quality of the water quality environment including ensuring that any land disturbance does not create a pathway which could harm coastal waters including internationally important habitats.</u>	As advised by the Environment Agency. The last sentence is proposed to be consistent with wording associated with Policy LP6.
Para 7.51	Para 7.50	Any scheme will need to incorporate proposals to extend the existing public walkway along the waterfront where opportunities arise in order	To clarify that there may be circumstances where the public route may need to be diverted away from the waterfront to take into

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		to create a continuous public route along the Harbour, where practical and appropriate. <u>In certain circumstances routes may need to be diverted from the waterfront edge to take account of marine uses requiring access to the water or in some cases it may be necessary to incorporate safety measures where public access is restricted at certain times.</u>	account of marine uses requiring waterfront access.
Para 7.53	Para 7.52	Amend last sentence, 'There may <u>will</u> also be an opportunity to recreate Clarence Square as part of the development.'	To provide an element of flexibility to the overall eventual design of this area.
Para 7.55	Para 7.54	Add new last sentence to read, ' <u>Early consultation with Natural England is advised.</u> '	To provide additional information
Para 7.57	Para 7.56	Last sentence to read, 'It will be important to take opportunities to <u>protect and enhance</u> the biodiversity within the site...'	To more accurately reflect the Council's position and provide consistency with other policies in the Plan.
Daedalus			
Policy LP5: Daedalus	Policy LP5: Daedalus	Amend Policy 2a) to read <u>75,000</u> 79,000 sq.m (gross)	To reflect an amended assumption on the amount of employment floorspace that is likely to be accommodated on the former phase II of the Married Quarter site.
		Amend Point 2b) to read ' a range of <u>leisure and recreational</u> facilities	To be consistent with sub-title in justification text
		Amend 3a to read 'conserved' rather than 'preserved'	As advised by English Heritage
		Amend Point 3d) to read 'opportunities to improve public transport <u>infrastructure and services</u> to the site are taken'	As advised by Hampshire County Council
		New 3e) to read ' a Framework Travel Plan and an HGV Servicing Plan is <u>prepared to the satisfaction of the highway authority</u> '	To set out requirements identified by HCC
		New 3f) to read ' <u>proposals mitigate any impacts on the Strategic Road Network or other parts of the highway network including necessary offsite transport measures that accord with the latest transport strategies for the Gosport peninsula</u> '	To set out requirements identified by HCC and Highway Agency
		Amend Point 3e) to be numbered 3g) and read ' it includes measures to avoid and mitigate any <u>adverse</u> impacts on internationally important habitats...'	To improve clarity.
		Amend Point 3f) to be numbered 3h) and read ' environmental considerations such as contamination and flood risk issues are assessed and where appropriate fully addressed;'	As advised by the Environment Agency
Para 7.61	Para 7.60	Amend first sentence to read, 'In 2006 the Maritime and Coastguard Agency (MCA) acquired most of the airfield, and it has subsequently	To update ownership details

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		been transferred to the Homes and Communities Agency (HCA).	
N/a	Para 7.63-7.65	Delete paragraphs	This level of explanation regarding LDO's is not appropriate for the Local Plan
Para 7.64	Para 7.66	The Borough Council has produced a Supplementary Planning Document for the <u>Daedalus site within Gosport Borough</u> which was adopted in September 2011. The SPD will help inform any future LDO on the Gosport part of the site as well as guidance for developers on the parts of the site not covered by the LDO. The SPD-It sets out the Council's vision, development strategy and an outline of key development considerations. The SPD covers the Daedalus site within Gosport Borough.	Reference to LDO not necessary with regard to the SPD
Para7.65 and Para 7.66	Para 7.67	Split paragraph in two and amend to read, 'In March 2012 outline planning applications submitted by SEEDA were approved by Fareham and Gosport Borough Council subject to the signing of a Section 106 agreement. <u>In Gosport this included provisions for an employment-led mixed use site with almost 70,000 sq.m of employment floorspace, hotel, leisure and other commercial uses, and 200 dwellings. Further provision for significant employment floorspace was made in the Fareham part of the site.'</u> The application did not include the former MoD Married Quarters site (phase 2). Subsequently planning permission has been granted in 2014 for 101 dwellings on approximately half of this part of the site with the remaining area being available for employment uses. and consequently there is scope for additional development. Further provision for significant employment floorspace was made in the Fareham part of the site.'	To update information and provide clarity
Para 7.69	Para 7.70	Delete last part of last sentence to read, '...and could include the preparation of an LDO covering both the Gosport and Fareham parts of the site.'	Reference to LDO not necessary
Para 7.71	Para 7.72	The Solent LEP and the Government has clearly recognised the business opportunities at Daedalus through the designation of an Enterprise Zone. <u>The LEP's Strategic Economic Plan recognises Daedalus as a priority site</u> and it The site has also been identified by PUSH as a Strategic Employment Site.	To include additional information regarding the Solent LEP

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Para 7.73	Para 7.74	Amend 1 st sentence The latest estimates demonstrate that 79,000 <u>75,000</u> sq.m. (gross) floorspace could be accommodated in the Gosport Borough part of the site. FN 69,995sq.m as part of the approved planning application and an estimate of 9,300 <u>5,000</u> sq.m on the former Married Quarters site. This represents approximately 55,000 <u>50,700</u> sq.m net when taking into account existing, albeit underused, employment floorspace on the site.	To reflect an amended assumption on the amount of employment floorspace that is likely to be accommodated on the former phase II of the Married Quarter site.
Para 7.74	Para 7.75	Add additional bullet point <ul style="list-style-type: none"> Proximity to the newly constructed Centre for Engineering, Manufacturing, Advanced Skills and Training (CEMAST) 	To reflect latest situation on the site.
Para 7.76	Para 7.77	Amend third sentence (re-ordered to become the 4 th sentence) to read ' Where possible existing attractions and functions such as the Hovercraft Museum should be accommodated within the site.'	Amend to reflect the issue that it may not always be possible to accommodate all existing attractions and functions on the site. The order of the Paragraph has been changed (3 rd and 4 th sentence swapped to improve its structure.
Para 7.83	Para 7.84	Amend last sentence to read, '... which complement the Daedalus Conservation Area and historic buildings including a number of <u>Listed Buildings namely: the Dining Room and Cookhouse; The Wardroom; Westcliffe House; and three Type J Seaplane Hangars and Winch Houses.</u>	Amend to reflect that the outstanding potential Listed Buildings have now been confirmed.
Para 7.84	Para 7.85	to read 'conserved' rather than 'preserved'	As advised by English Heritage
Para 7.85 – Para 7.87	Para 7.86-7.87	7.85) <u>It will be necessary to ensure that any development at Daedalus mitigates any adverse impact on the strategic road network (SRN) or the rest of the highway network. Consequently appropriate proposals will normally require a transport assessment (see policies LP21 and LP22) to demonstrate whether there are any impacts and how these will be mitigated.</u> 7.86) It will be necessary to ensure that The site will need to be is easily accessible to make it attractive to new investment <u>including securing developer funding for necessary off-site transport measures (see Policy LP21). A framework travel plan will be required, to the satisfaction of the highway authority, to promote a range of sustainable modes of travel and thereby reduce the number and length of sole</u>	To reflect changes made to Policy LP5 as advised by the Highway Agency and HCC, as the highway authority, which sets out their requirements in relation to various transport related measures.

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		<p><u>occupancy car journeys to and from the site (see Policy LP22). The SPD for the site includes detailed information regarding the necessary improvements to the local road network, public transport <u>infrastructure and services</u>, and routes for pedestrians and cyclists.</u></p> <p>7.87) The primary access point will be through a new road access from Broom Way (in Fareham Borough Council area) to form the fourth arm of a signal controlled junction with Cherque Way. <u>A secondary access north of Ross House is also proposed. Heavy goods vehicles will be routed to the Broom Way this access point and it will be necessary for the developer to produce an HGV Servicing Plan to the satisfaction of the highway authority outlining appropriate HGV routing and signage measures. A secondary access north of Ross House is also proposed.</u></p>	
Para 7.92	Para 7.92	The end of the 1 st sentence should read, "... to provide a suitable <u>alternative accessible</u> natural greenspace (often referred to as a SANG).	To include correct phrasing for a SANG
Para 7.95	Para 7.95	Amend 3 rd sentence to read, 'Future developments should also recognise the ecological potential of the site, including <u>retaining</u> the need to retain important features on the site such as mature trees.	The use of word 'need' would imply that the trees on the site are worthy of a TPO, which is not necessarily the case. Instead it will be important consider their retention as part of the wider scheme.
Para 7.96	Para 7.96	Amend paragraph to read, 'Whilst the risk from tidal flooding at the Daedalus site is minimal (the site is in Flood Zone 1) a flood risk assessment (FRA) will be required given the size of the site and scale of development in order to address issues such as surface run-off. <u>Sustainable Drainage Systems (SuDS) may offer opportunities to reduce surface water run-off. The FRA would need to include a SuDS feasibility study to identify: any constraints of using SUDs (such as contamination issues); any particular SuDS techniques that could be utilised on-site; and any area of land that would be required.</u> Other issues such as the consideration of contaminated land will need to be fully addressed through more detailed stages of the planning process.	Include text in relation to Sustainable Drainage System as advised by the Environment Agency. The proposed text is consistent with the Daedalus SPD.
Para 7.97	Para 7.97	Amend 2 nd and 3 rd sentence to read ' <u>Further details of the infrastructure requirements are set out in the Council's Daedalus SPD with the latest update included in the</u>	To provide a cross reference to the Daedalus SPD which provides much more detailed guidance on infrastructure requirements

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		<p><u>Council's Infrastructure Delivery Plan.</u> Requirements will be considered in relation to the type of development and the respective development plan policy. More detail is contained in the Council's latest Infrastructure Assessment Report and Delivery Plan.</p>	
		<p>Amend 4th bullet point</p> <ul style="list-style-type: none"> Provision of adequate utility infrastructure including: measures to <u>protect existing sewerage infrastructure (see Policy LP39) and improve the local foul sewer capacity; as well as and provide</u> the necessary on-site provision and connections for water supply, telecommunication including high speed broadband, electricity and gas supplies; 	To provide a cross-reference to Policy LP40 relating to the protection of existing sewerage infrastructure to address concerns of Southern Water
Haslar Peninsula			
Policy LP6: Haslar Peninsula	Policy LP6: Haslar Peninsula	1a) to read 'the distinctive built heritage and setting of the Haslar Peninsula is <u>conserved</u> preserved and enhanced...'	English Heritage prefers the term 'conserve' to 'preserve' in this context and considers it better reflects the NPPF.
		Amend point 1c) to read.' Measures to avoid and mitigate any <u>adverse</u> impacts on internationally important habitats are taken. Proposals should <u>protect preserve</u> and enhance biodiversity <u>on-site and within</u> the vicinity including protected species and important habitats.	To improve clarity and consistency with wording with similar elements of other policies.
		2e) to read, 'up to 300 dwellings (<u>Use Class C3</u>) will be considered if it can be demonstrated that it is necessary for <u>facilitating</u> enabling the other medical, health and care uses on this site and that it is appropriate to the character and setting of the Hospital site.	For the avoidance of doubt and to avoid confusion with English Heritage's technical term 'Enabling Development'
		3a) To read 'conserved ' rather than 'preserved'	As advised by English Heritage
		3c) to read, 'the development is served by sufficient infrastructure including	To take account of Southern Water's comments relating to sewerage infrastructure.
		<ul style="list-style-type: none"> i) <u>a connection to the sewerage system at an appropriate point of adequate capacity; and</u> ii) <u>requirements outlined by other policies in the Local Plan.'</u> 	
		4cii) if it can be demonstrated that an element of residential development is required to enable <u>facilitate</u> the development of other uses on the site in terms of securing a viable scheme	To avoid confusion with English Heritage's technical term 'Enabling Development'
Para 7.103	Para 7.107	Move the only sentence in Para 7.107 to become the first sentence of Para 7.103.	In the light of EA's comments below some reordering of this section is appropriate.

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Para 7.105 – Para 7.107	Para 7.105, Para 7.106 and new following paragraph	<p>7.105: However The Flood Risk Assessment (FRA) for the site will need to address a number of issues including:</p> <ul style="list-style-type: none"> the potential of overtopping of the Solent sea wall flood defences (particularly for the eastern edge of the site) over the next century; <u>a flood response plan</u>; evacuation issues, as the site could potentially be surrounded by tidal floodwater in an extreme flood event; the capacity of the existing sewer network which drains surface water run-off and whether it is satisfactory to meet the needs of the new development and changing climatic conditions. The use of sustainable drainage systems may have a role to help reduce any impact and measures for their long-term management will need to be considered. <p>7.106: The flood risk issues at Blockhouse will be a determining factor on the location, type and scale of uses within the site as significant parts of Blockhouse are within Flood Zones 2 and 3. Consequently the Flood Risk Assessment will need to consider whether it is appropriate to locate vulnerable uses (as defined by the NPPF) on certain parts of the site. Issues that need to be addressed by a Flood Risk Assessment include:</p> <ul style="list-style-type: none"> the condition of the existing Solent seawall defences and the risks of defence failure; whether the sea defences are adequate to deal with future climatic condition and what improvements would be required; the potential of overtopping of sea defences; <u>a flood response plan</u> Evacuation arrangements, particularly as parts of the site that are within Flood Zone 4 are surrounded by areas in higher risk areas; The capacity of the site to deal with surface water and whether sustainable drainage systems can assist. <p>New 7.107: <u>As the Royal Hospital Haslar site and parts of Blockhouse</u></p>	Expand on issues relating to flood response in a new paragraph as advised by the Environment Agency. Associated re-wording of previous paragraphs will also be necessary.

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		<u>site within Floodzone 1 could potentially be surrounded by tidal floodwater in an extreme flood event it will be necessary for the FRA to include a flood response plan. this will need to be developed in conjunction with the Borough Council to ensure that it could be an appropriate and effective method for managing risk The response plan will need to consider flood notification and evacuation arrangements including maintaining safe access and egress routes. Alternative on-site arrangements (whilst not the preferred method) may also need to be considered to provide a robust flood response to ensure the continuing safety of people on the site during a flood event, particularly as there are likely to be vulnerable people on-site given the proposed care and health-related uses.</u>	
Para 7.109	Para 7.109	Amend 2 nd sentence ‘... mitigate any adverse impacts...	To provide consistent wording with other similar parts of the Plan.
Para 7.111	Para 7.111	Particular consideration will need to be given to the potential impact that development could have on Haslar Lake. There will need to be careful management to prevent access onto the intertidal area, with sufficient screening to ensure dog walkers and cyclists do not disturb birds within the SPA/Ramsar. <u>The policy also requires that sections of the Solent frontage are opened up to public access. While there are no SPA/Ramsar designations along this stretch, the southern seawall is a potentially important wader roost. Proposals to open up the route will require additional bird surveys and careful planning and design.</u>	To include additional text relating to the Solent frontage that was included in the Council’s HRA Report
Para 7.112	Para 7.112	Part of the Royal Hospital Haslar site has been identified as a Site of Importance for Nature Conservation (SINC) due the presence of important plant life. There is also evidence of badgers and nesting birds on-site and the potential for bats and reptiles. Consequently it will be necessary to undertake all the relevant on-site ecological assessments. The site also contains a number of mature trees which are <u>worthy of protection and any works would require the Borough Council to be notified since they are within a Conservation Area. Any proposal will need to include details of the on-going management of the site to protect and enhance the site’s biodiversity</u> It will be a requirement to take steps to preserve and enhance Haslar for biodiversity particularly in relation to habitats and species included in the national and local Biodiversity Action Plans habitats and species.	<p>To make reference for the need to submit details of on-going ecological management of the site.</p> <p>Additional amendments required as whilst there are trees worthy of protection on the site there are currently no Tree Preservation Orders.</p> <p>Add reference for the need to consider other nature conservation interests in the vicinity. This could include habitats used by protected species in the Gilkicker area or the potential of the Haslar Seawall as a seabird roost.</p>

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		<u>In addition it will also be necessary to consider the impacts of development on other known or potential nature conservation interests in the vicinity.</u>	
Para 7.115	Para 7.115	In view of the limitations of the existing access roads and the finite capacity of the bridge Hampshire County Council as the Highway Authority consider that proposed development on the Haslar Peninsula should not result in significantly more traffic than that arising when the proposed sites were fully occupied by the Ministry of Defence. <u>The scale of development on the Haslar Peninsula will therefore need to be kept within the capacity of the current bridge and highway network.</u>	To provide further clarification regarding Haslar Bridge and the scale of development.
Para 7.116 and 7.117	New paragraph before Para 7.116 and an amended Para 7.116	It will be necessary to ensure that any development on the Haslar Peninsula mitigates any adverse impact on the strategic road network (SRN) or the rest of the highway network. <u>Consequently appropriate proposals will normally require a transport assessment (see policies LP21 and LP22) to demonstrate whether there are any impacts and how these will be mitigated.</u> To improve accessibility, proposals will need to include a range of measures to accommodate and encourage non-car trips and consequently Travel Plans will be required. By working with the Highway Authority and transport providers opportunities should be sought and implemented to improve public transport and cycling to the Haslar Peninsula. <u>Key transport proposals which will improve accessibility to this Regeneration Area are set out in Policy LP21 and accompanying text.</u>	New paragraph required to reflect concerns of the Highway Authority. Amendments to existing paragraph to include a cross reference to Policy LP21 and justification which sets out a range of proposed transport measures to improve accessibility including key development sites such as the Haslar Peninsula.
Para 7.120	Para 7.119	Add sentence to end <u>A planning application for a mixed use development was submitted in 2013</u>	To provide an update
Para 7.121	Para 7.120	Use term 'Registered Park' rather than 'Listed Park'	As advised by English Heritage
Para 7.123	Para 7.122	Delete first sentence, The Royal Hospital Haslar site includes specialist medical facilities and it is considered that the re-use of these facilities should be fully investigated in any proposals that are brought forward.	Investigation has now taken place and there is no requirement by other users to use the specialist medical facilities.
Para 7.125	Para 7.124	It is estimated the site could accommodate approximately 2,500 <u>4,000</u> sq.m of employment floorspace (B1 uses).	To take account of latest estimate submitted by developers in a planning application.

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Para 7.127	Para 7.126	Amend 2 nd sentence to read, ' <u>The floorspace of such provision should be restricted however only come forward as supporting floorspace and should be localised in nature serving the immediate residential/employment catchment for everyday and small-scale shopping needs as suggested by the Borough Council's latest evidence</u> '	To improve clarity.
Para 7.129	Para 7.128	Amend paragraph to read: 'The site is considered suitable for hotel/conferencing uses– <u>which A hotel is considered appropriate for this site as it can utilise the assets of the site (historic grounds and buildings and the Solent views), and has potential synergies with the health and care facilities on the site. A hotel will bring visitors to the site and the town as a whole making for a more viable development. It is considered that the site is sufficiently close to the town centre and bus/ferry interchange to be accessible by modes other than the private car. If further hotel facilities were proposed then it would be necessary for the proposal to accord with the relevant tests (sequential and impact) as outlined in the NPPF.</u> '	To provide further guidance if more than one hotel facility is proposed.
Para 7.130	Para 7.129	In order to ensure a health/care-led scheme is viable, open market housing is likely to be required. Residential use may also represent the best use of particular historic buildings. It is considered that around 300 dwellings (<u>Use Class C3</u>) could be accommodated on the site. The <u>facilitating enabling</u> role of any dwellings will need to be clearly demonstrated by a developer.	For the avoidance of doubt and to avoid confusion with English Heritage's technical term 'Enabling Development'.
Para 7.131	Para 7.130	'It will be necessary to ensure that associated parking <u>and</u> bin/cycle storage <u>associated with new dwellings</u> do not detract from the character, <u>setting and appearance of the Listed Buildings and the Historic Park.</u>	To improve paragraph
Para 7.137	New paragraph after Para 7.135	New paragraph to read, ' <u>Southern Water has identified that there is insufficient capacity in the local sewerage system to meet the anticipated demand from the development proposed at Royal Hospital Haslar. New and/or improved local sewerage infrastructure will therefore be required to serve the development, or separation of surface water which currently drains to a combined system. In addition it is also necessary to protect existing on-site infrastructure including underground sewers and water mains present on the site.</u>	To address Southern Water's concerns regarding the sewerage infrastructure at the Haslar Hospital site.

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		<u>This infrastructure must be allowed to continue to fulfil its function and must not be damaged or built over (see Policy LP39).'</u>	
Para 7.138	Para 7.136	Amend 1 st sentence to read, 'The MoD has notified the Borough Council that it <u>may</u> intends release the Blockhouse sites although timescales and details are not known at this stage.'	To reflect MoD's latest position
Para 7.139	Para 7.137	Amend last sentence to read, 'It contains significant historic buildings including two scheduled ancient monuments (Fort Blockhouse and Haslar Gunboat Yard) <u>and the Submarine Escape Training Tank (SETT) which is Grade II Listed Building.'</u>	This building has been listed by English Heritage in June 2013.
Para 7.148 and Para 7.149	Para 7.146 And following new paragraph	<p>Add new sentences after 1st sentence</p> <p>7.146- It will be important to <u>conserve and enhance</u> protect the character and appearance of the site's built heritage and bring forward proposals in order to ensure that the site does not become derelict and under-used. <u>Proposals will need to consider the historic and functional links with the Hospital site including the continuity of the route from the Harbour, through Blockhouse to the Hospital site as well opening the route from Haslar Road to the seawall. Proposals for Blockhouse should have regard to the historic context and the potential use of the Gunboat yard and sheds (a scheduled ancient monument) which covers parts of Blockhouse and the adjacent Haslar Marine Technology Park.</u></p> <p>Last sentence of Paragraph 7.146 to become new paragraph</p> <p>New 7.147- In addition to the considerations set out in Point 1- relating to heritage, flood risk, nature conservation and accessibility it will be necessary to consider other specific issues outlined below</p>	<p>Number of changes to:</p> <ul style="list-style-type: none"> highlight opportunities and linkages with adjacent sites; include phrasing in 1st sentence preferred by English Heritage; add reference to the listing of No2 Cavitation Tunnel which was listed in July 2013.
Para 7.154	7.151	Amend 2 nd sentence to read, 'The Borough Council <u>requires</u> wishes that this site is be retained for employment purposes with the focus remaining on its current strengths.'	To provide further clarity of the Council's requirements.
Para 7.157	New paragraph after 7.151	<p>New paragraph to read</p> <p><u>It will be necessary for proposals to accord with the relevant policies of the Plan. Proposals will need to conserve and enhance the site's</u></p>	To provide additional information

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	and incorporates last sentence of Paragraph 7.151 (not underlined)	<u>historic assets. The eastern part of the site is within the Haslar Conservation Area and the site includes the Haslar Gunboat Sheds and Yard scheduled ancient monument, the No2.Cavitation Tunnel which is a Grade II Listed Building and two ship testing tanks which are locally listed buildings. The site is adjacent internationally important habitats and consequently the relevant considerations (as set out in Policy LP 42) apply. If the arise opportunities should be taken to improve public access along the waterfront subject to operational and environmental considerations outlined above.</u>	
Rowner Regeneration Area			
Policy LP6: Rowner	Policy LP6: Rowner	Amend 3 The Davenport Close site will include approximately 45 <u>20</u> dwellings.	Further assessment of the site indicates that approximately 20 dwelling could accommodated on this site.
		New 4b) to read, ' <u>proposals mitigate any impacts on the Strategic Road Network or other parts of the highway network;</u> '	To reflect concerns of the Highway Agency
		Amend 4d) re-numbered 4e) 'sufficient quality open space is provide on-site and opportunities are taken to <u>improve</u> access <u>to</u> the Alver Valley Country Park.'	To improve clarity
		Amend 4e) re-numbered 4f) 'it accords with the principles set out in the National Planning Policy Framework (or other latest Government guidance) relating to flooding including the requirements of a Flood Risk Assessment <u>which set out with</u> the appropriate flood defences and mitigation measures;	To improve clarity
		Amend 4f) re-numbered 4g) ' <u>it protects, and where possible enhances, biodiversity on-site and within the vicinity with the appropriate mitigation measures taken where necessary. fully considers any implications on important nature conservation features in the vicinity and that opportunities are taken to improve biodiversity</u>	To improve consistency with other policies
Para 7.160	Para 7.156	Amend 2 nd sentence to read, 'This area is now referred to by the developers as Alver Village which will include a mix of quality housing and a new <u>retail neighbourhood</u> centre within a pleasant environment.'	To better reflect overall objectives
Para 7.162	Para 7.158	Amend para to read, ' The Alver Village is now being delivered through the implementation of the approved planning permissions for the site which includes the required levels of infrastructure. Due to complex arrangements that	This sentence is no longer necessary as this work has already been carried.

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		need to be carried out to re-house residents to other properties whilst redevelopment occurs, the project will need to be phased over a significant number of years. The outline planning permission sets out a phasing programme which seeks completion by 2017/18.	
Para 7.163	Para 7.159	Amend first sentence The final proposal includes up to 700 new residential units (a net gain of 200 dwellings). The scheme also includes a new superstore with smaller units for retail, food and drink and other services appropriate for a local centre which have been built	To update latest situation
Para 7.164	Para 7.160	Amend last two sentences: 'The site is considered suitable for residential use and planning permission has been granted for approximately 15 23 dwellings, and should take account of the wider Alver Village regeneration proposals. There is an existing outline planning permission for 14 units	To reflect latest planning consent
Para 7.166	New paragraph before 7.162	<u>Dealing with potential impacts on the highway network (Point 4b of Policy LP7)</u> <u>It will be necessary to ensure that any development within the Rowner Regeneration Area mitigates any adverse impact on the strategic road network (SRN) or the rest of the highway network. Consequently appropriate proposals will normally require a transport assessment (see policies LP21 and LP22) to demonstrate whether there are any impacts and how these will be mitigated.</u>	To reflect new criterion 4b arising from concerns made by the Highways Agency
Para 7.167	Para 7.162	Add to the end of 1 st sentence, ' ...alternative modes of travel (See also Policy LP22). '	To emphasise the need for a Travel Plan as advised by Hampshire County Council.
Para 7.171	Para 7.166	Surface water management is likely to be the key issue and an appropriate SuDS scheme will <u>may</u> be required.	As advised by the Environment Agency
Para 7.172	Para 7.167	Amend last sentence ' ...seek to protect and enhance the biodiversity within the estate and in adjoin areas. '	To provide consistency with the Policy.
Alver Valley			
PolicyLP8: Alver Valley	PolicyLP8: Alver Valley	Amend 1 'The promotion of the Alver Valley as a Country Park will be a major area of green infrastructure within the Borough offering community, education, health and nature conservation benefits. It will offer a range of formal and informal recreational opportunities as well as limited associated commercial uses which will need to be	To reflect that the Borough Council's Alver Valley Country park Strategy places greater emphasis on informal recreation.

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		appropriate within its setting outside the urban area.'	
		Amend 2 to read, 'Planning permission will be granted for country park facilities and complementary commercial uses in the area around Grange Farm as shown on the Policies Map	Delete reference to precise location on policies map broad location is shown on plan 8.
		Amend 3a) they protect and enhance biodiversity including safeguarding a range of important habitats and do not prejudice the restoration/recreation of important habitats on suitable areas;	To recognise the importance within the Alver Valley that proposals should not prejudice the ability to recreate important habitats within the Country Park. This amendment would address concerns expressed by Natural England.
		Amend 3b) and include new criterion 3b) they are carefully designed to take account of its sensitive location and have regard to its heritage assets; 3c) they conserve and enhance heritage assets on the site including the consideration of any potential archaeological interest	To address concerns raised by English Heritage and provide a consistent approach with other policies
		New criterion after new one set out above to read, ' proposals mitigate any impacts on the Strategic Road Network or other parts of the highway network; '	To address issues raised by the Highways Agency
		New penultimate criterion to read They do not exacerbate water quality issues and consider opportunities to improve the quality of water within the valley taking into account the Water Framework Directive.	To address concerns raised by the Environment Agency regarding water issues within the Alver Valley.
Para 7.174	Para 7.169-7.170	Merge an amended para 7.169 with para 7.170 to read The Alver Valley forms a significant undeveloped gap between Gosport and Lee-on-the-Solent. Part of the Alver Valley has been used for gravel extraction and subsequent restoration works have largely been completed. The Alver Valley encompasses a great diversity of habitats and landscapes including a range of wetlands, woodlands and grasslands. It is an important corridor linking the open land to the north with the coast and includes Gosport's highest point (Sandhill). Much of the Alver Valley is now accessible to the public including the Wildgrounds Nature Reserve (by permit) and Carter's Copse, Alver Meadow and the West of the River Nature Reserve with significant scope to provide facilities appropriate to a Country Park. There are a number of important open spaces already accessible to the public, including the Wildgrounds Nature Reserve (by permit) and Carter's Copse. Other areas offer opportunities for informal	To reorder text.

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		recreation such as walking and horse riding as well as a popular BMX track, an adventure play area and fishing lakes (operated by a local club).	
Para 7.175	Para 7.171	<p>Include a new sentence with a footnote, '<u>Local organisations[fn] have been involved with the installation of new facilities in the Country Park and such involvement will be on-going.</u></p> <p>[fn] For example the Lee-on-the-Solent Residents' Association successfully bid for funds for <u>interpretation, benches and a sculpture. There are also local events involving community groups.</u></p>	To recognise the involvement of local groups.
Para 7.176	Para 7.172	<p>Amend 2nd sentence to read The Borough Council has considered that the most appropriate use for the area is for recreation purposes retaining its open undeveloped nature and managed as a Country Park with a range of formal and informal opportunities</p> <p>Amend last sentence to read, 'Proposals were originally set out in the Alver Valley Masterplan <u>and these have been further developed in the Borough Council's Alver Valley Country Park Strategy 2014 and accord with the principles sets out in Policy LP8.</u></p>	<p>No need to expand on activities at this point.</p> <p>To reflect that a new Strategy has been produced.</p>
Para 7.178	Para 7.174	Add new 4 th sentence to read, ' <u>This potential has been recognised by the Solent Disturbance and Mitigation Project which has included the involvement of Natural England.</u> '	To reflect that the Alver Valley Country Park forms part of the interim mitigation strategy for the Solent Disturbance and Mitigation Project.
Para 7.180	Para 7.176	<p>Amend paragraph as follows The Borough Council intends to continue to manage existing and newly acquired areas within the Alver Valley by providing a range of informal and formal recreational opportunities for the public in appropriate locations compatible with the objectives of protecting wildlife and enhancing habitats. The proposed recreational uses include picnic areas, trails, footpaths, cycleways, bridleways and interpretative facilities. The provision of formal recreation facilities, primarily in the form of sports pitches is also important. This provision is required to meet expanding demand for sports activities in the locality.</p>	These are too prescriptive and would be more appropriate in any future strategy for Alver Valley
Para 7.181	Para 7.177	<p>Amend paragraph as follows In the area around Grange Farm association with <u>there is the opportunity to provide a sensitively located visitor centre and car</u></p>	The precise location does not need to been shown on the policies map and is more appropriate in any future strategy documents prepared for the Alver Valley. Similarly any future strategy may

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		parking there will also be together with scope for a café to serve visitors as well as an appropriately sized garden centre. It will be necessary for such commercial uses to be well-designed and not detract from the appearance or function of the country park. The proposed location for such facilities is shown on the Policies Map as 'Country Park Gateway Facilities.' There may be opportunities for small scale sensitively located visitor facilities elsewhere in the park.	identify other opportunities for small scale facilities.
Para 7.183	Para 7.179	Amend paragraph as follows, 'The site contains significant important habitats including the Wildgrounds SSSI and Local Nature Reserve, which is currently will continue to be managed on an 'access by permit' basis, as well as a number of Sites of Importance for Nature Conservation (SINCs) including the Carter's Copse West of the River Local Nature Reserve. <u>A number of species using these habitats are sensitive to disturbance, especially from dogs and such pressures will be managed as part of an overall dog-friendly Country Park management plan.</u> The protection and enhancement of biodiversity within the Country Park and allowing appropriate public access for the public to enjoy such areas will be a key objective in the management of the Alver Valley. Large tracts of the Alver Valley benefit from Higher Stewardship funding which is being managed for nature conservation which requires biodiversity targets to be met.	To reflect comments made by Natural England (in follow-up e-mail of 3/7/13). Other changes have been made in order not to prejudice the future detailed management plan for the Country Park as well as a factual correction.
Para 7.184 and Para 7.185	Para 7.180 add 7.181	Sub titles prior to each paragraph be amended as follows (respectively) ' Design and Built Heritage (Point 3b of policy LP8)' ' <u>Built Heritage (Point 3c of policy LP8)</u> ' Amend 1 st sentence of Para 7.181 It is important to conserve and enhance protect the site's heritage including the character and setting of the site's Scheduled Ancient Monument (Castle Mound) and Listed Building (Grange Farmhouse).	To reflect comments made by English Heritage
Para 7.186	New paragraph before paragraph	<u>Dealing with potential impacts on the highway network (Point 3d of Policy LP8)</u> <u>It will be necessary to ensure that proposals for the Alver Valley mitigate any adverse impact on the strategic road network (SRN) or</u>	To reflect new criterion in Policy LP8 arising from concerns raised by the Highways Agency.

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	7.182	<u>the rest of the highway network. Consequently relevant proposals will normally require a transport assessment (see policies LP21 and LP22) to demonstrate whether there are any impacts and how these will be mitigated.</u>	
Para 7.188	Para 7.183	It is recognised that the Country Park will generate additional car trips and consequently appropriate provision will need to be made to accommodate car parking (<u>shown as gateways on Plan 8</u>) but it will be necessary to ensure that such provision will be sensitive to its location and well-designed in terms of size, lay-out, surfacing and landscaping.	To provide greater clarity
Para 7.189	Para 7.184	Add additional sentence at the end of paragraph to read, ' <u>The Borough Council will continue to work with the Environment Agency and other partners to address issues relating to the River Alver Outfall which currently when blocked can flood areas around Apple Dumping Bridge.</u> '	To highlight that the Borough Council is working to address issues caused by the current River Alver Outfall.
Para 7.190	Para 7.185	Amend sub title to read ' <u>Contamination and water quality</u> ' Insert additional sentence after the 3 rd sentence ' <u>Proposals should not exacerbate the existing water quality issues on the site and opportunities should be taken to improve it taking account of the Water Framework Directive</u> '	To address issues identified by the Environment Agency.
Para 7.191	Para 7.186	Amend 5 th bullet point Network of routes for walking, cycling, horse riding and those with disabilities within the park On site sports pitches and children's play facilities	Too prescriptive and can be further detailed in any future strategy for the Alver Valley Country Park
Allocations outside of the Regeneration Areas			
Para 7.194	Para 7.189	Amend 1 st sentence to read, 'Policy LP9 is divided into a number of sub-policies reflecting different uses (mixed use, employment, <u>economic development</u> , residential and leisure/community/open spaces).'	To reflect the additional 'economic development' allocation
Mixed Use sites: Priddy's Hard			
Policy LP9a: Allocations Outside the Regeneration	Policy LP9a: Allocations Outside the Regeneration	Point 1a to read 'accord with the National Planning Policy Framework on internationally important habitats <u>including taking measures to avoid and mitigate any adverse impacts on internationally important habitats</u>	To include wording more consistent with similar policies such as LP4 relating to Gosport Waterfront and to reflect concerns raised by the Hampshire and Isle of Wight Wildlife Trust.

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areas: Mixed Use site	areas: Mixed Use site	New point (1b) to read ' <u>protect and enhance biodiversity within the site</u> '	
		Point 1c (to become 1d) Replace term 'flood defences and mitigation measures' with ' flood risk management measures'	Term preferred by the Environment Agency
		Point 1e (to become 1f) - Replace 'preserve' with 'conserve'	As recommended by English Heritage
		New criterion 3h (to become 1i) to read, ' <u>be served by sufficient infrastructure including</u> i) <u>a connection to the sewerage system at an appropriate point of adequate capacity; and</u> ii) <u>requirements outlined by other policies of the Plan.</u> '	To take account of Southern Water's comments relating to sewerage infrastructure.
Para 7.197	Para 7.192	1 st sentence of Para 7.192: Replace 'preserve' with 'conserve'	As recommended by English Heritage
Para 7.200	Para 7.195	Add additional sentence at the end of the Paragraph to read, ' <u>It will therefore be necessary to protect and enhance biodiversity at the Ramparts and elsewhere within the Priddy's Hard site.</u> '	To address concerns raised by the Hampshire and Isle of Wight Wildlife Trust and provide consistency of wording with similar policies.
Para 7.202 and Para 7.203	Para 7.197 and 7.198	Amend as follows: 7.197 - Development proposals will need to be accompanied with a site-specific flood risk assessment to demonstrate how the proposal deals with the small part of the undeveloped site which is within Flood Zones 2 and 3 and will need to accord with the Council's, ' <u>Guidance for Developing in Flood Risk Areas. Proposals for flood risk management will need to contribute to the overall strategy for reducing flood risk to the existing community over the next 100 years, and that any proposals that come forward will need to contribute positively to the Portchester to Hamble Flood & Coastal Erosion Risk Management Strategy.</u> Include last sentence of 7.197 as 1 st sentence of 7.198 7.198-'It will be necessary to ensure the location of vulnerable use such as residential uses is in accordance with the NPPF and associated guidance...'	To take account of comments made by the Environment Agency which recognises the importance of this site as part of the wider Flood management Strategy
Para 7.205 and Para 7.206	Two new paragraph after Para 7.199	<u>Proposals will need to be accompanied with the necessary infrastructure to serve the development as outlined by other policies of the Local Plan (including Policy LP2)</u> <u>Southern Water has identified that there is insufficient capacity in the</u>	To identify the need for infrastructure requirements as identified by other policies in the Plan and more specifically comments raised by Southern Water regarding local sewerage capacity.

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		<p><u>local sewerage system to meet the anticipated demand from the development proposed at Priddy's Hard. New and/or improved local sewerage infrastructure will therefore be required to serve the development or the separation of surface waste which currently drains to combined system. In addition it is also necessary to protect existing on-site infrastructure including underground sewers and water main present on the site. This infrastructure must be allowed to continue to fulfil its function and must not be damaged or built over (see Policy LP39).</u></p>	
Economic Development Use Sites: <u>Brockhurst Gate (Former Frater House Site)</u> ((amendment to new type of allocation)			
Policy LP9B	Insert new policy between LP9a and LP9b (to be a new LP9b)	<p>Policy to read as follows [Changes from former LP9b Policy in relation to the Former Frater House site underlined]</p> <p>Policy LP9B Allocations Outside of the Regeneration Areas: <u>Economic Development Use site</u></p> <p>1 <u>Brockhurst Gate (Former Frater House Site)</u></p> <p>Planning permission will be granted on the following sites provided proposals are in accordance with the criteria set out <u>below</u> for each site as well as other policies in the Local Plan and national planning guidance.</p> <p>1 <u>Brockhurst Gate (Former Frater House Site)</u> Development should be for <u>economic development employment uses^{FN} (B1, B2 and B8)</u>. Proposals will need to:</p> <ol style="list-style-type: none"> <u>ensure that any proposed Main Town Centre Use accords with the Sequential and Impact Tests as set out in Policy LP29.</u> ensure buildings are well-designed to enhance this prominent location; ensure that the setting of the adjacent Fort Brockhurst is not harmed; ensure safe access from the existing main road network which does not impede the flow of traffic; ensure a sports pavilion <u>or an appropriate community facility is re-</u> 	<p>Renamed to reflect latest position</p> <p>To reflect proposed changes enabling a greater number of uses at the Former Frater House site with appropriate additional criterion to reflect both Government and local planning policy requirements</p> <p>Criterion relating to access route deleted following advice from HCC which consider that this is not necessary as it is covered by Policy LP22.</p> <p>Mention the potential to provide a community facility to serve the adjacent open space to provide an element of flexibility on the type of open space that is provided.</p>

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		<p>provided to serve the adjacent sports ground <u>and open space</u>;</p> <p>f) ensure a car parking strategy is in place to ensure users of the adjacent sports pitches can use parking within the economic development employment site;</p> <p>g) proposals will need to accord with the requirements of Defence Munitions Safeguarding Area (see Policy LP15); and</p> <p>h) protect and enhance biodiversity features in accordance with policies LP4<u>23-44</u>5.</p> <p>^{FN} as defined by the NPPF (and re-iterated in glossary and Box 9.1 of this document)</p>	
Para 7.207	Para 7.202	<p>'The site is located on the Fareham Road/Heritage Way junction and The site is a former MoD site which forms part of a larger site with the adjacent sports ground which remains outside the urban area boundary. It is considered that the western part of the site land within the urban area boundary is appropriate to develop for employment economic development uses which include: B class uses; public and community uses; and main town centre uses. This definition is based on the NPPF and excludes residential development.</p>	Reflect change outlined in the new policy.
Para 7.208	New paragraph after Para 7.202	<p>New paragraph to read as follows: <u>'Whilst the Borough Council has considered that the site should be developed for uses within the B Use Class order (such as offices and industrial premises) it is also possible that given its location adjacent the Gosport Leisure Park there may also be scope for a range of leisure uses or other economic development uses. For uses which are generally considered as main town centre uses it will be necessary for proposals to accord with the necessary tests and policies as set out in the NPPF and Policy LP29.'</u></p>	Amend in the light of changes to Policy LP9B relating to the Former Frater House site which proposes a greater range of uses.
Para 7.209	Para 7.203	<p>'The Borough Council considers that the open space on the eastern part of the site outside the urban area should be protected to ensure that the Borough has a sufficient supply of good quality pitches and to enable the open space to protect the setting of the Fort and be used for other open space functions as appropriate provide much needed sports facilities particularly given the good quality of the current pitches. However A small part of the sports ground has been included within the economic development employment allocation to make the</p>	<p>To reflect changes in the policy and that the sports pavilions have been damaged by fire and since have been demolished.</p> <p>In addition amendments have been to reflect that the open space is and has the potential to be multi-0functional.</p>

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		site more developable. Consequently the existing sports pavilion on the site will need to be re-provided within the adjacent sports ground to serve the needs of the users of the retained sports pitches <u>The playing field was previously served by a sports pavilion on this part of the site and any future development should ensure that an appropriate facility is re-provided</u>	
Para 7.211	Para 7.205	Add cross reference to Policy LP22 at the end of sentence.	Following advice from HCC
Policy LP9C	Policy LP9B to become LP9C and justification text	Includes reference to Grange Road, Land South of Huhtamaki and Land at Aerodrome Road only. References to the Former Frater House site moved (and amended accordingly) to LP9B (see above).	To reflect proposed changes enabling a greater number of uses at the Former Farter House site
Residential Use sites:			
Policy LP9E	Policy LP9D	To amend as follows 1. Royal Clarence Yard 80 <u>105</u> dwellings	To reflect the outstanding dwellings on the whole site rather than the main area of land still be redeveloped
		Add sites as follows [and reorder the number of other sites] 4. <u>Camp Road</u> 17 dwellings	To include other sites over 10 units which have now been granted planning permission
		8. <u>Jamiaca Place</u> 11 dwellings	
Para 7.217	Para 7.209	Policy LP9D includes those sites above <u>10 dwellings or above</u> with outstanding planning permission together with a number of other potential suitable housing sites identified. Additional sites may come forward during the Plan period.	For the avoidance of doubt
		Delete end of paragraph ' ...including a number of the sites identified in the Borough Council's latest Strategic Housing Land Availability Assessment (SHLAA). '	This statement is not necessary as sites will come forward irrespective of being identified in the SHLAA
Para 7.218 and Para 7.219	Para 7.210 and separate send half to form new paragraph	Para 7.210 to read 'The allocation at Royal Clarence Yard (a former Royal Navy victualling yard) represents a small element outstanding as part of a much larger mixed use site which is being developed. <u>Southern Water advise that local sewerage is a constraint at this site and consequently it will be necessary as part of any proposal to provide a connection to the sewerage system at an appropriate point of adequate capacity.</u> '	To reflect comments made by Southern Water.

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		Include second part of para 7.210 to form new paragraph to read. 'The Fort Gilkicker redevelopment has received planning permission and involves redeveloping this prominent historic site in Stokes Bay. The other sites are small residential sites on underused land within the urban boundary.'	
Para 7.220	Para 7.218	Planning permission⁷ has been granted for a new leisure park at the site of the former Holbrook Leisure Centre. Gosport Leisure Park, which opened in December 2012, The proposal will includes a new major public leisure centre with associated outdoor play and sport facilities. and a number of commercial leisure uses including A hotel and pub/restaurant have also since been completed on the site. Construction of the new leisure centre is almost complete with the commercial elements taking place in a later phase. In the future there may be opportunities for additional leisure facilities with complementary commercial uses.	To update latest position
Enhancing A Sense Of Place: Design and Heritage			
Para 8.4	New paragraph after Para 8.3	<u>The policies in this section and the Local Plan as a whole have included a proper assessment of the significance of the heritage assets in the Borough including their setting. Policies have also been informed by the potential for finding new sites of archaeological or historic interests. Sites allocated for development and the resulting policies have also included consideration of their historic significance</u> <u>Key evidence is set out in Box 8.1 below.</u> <u>Box 8.1 Evidence relating to historic significance underpinning the policies of the Local Plan</u> Insert table	To make explicit reference that this section and the other policies of the Plan have been informed by an evidence base.
Para 8.11	Para 8.10	Add to the end of 1st sentence ' <u>...including its natural and historic assets.</u> '	To acknowledge the importance of these attributes when considering design issues.
Policy LP10: Design	Policy LP10: Design Principles	Amend title of Policy (and all cross references to it within the Plan) from 'Design Principles' to 'Design'	To avoid creating confusion with the design Principles set out in the Borough Council's Design SPD which sets out a more comprehensive set of 'Design principles'

⁷ Planning application references K17660, K17660/1 & K17660/2

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		1a) Replace 'and' with 'or'	To improve the policy's use for development control purposes.
		Add new bullet point after 1b) to read <u>'historic assets should be conserved and where possible enhanced in a manner appropriate to their significance;'</u>	To reflect English Heritage representations concerning the need for strategic heritage assets element.
		Amend 2a to read, 'it has a high quality appearance which respects the area's particular characteristics in terms of scale, setting, layout, massing, landscaping, and appearance including details and materials;	It is considered that meeting the various parts of the criterion would, by their very nature, 'respect the area's particular characteristics' and therefore it is not necessary to state in the policy.
		Amend 2d to read, 'it will not significantly prejudice <u>important townscape and landscape features</u> interests;	Include townscape as well as landscape features; and clarify that it is those features that are deemed important that will be the main consideration.
		Amend f to read, 'it <u>ensures</u> takes <u>measures</u> are incorporated opportunities to improve accessibility to all users;	To strengthen the tone of this criterion
		Amend g) and split second part to form an additional criterion. To read <u>'(g)it is accessible for pedestrians and cyclists and is well connected to public transport routes and local facilities via links with pedestrian and cycle routes;</u> h) it is well connected to public transport routes	To emphasise the importance of establishing links between new development and pedestrian and cyclist routes (already included in the justification text). The criterion is split into two to provide greater emphasis to the two separate elements (pedestrian/cyclist routes and public transport routes).
Policy LP10: Design		m) it meets <u>nationally described standards</u> the Borough Council's requirements for sustainable construction set out in Policy LP38;	To reflect Government guidance on the ' <i>Housing Standards Review: Consultation</i> ' (August 2013) which is winding down the Code for Sustainable Homes. The zero carbon homes and allowable solutions component will be included entirely within Building Regulations. The nationally described standard for water consumption includes a basic water standard to be included in the Buildings Regulations with the potential for a more restrictive local standard as described by the Government.
		New criterion n) to read, <u>'in the case of residential development, a reasonable proportion of homes should incorporate design principles to ensure that they are adaptable to meet the changing needs of occupants over a lifetime'</u>	The Consultation Draft of the Local Plan included a requirement that all new dwellings should be built to Lifetime Homes Standards unless developer can clearly demonstrate that it is not viable to achieve the. This requirement had been incorporated into the Housing Policy (LP24). However since then the Government has produced its ' <i>Housing Standards Review: Consultation</i> ' (August 2013)which is not advocating the use of Lifetimes Homes although it is considering a number of options to ensure homes are accessible to range of users. Options includes a basic Building

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			<p>Regulations level which could be increased over time and a nationally described planning standard which includes a proportion of homes built to an equivalent of lifetime homes and a proportion built to a higher wheelchair access standard. If the Borough Council is proposing to introduce a standard it would need a robust evidence base to justify the standard and also test its viability.</p> <p>In the light of the current uncertainty regarding how these standards will be formulated the Borough Council is proposing that developers should incorporate design principles to make a reasonable proportion of these homes adaptable over the lifetime of an occupant. Hence the criterion is included in the design policy and not repeated in the housing policy. The proposed level and the principles incorporated in the development would be set out in the accompanying planning statement by the developer setting out what they consider to be a reasonable level.</p>
Para 8.12	Para 8.11 and Para 8.12	<p>Move amended first sentence of Para 8.12 to become last sentence of Para 8.11. Sentence to read:</p> <p>'The Council's understanding of local character will be informed by relevant studies and strategies included in in Box 8.1 and any further relevant studies.</p> <p>Delete bullet point in Paragraph 8.12</p>	The list of relevant studies are now included in Box 8.1 to make a more explicit of relevant evidence studies at the beginning of the section.
Para 8.16 and Para 8.17	Para 8.13 and Para 8.14 [relocate after para 8.19]	<p>Re-write Para 8.13 and 8.14 to read. '</p> <p>8.13 - It will be a key priority for the design of new development the Borough to conserve preserve and sustain the Borough's its heritage assets and where possible enhance them (see Policies LP11-13). The term 'heritage assets' (see Box 8.3) embraces all features that contribute to creating the unique sense of place including Listed Buildings, Conservation Areas, Registered Listed Parks & Gardens, Scheduled Ancient Monuments, Locally Listed Buildings, Parks & Gardens of Local Historic Interest and areas of archaeological interest.</p>	Use term 'Registered Park' rather than 'Listed Park' as advised by English Heritage and include relevant cross references. Other changes required due to its relocation within the section.

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		It will be a key priority for the Borough to preserve and sustain the Borough's its heritage assets and where possible enhance them. Consequently As historic military buildings or sites are released for development it will be necessary to find viable uses for them that respect the historic/aesthetic value of the site and the wider neighbourhood.	
N/A	Para 8.15	Delete Para 8.15	The paragraph is not required as the policies in the Local Plan cover the aspects included in the NPPF, as advised by English Heritage.
Para 8.13 and Para 8.14	Para 8.16-8.18	<p>8.16 -In relation to sound supporting evidence the Borough Council has produced a 'local list' of requirements to support various types of planning applications. It is now a statutory requirement for major developments^{FN} and certain types of developments in Conservation Areas in many instances to include a Design and Access Statement with a development proposal. It will be necessary to ensure that the statement addresses the criteria set out in the above policy.</p> <p>8.17-The Borough Council, in conjunction with the other Local Planning Authorities in Hampshire and the Isle of Wight, has produced guidance on preparing Design and Access Statements.</p> <p>8.18- The Statements should provide a site analysis describing the concepts behind the proposal and how it has evolved, and how the proposal relates to its surroundings in both design and access terms. Further advice on preparing Design and Access Statements is set out in Government guidance. In preparing Design and Access Statements developers should have regard to the principles set out in the National Planning Practice Guidance, the Building for Life criteria which is a national standard for well-designed homes and neighbourhoods produced by CABI at the Design Council, Design for Homes and the Home Builders Federation. The criteria comprise a series of questions used to evaluate the quality of new housing developments relating to, 'integrating it into 'the neighbourhood', 'creating a place', and 'streets and home'.</p>	<p>To accord with the Government's latest amendments to Design and Access Statements as set out in 'Streamlining the Planning Application Process: Consultation- Government Response' (June 2013) .</p> <p>The threshold for requiring a D&A Statement now relates only to major applications (i.e above 10 dwellings or 0.5ha for residential development or 1,000 sq.m or 1ha for other uses) and certain proposals in Conservation Areas</p> <p>To reflect that the Government has produced its National Planning Practice Guidance which includes a detailed section on design.</p>

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		FN to read <u>'this is defined in the Town and Country Planning (Development Management Procedure (England) Order 2010 as 10 or more dwellings or residential developments sites of 0.5 hectares or more; or buildings where the floorspace to be created by the development is 1,000 metres or more or development is carried out on a site of 1 hectare or more.</u>	
Para 8.17 and Para 8.18	New paragraphs after Para 8.19 (and relocated Para 8.13 and 8.14)	<p><u>As historic buildings or sites are released for development it will be necessary to find viable uses for them that respect the historic/aesthetic value of the site and the wider neighbourhood. Where proposals affect historic assets it will be necessary for the applicant to produce a heritage statement. This should set out the impact of the development on historic assets, both known assets and currently unidentified heritage assets which might be predicted (such as archaeology).</u></p> <p><u>The content of the Heritage Statement will vary depending on the significance of the heritage asset and the impact of development. It should include: a consideration of the positive contribution of the development and the loss and harm caused by the development. In such cases it should include an appropriate mitigation of that loss and harm, including: design considerations; recording, where adverse impacts are unavoidable; and the promotion of knowledge. To produce a heritage statement it will be necessary to use a variety of evidence including the Archaeological and Historic Building Record (AHBR) and other evidence (see Box 8.1). Further guidance is provided on the Council's website [fn]</u></p>	To address concerns raised by English Heritage and HCC Archaeology regarding the need for heritage statements to support relevant planning applications.
Para 8.20	Para 8.21	<p>Amend 3rd sentence to read, <u>'The Borough Council will apply this policy in conjunction with the latest Government guidance including the National Planning Practice Guidance which includes a comprehensive section on design as well as relevant and national and local Government guidance and best practice manuals including^{FN}:</u></p> <ul style="list-style-type: none"> • By Design Urban Design in the Planning System Toward Better Practice(CABE/DETR 2000); • By Design Better Places to Live(DCLG/CABE 2001); • Climate Change Adaptation By Design: A Guide for Sustainable Communities TCPA et al 2007); 	To recognise the National Planning Practice Guidance (NPPG) and relevant national and local guidance. Delete references to documents superseded by the NPPG

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		<ul style="list-style-type: none"> • <u>Green Infrastructure Guidance (Natural England 2009)</u> • Safer Places The Planning System and Crime Prevention (DCLG 2004); • <u>Manual for Streets (DoT 2007);</u> • <u>'Manual for Streets Companion Guide (HCC April 2010)'</u> • Planning and Access for Disabled People: A Good Practice Guide (DCLG 2006). <p>FN The guidance listed identify useful principles that a developer may wish to follow- they do not represent mandatory standards</p>	
Para 8.21	Para 8.22	Amend 1 st sentence to read : The detailed heritage and design policies (LP11-14) and the <u>Borough Council's forthcoming Design SPD</u> will provide more detailed guidance regarding the considerations outlined in Policy LP10 and specific design issues.	To reflect the status of the Borough Council's SPD
Para 8.22		Amend 1 st and 2 nd sentence to read, 'Brief details of each criteria (Points 2a-2m of LP10) are set out below and <u>are will be</u> expanded upon within the Borough Council's Design SPD. Many of the Elements outlined below, including development form, public realm and ease of movement, are set out in the Government's National Planning Practice Guidance (NPPG) By Design Urban Design in the Planning System Toward Better Practice (CABE) and supplemented by other design guidance on particular issues and referenced accordingly	To reflect the status of the Borough Council's SPD and include reference to the National Planning Practice Guidance (NPPG). Other amendments reflect the introduction of NPPG which is considered the first point of reference for additional guidance.
		Amend last sentence to read, 'Each criteria (2a-p) <u>should</u> will need to be addressed as part of a Design and Access Statement <u>where required which accompanies any planning application.</u>	To improve clarity as design and access statements are not required for all applications
Para 8.23	Para 8.24	Amend 5 th bullet point to read, 'use local materials, building methods and details to enhance local distinctiveness, <u>where appropriate;</u>	It is recognised that in some instances it may not be possible or appropriate to achieve this objective.
Para 8.24	Para 8.25	Amend 3rd bullet point to read, 'ensure that streets and spaces are overlooked which improves natural surveillance and <u>can</u> makes the an area feel safer <u>as well as reduce the fear of crime; and are generally safer;</u>	To improve clarity
Para 8.25	New para after 8.25	To read, <u>'It is important to recognise that the protection of views only relates to those which are enjoyed by the general public in the interests of protecting important features of the wider landscape and townscape. The policy does not protect private views per se from a private property such as a dwelling unless there are wider public</u>	To provide greater clarity to highlight that it is not the policy's intention to protect private views.

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		<u>benefits.</u>	
Para 8.27	Para 8.27	Amend 2nd bullet point to read ‘residential development has regard to the guidance that are will be set out in the Design SPD relating to space standards for residential development both within and outside the home;	To reflect the status of the Borough Council’s SPD
		Amend 3 rd bullet point to read, ‘issues of loss of light (<u>such as through overshadowing</u>), privacy and outlook (<u>where a development could be overbearing</u>) are considered in relation to local amenities; and	To provide further explanation
N/A	Para 8.28	Delete Para 8.28 Where planning permission is granted, the Borough Council may impose conditions and/or use legal agreements to ensure any impact from the development is minimised.	Not appropriate in this section
Para 8.28	Para 8.29	Main bullet points to be include a number of separate paragraphs with consequent minor word changes	To better accommodate proposed changes to text.
Para 8.29	Para 8.29	Amend 1st part of main 1 st bullet point as a new paragraph and merge with elements of Paragraph 8.30 to read, <u>Development proposals should therefore adapt to the potential impacts of climate change and mitigate against its effects. This includes the use of green infrastructure within new developments to deal with issues such as increased surface water run-off (caused by heavier storms), increased incidence of tidal flooding (caused by stormier conditions and sea-level rise) and the need to provide increased street trees and other planting (to ameliorate the effects of hotter summer temperatures).</u>	To improve clarity
Para 8.30	Para 8.29	Amend 2 nd part of main 1 st bullet point as a new paragraph and merge with elements of Paragraph 8.30 The design of new houses and other buildings need to maximise energy efficiency and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption and CO2 emissions (<u>see Policy LP38</u>). Developments should incorporate principles of solar passive design and maximise the use of renewable energy and low carbon technology where possible, as well as consider the suitability of green roofs and walls. <u>Proposals should</u>	To address issues arising from deleting the former Policy LP38 as a result of the Government’s Housing Standards Review.

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		incorporate water efficiency measures (see Policy LP39) as well as other sustainable construction measures such as the use of environmentally friendly materials, satisfactory levels of noise insulation and sustainable drainage systems where appropriate.	
Para 8.31	Para 8.29	Amend main 2 nd bullet point as a new paragraph to read, Adaptability- adaptable homes over a lifetime (Point 2n of policy LP10): <u>The Borough Council considers that it is important that new residential development incorporate design principles Lifetime Home standards to ensure dwellings residential buildings can be adaptable to meet the changing needs of occupants over a lifetime.^{fn} The range of measures incorporated in the development and the proportion of dwellings which include these measures should be identified by the developer in any planning application setting out what is considered to be a reasonable level for the proposed development.</u> <small>Fn These principles may be those set out in nationally described standards or in Lifetime Homes guidance. It is important to note that these are not used as prescribed standards</small>	In the emerging Housing Standards Review (Aug 2013) the Government is not advocating the use of Lifetime Homes but are currently considering a number of alternatives to ensure a proportion of homes are accessible to elderly people and people with disabilities. Consequently there is currently some uncertainty on how the Government wishes to proceed however it is considered appropriate to ensure a proportion of homes are built to the principles established in the Lifetime Homes guidance or emerging Government guidance without prescribing them as standards.
N/A	Para 8.30	Delete paragraph Development will need to incorporate the design implications of meeting the Code for Sustainable Homes and BREEAM standards for non-residential buildings development as set out in Policy LP38. Such measures include incorporating energy and water saving measures in the design of the building as well as numerous other considerations including the potential to generate renewable energy, the use of materials, noise insulation, surface water drainage and lifetime homes.	To reflect emerging government guidance (Housing Standards Review Aug 2013) which seeks to 'wind-down' the use of the Code for Sustainable Homes and instead use Building Regulations and 'nationally described standards'. The same guidance proposes an alternative approach on 'Lifetime Homes which is now addressed in a previous paragraph. Other elements have been included in previous paragraphs as valid considerations,
Para 8.33	Para 8.31	Add ' where required' at the end of the last sentence	To reflect Government changes relating to Design and Access Statements
Heritage Assets			
Box 8.3	Box 8.2 (renamed 8.3)	Include additional first sentence to read, 'The NPPF defines a heritage asset as a 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage	To include NPPF definition as recommended by English Heritage.

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		interest.”	
Para 8.35	Para 8.64	Relocate amended paragraph (formerly 8.64) to read, ‘Heritage assets are a finite and valuable resource and the presumption will remain in favour of <u>conserving</u> preserving, sustaining or enhancing a heritage asset. <u>Some assets should be conserved due to their unique interest nationally and/or their value to Gosport. By their very nature some ‘redundant’ features, including for example areas of historic defences, may not have obvious economic value but will be of significant historic value to the area and the sense of place.</u>	Paragraph applicable for all heritage assets not just locally important assets.
Para 8.36	Para 8.33	1 st sentence to read, ‘The Borough has approximately 500 <u>540</u> Listed Buildings and <u>approximately</u> 100 Locally Listed buildings. There are 16 Conservation Areas, which are designated to <u>conserve</u> preserve and enhance the special character of the area.	To more accurately reflect the number of Listed Buildings including additional buildings at Daedalus and at the Haslar Marine Technology Park
Para 8.37	Para 8.34	Paragraph to read ‘It is a key priority for the Borough to <u>conserve</u> preserve and enhance sustain its heritage assets and where possible, enhance them. The Borough has numerous potential development sites. There re are many former and existing Ministry of Defence (MoD) sites in the Borough that are of significant heritage value <u>including many former and existing Ministry of Defence (MoD) sites</u> . As sites are released, the buildings, landscape and setting are potentially at risk. It is important to find viable uses for historic buildings, which are appropriate to the site’s character and respect the wider historic and aesthetic value of the site and area’. It is essential to plan for any potential future release of existing MoD sites.	Use phase ‘conserve and enhance’ as advised by English Heritage as well as changes to improve structure of the paragraph
Para 8.38	Para 8.35	The start of the paragraph to read, ‘The Local Plan area contains a number of important and distinctive archaeological sites, many reflecting the area’s naval and military, <u>particularly naval</u> heritage spanning hundreds of years. As well as above ground features, there are a number of below ground remains which may be of local or national importance. However, only a small proportion of <u>these</u> sites are protected as Scheduled Ancient Monuments (these being Designated Heritage Assets)...’	To improve clarity.
Policy LP11: Designated	Policy LP11: Designated	Amend title to read, ‘Policy LP11: Designated <u>heritage</u> assets <u>including</u> Listed Buildings, Scheduled Ancient Monuments and	In response to comments made by HCC Archaeology in relation to currently unidentified heritage assets which could be of the same

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Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks and Gardens	Assets: Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks and Gardens	Registered Historic Parks and Gardens	significance as designated heritage assets
		Add to the existing footnote ‘... <u>as well those undesignated assets which are found to be of equivalent significance (see point 5 of Policy LP11)</u> ’	
		Amend 1a to read ‘conserves and enhances’ rather than preserves, sustains and enhances.’	As advised by English Heritage
		Amend point 5) to read “... undesignated buildings, structures, or <u>archaeology or</u> landscapes	In response to comments made by HCC Archaeology
Para 8.39	Para 8.36	to read ‘ <u>conserved and where possible enhanced</u> ’ rather than ‘preserved and enhanced.’	As advised by English Heritage
Para 8.41	Para 8.38	1 st sentence to read, ‘The Borough Council places high value on the input of the many local people and organisations with detailed knowledge of the Borough’s heritage assets including the Gosport Society <u>and the Lee-on-the-Solent Residents’ Association</u> , and statutory consultees such as English Heritage.	To take account of comments made by the Lee-on-the-Solent Residents’ Association
		2 nd sentence to include phrase ‘conserve and enhance’ rather than ‘preserve, sustain and enhance’	As advised by English Heritage
Para 8.46	Para 8.43	Add at the end of paragraph to read ‘... <u>including the preparation of a heritage statement</u> ’	To make reference of the requirement for a heritage asset to accompany appropriate planning applications.
Para 8.49	Para 8.46	Amend 2 nd sentence to read, ‘New uses should; avoid the need to remove <u>important</u> architectural or historic features; should respect the integrity of the built form and quality of spaces within the building; and avoid or minimise the introduction of <u>inappropriate</u> new structural features.	To improve clarity
Para 8.50	Para 8.47	to read ‘conserves and enhances’ rather than ‘preserves and enhances.’	As advised by English Heritage
Para 8.52	Para 8.49	Amend 2 nd sentence to read, ‘Such proposals would be assessed in accordance with English Heritage’s guidance on ‘enabling development’ which recognises that the proposal would secure the future conservation of a heritage asset and that the benefits of such a scheme outweighs the <u>harm</u> disbenefits of departing from the national	To improve clarity

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		and local policies.	
Para 8.54	New sub section after Para 8.50	New title to read, ' <u>Undesignated heritage assets that are of equivalent significance to designated heritage assets</u> ' New Para to read, ' <u>There are likely to be buildings, structures, landscapes and archaeology within the Borough that are of equivalent significance as designated heritage assets but are currently undiscovered (particularly in relation to archaeology) or their significance has yet to be appreciated. Consequently if as part of the necessary heritage investigations to inform a planning proposal, it has been demonstrated that such assets are equivalent to designated heritage assets it will be necessary to apply Policy LP11.</u> '	In response to comments made by HCC Archaeology in relation to currently unidentified heritage assets which could be of the same significance as designated heritage assets
Policy LP12: Designated Heritage Assets: Conservation Areas	Policy LP12: Designated Assets: Conservation Areas	Amend title to read, 'Policy LP12: Designated <u>heritage</u> assets: Conservation Areas	To provide consistency with the revised title of Policy LP11
		Point 1a) replace 'preserve and ' with 'conserve or'	As recommended by English Heritage and make the policy more useable for development control purposes
		Add new element of policy after 1a) to read, 1b) ' produce and update Conservation Area Appraisals' Point 1a) 2a) and 2b) replace 'preserves' with 'conserves'	
Para 8.55	Para 8.51	Add to the 2 nd sentence to read, 'The Borough Council has produced detailed appraisals for many of the Borough's Conservation Areas which provide detailed information relating to significant features <u>and will continue to prepare and update these as well as Conservation Management Plans where appropriate</u>	
Para 8.56	Para 8.52	1 st sentence -replace 'preserves' with 'conserves'	To highlight the importance of using available evidence to inform development proposals and the need for a heritage statement which help address concerns made by English Heritage and HCC Archaeology.
		Include two additional sentences at the end of the paragraph to read, ' <u>Such considerations will need to be set out in a heritage statement. The applicant should use existing available evidence including the AHBR and other evidence included in Box 8.1.to inform their proposals.</u>	
Para 8.57	Para 8.53	Where a development proposal is likely to have a significant impact on a Conservation Area, the applicant should provide the Borough Council with an appropriate detailed assessment of the special interest of the area and how a proposal would <u>conserve</u> preserve, sustain and enhance the area	To provide consistency with other similar references in the Plan.
Policy LP13:	Policy LP13:	Point 1) 2a and 2b) replace 'preserve(s) and ' with 'conserve(s) or'	As recommended by English Heritage and make the policy more

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Locally Important Heritage Assets	Locally Important Heritage Assets	New criterion after 3) to read, ' <u>If it is determined through the relevant evidence that currently undesignated buildings, structures, landscapes or archaeology are of local significance, the above points (1-3) will apply.</u> '	useable for development control purposes. To provide further clarity with regard to undesignated assets of local importance.
Para 8.63	Para 8.59	'The Locally Listed Buildings are considered by the Borough Council to be of local historic or architectural interest or make a particular contribution to the <u>character and appearance</u> of an area by way of their location within the townscape . In each case their <u>conservation preservation</u> or enhancement warrants special consideration in determining any proposals relating to them.	To improve clarity and consistency
Para 8.64	Para 8.63	Move before Para 8.62	To improve structure of sub section
Para 8.35	Para 8.64	Move after Para 8.32.	The paragraph is applicable for all historic assets not just locally important assets.
Para 8.67 and Para 8.68	Para 8.65	Reorganise and amend text to read, <u>Although Locally Important Heritage Assets do not enjoy the protection of statutory listing, the Borough Council will afford considerable and appropriate weight to the desirability of conserving and enhancing buildings or structures contained on the Local List of Heritage Assets. Applications affecting an asset included on the Borough Council's Local List of Heritage Assets will be advertised in the same way as for a Listed Building The applicant should use existing available evidence including the AHBR, historic maps and other evidence (see Box 8.1) to inform their proposals and set out key considerations in a heritage statement.</u>	To take account of advice from English Heritage To highlight the importance of using available evidence to inform development proposals and the use of heritage statements which help address concerns made by English Heritage and HCC Archaeology. To accurately reflect existing consultation arrangements.
Para 8.68	Para 8.65 [and move to the end of the first sentence of 8.64	replace 'preserved' with 'conserved'	As recommended by English Heritage
Para 8.69 – 8.8.71	Insert three relocated paragraphs	Previously paragraphs 8.71-8.73	To improve structure of the section
Para 8.72	Para 8.66	Development proposals which may affect archaeological sites and	To reflect advice from the County Archaeologist which has also

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		monuments that are not statutorily protected (i.e. local important heritage assets) will be carefully assessed to ensure that the impact on such sites is minimised. Where there is evidence for example from historic maps that archaeological remains may exist, the Borough Council will require applicants to arrange for the carrying out of a field assessment prior to the application being determined in consultation with the County Archaeologist <u>produce a heritage statement which should assess the impact of the proposed development upon the archaeological potential of the site and include an archaeological impact assessment. In many instances this may need to include a field assessment, however in other cases a desk based assessment will be sufficient. This work will need to be carried out in consultation with the County Archaeologist.</u>	resulted in the reorganisation of the text.
Para 8.77	Para 8.69	Move to become the third para in the new sub-section at the end of this section	To provide further clarity with regard to undesignated assets of local importance.
N/A	Para 8.67	Delete para 8.67 There are inevitably sites with archaeological interest in the Borough that are not currently designated as scheduled monuments, but if are found to be, through further evidence, of demonstrably equivalent significance, such sites will be treated as if they are designated heritage assets.	The contents of this paragraph are included in specific sections of the justification text of LP11 and LP13 relating to undesignated/unidentified assets.
Para 8.74	Para 8.70	Add additional second sentence to read, <u>'The results should also be publicly disseminated, where appropriate, in order to contribute positively to the area's sense of place and distinctiveness.'</u>	To reflect advice from the County Archaeologist
	Para 8.71., 8.72 and 8.73	Relocated to earlier in the section	To improve structure of the section
Para 8.75 – Para 8.77	New section after Para 8.73	<u>New subsection to read</u> <u>Sub Title Undesignated heritage assets that are of equivalent significance to locally important heritage assets (point 4 of Policy LP13)</u> <u>New paragraphs There are likely to be buildings, structures, landscapes and archaeology within the Borough that are of equivalent significance as locally designated heritage assets but are currently undiscovered (particularly in relation to archaeology) or their</u>	To provide further clarity with regard to undesignated assets of local importance.

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		<p><u>significance has yet to be appreciated. Consequently if as part of the necessary heritage investigations to inform a planning proposal, it has been demonstrated that such assets are equivalent to existing locally important heritage assets it will be necessary to apply Policy LP13.</u></p> <p><u>The County Council Archaeology section recognise that there may be further archaeological discoveries in the Borough including: the prehistory period, which is poorly understood; and the Roman period which is currently underrepresented despite Gosport occupying a strategic location at the entrance to Portsmouth Harbour. The paucity of information for these periods is a reflection of the lack of past archaeological investigation rather than necessarily an indication of genuine absence of archaeology. There is consequently the potential for previously unidentified archaeological sites to be disturbed by development. Assessment for the potential for previously unidentified archaeological sites should be included within any heritage statement submitted.</u></p> <p><u>[relocated para –previously 8.69] On occasion when the presence of archaeological remains only becomes apparent after development has commenced, the Borough Council will seek to negotiate with the applicant to preserve or excavate the remains as appropriate in consultation with the County Archaeologist or other appropriately qualified archaeologist.</u></p>	
Policy LP14: Areas of Special Character	Policy LP14: Marine Parade Area of Special Character	<p>Rename policy ‘Areas of Special Character’ and include new part to read,’</p> <ol style="list-style-type: none"> 1. <u>The Borough Council will aim to:</u> <ol style="list-style-type: none"> a) <u>Protect the identified qualities of a designated Area of Special Character; and</u> b) <u>Identify additional Areas of Special Character where there is appropriate justification</u> 	Following the publication of the Council’s Townscape Study there may be scope to include additional Areas of Special Character,
		<p>Delete 1a [now 2a] <u>new development schemes reflect the scale and layout of nearby development;</u></p> <p>Point 1c) [now 2b] there is proper and adequate protection given to the residential amenities of <u>adjoining neighbouring properties</u></p>	To improve clarity

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		Point 1 di) [now 2ci] it maintains <u>does not have an adverse impact on road safety</u>	
		Point 1 dii) [now 2cii] there would be no harmful <u>significant</u> increase in traffic flow	
		Point 1 diii) [now 2ciii] it would not be detrimental to the overall character and design of the area <u>new scheme</u>	
Para 8.78 and Para 8.79	New paragraphs before para 8.74	<p><u>Overall approach (point 1 of policy LP14)</u> <u>Areas of Special Character are considered to be local areas that have recognised townscape qualities such as a strong sense of cohesion and sense of place; and where particular design characteristics have been identified as worthy of being safeguarded. Such areas do not have the historic or architectural qualities to be designated as a Conservation Area and therefore do not have the same controls or policy tests. However the areas do have characteristics that add substantially to the character of the local area.</u></p> <p><u>These characteristics will normally have been considered in the Borough Council's latest townscape assessment. In order to identify any new Areas of Special Character it will be necessary to undertake detailed character appraisals of an area in order to ascertain whether any such designation can be sufficiently justified. If there is merit in designating an Area of Special Character it will be necessary to identify those features which are particularly important to maintaining the character and local distinctiveness of that area. Further planning guidance for such areas will be contained in a Supplementary Planning Document and subject to public consultation.</u></p>	To provide justification for the potential for additional Areas of Special Character to support point 1 of Policy LP14.
Delivering a Prosperous Economy			
Vision: Delivering A Prosperous Economy	Vision: Delivering A Prosperous Economy	Add new sentence after 3 rd sentence to read. 'The Borough will host a range of sailing initiatives including international events which would not only showcase Gosport but create new jobs and support existing marine and other related businesses.'	Considered appropriate to mention the role of sailing initiatives to the local economy (as recommended by Gosport4Sail Community Interest Company).
		Amend last sentence of 1st paragraph to read, 'The <u>potential for the growth of the tourism sector will be realised</u> promoted .	To amend the tone to be more in keeping with a vision statement

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Introduction			
Para 9.1	1 st new paragraph	Revised Para 9.3 to be located at the start of the 'Introduction' section, to read, <u>'It is important that the Local Plan can help facilitate economic development in the Borough in order to create jobs and prosperity for the local community. The Local Plan includes a number of measures that can contribute to these aims which are set out below together with the relevant policy.....'</u> This section sets out a number of policies five which relate to the need to increase the number of jobs and ensuring modern business can operate effectively thereby helping to increase productivity. Each has a related policy which is set out separately below:	To set the scene for the contents of the section rather than a focus on local issues.
Para 9.2	2 nd new paragraph	New para to read. <u>'The Government's National Planning Policy Framework (NPPF) sets out a definition for economic development which is set out in Box 9.1 below and is used within this section.'</u> Relocate Box 9.2 here (re-label as 9.1)	
Local context			
Para 9.3	Para 9.1 [and relocate with Para 9.2 to the Local Context section]	Add additional bullet point to read, <u>'the presence of important employment assets such as a coastal and harbour frontage including access to deep water and associated facilities, the presence of an airfield and a variety of specialist engineering buildings.'</u>	To reflect important elements raised elsewhere in the Section. Relocate paragraphs to reflect the information provides local context to Gosport Borough rather than an introduction to the Section.
Employment Land			
Policy LP16: Employment Land	Policy LP16: Employment Land	Point 1 – The Borough Council will ensure <u>make provision is made</u> for at least 84,000 sq.m of net additional employment floorspace <u>(B1, B2 B8 use classes)</u>	To improve clarity.
		Point 2b- other E employment L and A allocations (as shown on the Policies Map) (LP9B&C);and	To reflect that the proposed economic development allocation can also be used for B1, B2 and B8 type employment.
		Point 5- In exceptional <u>certain</u> circumstances planning permission may be granted for residential development as part of an employment led mixed use scheme provided that	To more closely reflect position of the National Planning Policy Framework.
		Point 5b- The overall proposed development will <u>generate the same or a greater number of jobs than recent levels on the site achieve</u> employment densities equal to or greater than recent employment	The requirement to achieve the same or greater number of jobs than recent levels on the site is a more appropriate measure than job density in this instance.

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		densities on site.	
Para 9.5 and Para 9.6	Three new para before 9.4	<p><u>The Borough Council's employment-led approach accords with the PUSH South Hampshire Strategy (2012) which includes a strong drive to deliver economic growth and regeneration. Its ambition is to narrow the gap in economic performance between South Hampshire and the rest of South East England and address the impact of recession, create jobs and tackle unemployment and increase productivity.</u></p> <p><u>The Borough Council's approach also reflects the ambitions of the Solent Local Enterprise Partnership's Strategic Economic Plan which identifies a number of strategic sectors and clusters including marine, aerospace and defence, advanced manufacturing, engineering and enhancing the visitor economy. It places significant emphasis on the need to invest in skills and enable infrastructure priorities to be secured such as land assets, transport and housing, reducing flood risk and improving access to superfast broadband (see also policies LP17-20).</u></p> <p><u>The Local Plan aims to make the best use of the Borough's assets and create the conditions that will attract business investment. The focus on an employment-led strategy will assist in the Council's wider economic objectives to stimulate enterprise, reduce public sector dependency and enhance and develop its business clusters. The Local Plan's key role is to facilitate the use of derelict or unused land, much of it currently or until recently in public ownership, towards employment generating commercial uses.</u></p>	To provide a stronger justification for the Borough Council's approach and reflect the Solent LEP's Strategic Economic Strategy which has recently been published.
Para 9.6	Para 9.4	'It is clear that an employment led approach is the most appropriate method of addressing Gosport's out-commuting and congestion problems as well as help alleviate the together with the presence of significant pockets of deprivation within the Borough has led the Borough Council to conclude that, which will deliver urban regeneration and provide local job opportunities is the most appropriate solution. This the employment led strategy includes the need to identify major sites for employment and protect key assets.	To link with the preceding new paragraph
Para 9.19	Para 9.15	Amend 2 nd sentence to read, 'The importance of waterfront access has	To reflect that the Solent LEP has published its main and maritime

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		been outlined by the <u>Solent LEP's Marine and Maritime Supplement (March 2014) and the Solent Waterfront Strategy (SEEDA 2007)</u> which identifies significant stretches of the Gosport Waterfront as having potential for marine businesses.	supplement
Para 9.24	Para 9.20	Amend 1 st and 2 nd sentence to read, 'Residential uses will not normally be considered as there is sufficient brownfield land already identified to meet more than the Borough's housing target <u>as set out in Policy LP3</u> . However there may be exceptional circumstances where the development of dwellings on part of the site could be considered acceptable to the Council.	To more closely reflect the National Planning Policy Framework and other changes for clarity.
Para 9.25	Para 9.21	Amend 2 nd sentence to read, 'The provision of live/work units with local support facilities, <u>known as service hubs, which can include (meeting rooms/IT suites).</u>	To improve clarity.
Skills			
Para 9.27	Para 9.23	Add reference to the Solent LEP Strategic Economic Plan	This document was published in March 2014
Para 9.29	New paragraph after Para 9.26	<u>There are a range of organisations which will have a role in delivering education and training initiatives including: Hampshire County Council, as the local education authority; local secondary schools and colleges which deliver a variety of academic and vocational training services including the Centre of Excellence for Engineering, Manufacturing and Advanced Skills Technology (CEMAST) College at Daedalus; the Discovery Centre; the Employment Access Centre; the significant training and education role undertaken by MoD establishments; as well as a range of private training providers across a number of industries.</u>	To provide further information
Para 9.33	Para 9.29	For residential developments of 40 or over the Borough <u>Council</u> will seek to secure training measures relating to the construction industry. <u>In some cases it may be appropriate to secure as well as a financial contribution towards training schemes in the area which in principle could be accessed by residents of the new housing.</u>	To more accurately accord the intentions of the Council's policy guidance note on employment and training planning obligations.
Para 9.39	Para 9.33	The Daedalus site, <u>in addition to the CEMAST College,</u> has the potential to include training facilities to support local clusters. The provision of skills and training facilities at Royal Hospital Haslar, particularly for medical and care sectors will be supported as well as any high-tech training in connection with uses at the Haslar Marine	To reflect that the Centre of Excellence for Engineering, Manufacturing and Advanced Skills Technology (CEMAST) College at Daedalus is under construction at the Daedalus site.

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		Technology Park.	
Tourism			
Policy LP18: Tourism	Policy LP18: Tourism	Point 3 to be amended to read, 'Planning permission will not be granted for proposals which will result in the loss of existing tourism accommodation <u>with 6 or more tourist bedrooms</u> unless it can be demonstrated that the use is no longer viable in this location and that there have been reasonable attempts to let/sell the property for tourism accommodation.	To provide greater flexibility for changes of uses for small B&Bs and guesthouses to convert to other uses. A restrictive policy on these smaller units could deter others entering this market including those converting their dwellinghouse
Para 9.41 and Para 9.42	New paragraphs before 9.35	<p><u>The tourism industry in Gosport Borough has been a growing sector with almost 1.5 million visitors a year, spending almost £78.7 million and sustaining over 1,770 jobs (Tourism South East 2010). However staying visitors make-up only a small proportion of these visits (10%) and expenditure (23%) and therefore there is considerable scope for this element of the market to bring greater economic benefits. The Borough itself has sufficient attractions to encourage over-night stays and serve as a base to explore the Portsmouth Harbour area, particularly those with an interest in the rich maritime heritage or those who enjoy marine activities (sailing and other water sports). Currently there is the potential for more weekend tourism as hotel occupancy rates are significantly weaker than mid-week.</u></p> <p><u>Research commissioned by PUSH identifies the need for additional bedrooms in the Borough (in the order of at least 100 bedrooms. Since this study was produced a 64-bed hotel has been completed at the Gosport Leisure Park. There may be potential for additional bed space as the regeneration areas are developed and new opportunities for tourism are realised. It is therefore important for the Local Plan to help protect existing tourism assets and facilitate the expansion of this sector at a realistic and sustainable level.</u></p> <p>Add footnotes with various references</p>	To provide an introduction to the tourism section
Para 9.48	Para 9.40	Amend 3 rd sentence Consequently the Borough Council, supported by Tourism South East will protect existing hotels and other tourist accommodation <u>of six tourist rooms or more</u> from redevelopment to other uses. <u>This threshold enables the Borough to restrict the loss of larger tourist</u>	To reflect changes made to Point 3 of the policy (set out above).

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		<u>establishments but enables flexibility for small scale providers to move in and out of the market including those wishing to use their dwelling for such purposes.</u>	
Para 9.49	Para 9.41	Tourism South East advise that Experience elsewhere has shown that operators may deliberately over-price accommodation, <u>undertake insufficient marketing, or allow a facility to become run-down as a pre-cursor to applications for redevelopment, using arguments such as 'poor performance' and 'lack of demand'.</u>	To improve clarity and give less emphasis to the advice given by Tourism SE in the text and instead include as a footnote. This reflects the changed status of the organisation from when it gave this advice originally.
Marinas and Moorings			
Para 9.52	New paragraph before 9.44	The Solent is an internationally-renowned area for sailing and Gosport's proximity to it via the mouth of Portsmouth Harbour has made it an attractive area for marinas and related industries. Its marina assets have the capacity to host large sailing vessels and such facilities enable it to host and service major international sailing events, for example it is the base for the Clipper Round the World Race.	It is considered useful to include a short section on the role of marinas to the local economy and also reflect comments made by the Gosport4Sail Community Interest Company [A38/2] regarding international sailing events.
Para 9.56	Para 9.47	<u>Beginning of the paragraph to read, 'Planning applications should set out what facilities are required to support any marina or moorings. Marinas and mooring often require the</u> Such facilities could include the provision of additional on-shore facilities such as long term car parking, a boat compound for winter lay-up and storage of trailers. ...'	To improve clarity
Information and Communications Technology			
Policy LP20: Information and Communications Technology	Policy LP20: Information and Communications Technology	Point 2a) to read. 'the feasibility of sharing an existing mast or erecting antennae on an existing building or other structure has been completely investigated and demonstrated to and found to be unsuitable;	To improve clarity
Improving Transport and Accessibility			
Introduction			
Para 10.5	Para 10.5 and Plan 13	Delete Plan 13 and amend text accordingly The Accessibility Plan (Plan 13) provides an indication of The relative accessibility of areas <u>within the Borough</u> in terms of proximity to shopping centres and bus stops served by varying levels of services is	Due to a significant number of changes that have occurred to the bus routes on a number of occasions over recent years it is considered that the accessibility plan will date very quickly if located within the Local Plan and could potentially be misleading.

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		<p>included in the Council's Annual Monitoring Report and will be updated on a regular basis. This will be updated in the Council's Annual Monitoring Reports. The most accessible locations are defined as being within 400 metres of Gosport Town Centre, and within 400 metres of a bus stop) served by at least 12 buses per hour (at peak times). The degree of relative accessibility then decreases for any given point depending on the number of services from a bus stop within 400 metres, and its location to a district then neighbourhood centre. The least accessible areas are those not within 400 metres of a bus stop and not with 400 metres of a centre.</p>	<p>Consequently it is considered more appropriate to include an accessibility map within the Annual Monitoring Report which can be updated annually where necessary.</p>
Para 10.6	Para 10.6	<p>Hampshire County Council (HCC) is the Local Highway Authority, and along with Solent Transport for South Hampshire and Isle of Wight (TfSHIoW) has the powers to develop and deliver transport schemes within the Borough. In the future there may be a specific local transport body which may have these powers to deliver transport schemes. <u>The Solent Local Transport Body (SLTB) is a partnership of the four Local Transport Authorities^{FN}, the Solent Local Enterprise Partnership (LEP) and the Partnership for Urban South Hampshire (PUSH). The SLTB is distinct from TfSHIoW and was formed in 2013 with a remit to determine major transport priorities in the Solent area and decide where transport funding from central government should be targeted.</u></p> <p><small>FN HCC, Portsmouth City Council, Southampton City Council and the Isle of Wight Council</small></p>	<p>To include reference to the Solent Local Transport Board and new name of Solent Transport rather than TfSHIoW</p>
Para 10.7	Para 10.7	<p>Amend to read, 'TfSHIoW on behalf of the Partnership for South Hampshire (PUSH) has produced the 'Strategic Access to Gosport Study (2010 – 2026) (StAG Report) which identifies transport measures to improve strategic access to the Gosport Peninsula and has informed Solent Transport's the TfSHIoW 'Transport Delivery Plan 2012-2026' (TfSHIoW), and the HCC third Local Transport Plan (LTP3)(HCC) and this Local Plan. The Transport Delivery Plan was prepared by Solent Transport to identify where transport interventions are and will be required as a consequence of growth and changing</p>	<p>To incorporate a number of updates particularly in relation to the <u>the Fareham and Gosport – Strategic Transport Infrastructure Plan (Autumn 2013)</u></p>

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		travel patterns, and to reflect the national policy shift towards economic growth. The Fareham and Gosport – Strategic Transport Infrastructure Plan (Autumn 2013)^{FN} updates and expands upon these strategy documents specifically in relation to access to Fareham and Gosport. It reviews previous transport policies and proposals to reflect the emerging priorities of the Solent Local Enterprise Partnership and the changes in government funding mechanisms.’ The StAG Study highlights that journeys under five miles make up over half (57%) of all journeys and therefore there is significant potential to encourage a greater number of trips by walking, cycling and public transport. Encouraging mode shift through education, information and improved services and facilities could reduce congestion and potentially free up some capacity on the strategic access routes.	
Para 10.8	Para 10.8	The LTP3 and the associated South Hampshire Joint Transport Strategy promotes the concept of Reduce, Manage and Invest, which is also supported within national and sub-regional policies. Policy LP21 reflects this principle, and in common with LTP3, aims to reduce the need to travel, maximise the use of existing transport infrastructure and deliver targeted improvements.	The TfSHIoW Transport Delivery Plan 2012-2026 is more applicable to mention in this context (mentioned in earlier paragraph)
Para 10.9	Para 10.9	To provide a local supplement to LTP3 Hampshire County Council has produced the Gosport Borough Transport Statement 2012 (The Statement). This document makes reference to the array of transport documents and policies relevant to Gosport and includes a schedule of schemes, <u>which is reviewed annually</u> , to meet the needs of Gosport. The Statement informs the policies of the Local Plan. It introduces revised priorities for HCC including:	To provide additional information
Para 10.10	Para 10.10	Amend to read, 'Key proposals to improve transport and accessibility to <u>and within the Gosport Peninsula Borough</u> are set out in Box 10.2 below. <u>These proposals will support the development of sites outlined in policies LP3-LP9.</u>	To provide additional information
Box 10.2	Box 10.2	Include the following amendments: <u>The following schemes have been identified in the Transport Delivery Plan 2012-2026 (Solent Transport (formerly TfSHIoW) 2013), the Gosport Borough Transport Statement (HCC 2010) and the Fareham</u>	Updates to take into account the TfSHIoW Transport Delivery Plan 2012-2026 and the Fareham & Gosport Transport Infrastructure Plan (Autumn 2013).

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		<p><u>& Gosport Transport Infrastructure Plan (Autumn 2013).</u></p> <ul style="list-style-type: none"> • A number of highway improvements including <ul style="list-style-type: none"> - Newgate Lane Corridor improvements <u>such as including</u> straightening, widening and signalisation of roundabouts; - <u>Stubbington Bypass and improvements to western access on Titchfield Road and A27 to Segensworth Roundabout;</u> - Junction improvements on the A32; - <u>M27 route management.</u> • Improvements to bus infrastructure and services including: <ul style="list-style-type: none"> - further extensions to the Bus Rapid Transit including off-road busway extension to Rowner Road and Fareham Railway Station; - development of <u>on-road bus priority measures on A27 from Delme Roundabout to Queen Alexandra Hospital, the A32 including Brockhurst Roundabout and the Crossways Junction, and other local bus routes; on existing and new routes including linkages with the BRT;</u> - improvements to the quality, range and frequency of bus services; • Improved integration of bus, rail and ferry services including integrated ticketing and travel information systems; • Provision of a high quality convenient transport interchange at the Gosport Waterfront; • Walking and cycling improvements including: <ul style="list-style-type: none"> - Cycle lanes along Marine Parade; - Greater waterfront pedestrian/cycling access on the Haslar Peninsula; - Improved links to the BRT corridor and the Gosport Leisure Park; - Improvements in and around Gosport Town Centre; - Safer routes to schools. 	.
Improving transport infrastructure			
Policy LP21: Improving Transport	Policy LP21: Improving Transport	Point 1 to read, 'The Borough Council will work with the Highway Authority, the Highways Agency, Fareham Borough Council, transport providers, developers and other stakeholders where necessary to	As advised by Hampshire County Council acknowledging that in partnership these organisations not only promote, they provide a transport system

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Infrastructure	Infrastructure	promote <u>and provide</u> a transport system that supports development within the Borough and enables sustainable economic growth through a policy of reduce, manage and invest.’ Point 2 also mention ‘Transport Delivery Plan’	To improve accuracy
Para 10.14	Para 10.14	<u>In addition to reduce and manage</u> there will also be the need for further investment in highways, public transport, walking and cycling facilities as set out in Box 10.2. <u>It is accepted that</u> However sustainable modes cannot cater for all trips and there will remain a heavy reliance on the car. Local and strategic highway improvements will also be required to support development and deliver attractive and competitive local employment sites.	To fully reflect content of sub-section
Para 10.15	Para 10.15	Highways: The Local Plan seeks to reduce and manage traffic congestion and promote sustainable travel. However there remains a need to improve strategic highway access to address journey time reliability, to support growth within the Borough and to enable proposed local employment sites to compete with other sites within South Hampshire. In particular it is necessary to improve the Newgate Lane corridor to an appropriate standard to accommodate commercial traffic to <u>the Enterprise Zone at</u> Daedalus and provide a safer and more attractive route for cyclists between Lee-on-the-Solent and Fareham. <u>It is also desirable to provide a bypass to Stubbington Village and improve the Western Access. In addition improvements to Junction 10 of the M27 associated with the proposed Welborne development will be necessary to reduce pressure on junctions 9 and 11.</u>	To provide updated information
Para 10.16	Para 10.16	The Borough supports the findings of <u>Solent Transport’s the TfSLoW Strategic Access to Gosport Study and the Transport Delivery Plan as amended by the Fareham & Gosport – Strategic Transport Infrastructure Plan</u> and This policy reflects the broad scope of measures identified to improve strategic access to the Gosport Peninsula. <u>The Infrastructure Delivery Plan accompanying the LocalPlan provides a summary of the relevant transport interventions. The measures of most relevance to Gosport are contained in the Gosport Borough Transport Statement (HCC 2012) (see Box 10.2 for summary).</u>	To provide updated information

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Para 10.18 and 10.19	Para 10.18 and 10.19	Amend references to read ' <u>HCC and Solent Transport</u> In relation to the SDA add ' <u>known as Welborne</u> '	To improve accuracy
Para 10.23	Para 10.23	Add new second sentence to read, ' <u>The future extension of the off road BRT route utilising the Fareham to Gosport dis-used railway line will continue to provide for cycles</u> '.	As advised by HCC
		Amend last sentence to read 'There is also potential for developing recreational routes to the countryside which relate well to the <u>are included as</u> initiatives in the PUSH Green Infrastructure Strategy <u>and HCC's Countryside Access Plans (CAP)</u> .	To take account of the Countryside Access Plans within this section
Para 10.26	Para 10.26	If land is required to enable the provision of transport infrastructure it will be necessary to ensure new development does not prejudice the ability to provide it. <u>Strategic major proposals such as further phases of the Bus Rapid Transit and the proposed improvements to the A32/Wych Lane junction are identified on the Policies Map. The Borough Council is also aware that land may be required for the proposed Newgate Lane improvements, most of which is located outside of the Borough, however a small section is proposed to run through the Borough at Brookers Field. Accordingly this part of the proposal is shown on the Policies Map. Development will not be permitted which would have a detrimental impact on the Borough's proposals for pedestrian and cycle network improvements. The Council will seek support the in protection of strategic areas for transport improvements outside, but relevant to, the Borough such as the route for the western access to Gosport.</u>	As advised by HCC and other minor changes to improve clarity.
Para 10.30	Para 10.30	Delete last sentence The Borough Council may also require a tariff for certain types of developments in the form of the Community Infrastructure Levy which can contribute towards identified infrastructure requirements within the Borough.	To avoid repetition and sentence not required.
Accessibility to new development			
Para 10.33	Para 10.33	Amend last sentence to read, 'The scope of Travel Plans should be agreed with Hampshire County Council as the Highway Authority <u>and secured by a Section 106 Agreement.</u>	To provide additional information

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Layout of sites and parking			
Para 10.38-10.41	Para 10.38-10.41	Amend tense relating to Car parking Supplementary Planning Document	To update progress of SPD
Para 10.41	Para 10.41	Title to read 'Access <u>and parking</u> for disabled people'	
Further information box	Further information box	<p>Include additional information</p> <p><u>Gosport Borough Transport Statement 2012 (HCC 2012)</u> <u>Transport Delivery Plan 2012-2026 (Solent Transport (TfShloW) 2013)</u></p>	To include latest available information
Creating Quality Neighbourhoods			
Housing sub-section			
Housing			
Policy LP24: Housing	Policy LP24: Housing	<p>Delete criterion 4) In order to provide homes that meet the needs of the community, new dwellings should be built to Lifetime Home Standards⁸ unless developers can clearly demonstrate that it is not viable to achieve them. New dwellings should be constructed to meet the appropriate standard for sustainable homes (see Policy LP38).</p>	The Government in its Housing Standards Review (Aug 2013) is advising local planning authorities to no longer use the Code for Sustainable Homes and Lifetime Homes as part of their Local Plan policy requirements. Instead these requirements will largely be covered by changes to Building Regulations. Aspects that are still valid for Local Plans such as accessibility within homes and water efficiency measures will be dealt with by nationally described standards addressed in the Design and Water policies of the Local Plan rather than the Housing Policy in order to avoid duplication.
Para 11.9	Para 11.9	<p>Amend Paragraph</p> <p><u>The PUSH Strategic Housing Market Assessment 2014 (SHMA) Gosport Housing Needs Assessment (2007) recommends</u> considers that to meet the needs of new and existing households, address stock imbalance and the impact of future demographic and household formation, new developments should provide <u>approximately the following mix of dwellings: a mix of dwelling types</u>. The SHMA provides a range of different size of dwelling across the PUSH area. <u>However due to the local demographics of Gosport the SHMA indicates that whilst the requirement for market housing is similar to the PUSH area the requirement for affordable housing is for smaller housing sizes. Accordingly new residential development should provide</u></p>	Amended in light of new evidence from the PUSH SHMA (2013)

⁸ www.lifetimehomes.org.uk

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		<p><u>accommodation across the following ranges for the different housing types:</u></p> <p>_____ Market Housing</p> <p>_____ 1 bedroom units 5-15%</p> <p>_____ 2 bedroom units 30-40%</p> <p>_____ 3 Bedroom units 40-45%</p> <p>_____ 4 bedroom units 10-15%</p> <p>_____ Affordable Housing</p> <p>_____ 1 bedroom units 45-60%</p> <p>_____ 2 bedroom units 25-35%</p> <p>_____ 3 bedroom units 10-20%</p> <p>_____ 4 bedroom units 1-10%</p> <ul style="list-style-type: none"> • Private sector: 60% two bedroom flats and terraced houses and 40% three and four bedroom houses; and • Social sector: 55% one bedroom, 35% two bedroom and 10% three or four bedroom houses. 	
Para 11.10	Para 11.10	<p>Amend Paragraph</p> <p>This proportion will be reviewed to take account of the latest available evidence. The Joint Housing Register indicated in October 2012 that in terms of social housing the demand was for 53% one bedroom, 23% two bedroom and 24% three or four bedroom houses. It can be seen the demand for one bedroom units is similar to that in the Housing Needs Study but that the demand for two bedroom units is lower. However it should be noted that as a result of the welfare reforms due to be introduced by the Government in April 2013 it is likely that in the short term a proportion of the demand for 3 bedroom units will be transferred to a demand for 2 bedroom units.</p>	Amended in light of new evidence from the PUSH SHMA (2013)
Para 11.11	Para 11.11	<p>Add last sentence to read, '<u>In order to facilitate a mix of housing in the Borough, the Council will favourably consider self-build residential schemes.</u>'</p>	To reflect guidance in the NPPF.

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Para 11.12	Para 11.12	It is important that residential development is designed to provide a satisfactory amount of living space. The Design SPD will <u>provides</u> guidance on the size of dwellings.	To reflect the status of the Borough Council's Design SPD
Para 11.14	Para 11.14	Amend first sentence The housing need assessments <u>PUSH SHMA (2014)</u> supported by the annual monitoring reports have clearly demonstrated that there is an overriding need to provide affordable housing and that the Council would be justified in seeking to achieve a target 40% affordable housing on qualifying sites	Amended in light of new evidence from the PUSH SHMA (2013)
Para 11.15	Para 11.15	Amend Paragraph The Council will seek a tenure mix of 65:35 social rented and intermediate housing respectively in line with the PUSH Strategic Housing Market Assessment but recognises that this proportion may change as new evidence comes forward. It is expected that a proportion of the social rented accommodation will be in the form of affordable rented accommodation. Affordable housing can be made met by a variety of formats and the PUSH SHMA (2014) identifies a requirement for the following types in Gosport: <u>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</u> <u>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)</u> <u>57.1% Social Rent – households who would need to claim housing benefit regardless of the cost of the property</u>	Amended in light of new evidence from the PUSH SHMA (2013)
Para 11.18	Para 11.18	Due to the highly urbanised nature of Gosport it is important to retain the existing areas of open space for the benefit of the community and therefore priority will be accorded for housing development on previously developed land <u>subject to other policy considerations such as contamination (Policy LP47 and biodiversity (Policy LP42-44).</u>	To reflect advice given by Natural England
Para 11.20	Para 11.20	Amend 5 th sentence to read, 'Regard should be had, within a Design and Access statement, to the accessibility and local character of the location and therefore inform an appropriate density.'	To reflect Government changes to Design and Access Statements

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N/A	Para 11.22-23	Delete paragraphs	To reflect emerging Government guidance in the Housing Standards Review which states that such standards should not be included in Local Plans. Other design aspects are covered elsewhere in the Local Plan.
Para 11.22	Para 11.24	Add sentence at the end of the paragraph to read, <u>'In certain instances it will be appropriate to secure 'extra care' provision as part of the affordable housing requirement for a residential development site.'</u>	As advised by HCC
Park homes and residential caravans			
Policy LP25: Park homes and residential caravans	Policy LP25: Park homes and residential caravans	Amend point 1 to read, 1 'Park homes and residential caravans will be permitted in the areas designated on the Policies Map <u>subject to environmental and infrastructure considerations set out in other policies of the Plan.</u>	To reflect concerns raised by Southern Water
Gypsies, Travellers and Travelling Showpeople			
Policy LP26: Gypsies, travellers and travelling showpeople	Policy LP26: Gypsies, travellers and travelling showpeople	Amend policy to read: 1. <u>Planning permission will be granted on land at Fareham Road (as shown on the Policies Map) to provide 1 pitch for up to 3 caravans for Gypsies and Travellers.</u> Sites for Gypsies and Travellers and Travelling Showpeople will be identified where the Council is satisfied that evidence of need has been demonstrated. Where this is the case, a number of factors will be taken into account in identifying a site or sites for Gypsies and Travellers and/or for Travelling Showpeople. The criteria to be met are as follows:	The allocation for 1 permanent pitch in policy LP26 (1) is made following the evidence report of The Travellers Accommodation Assessment for Hampshire 2013 study. The study identified a need for 1 pitch in the Borough to be provided over the plan period. Part (1) of policy LP26 allocates 1 pitch and part (2), provides the policy criteria to assess any additional proposals which may come forward over the plan period.
Policy LP26: Gypsies, travellers and travelling showpeople	Policy LP26: Gypsies, travellers and travelling showpeople	2. Additional pitch or plot provision to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople will be permitted where the Borough Council is satisfied there is sufficient evidence to demonstrate there is a need for additional pitches or plots in the Borough. Where this is clearly shown to be the case, such proposals will need to meet all of the following criteria: a) the site is accessible to local facilities and services and is	

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		<p><u>served or capable of being served by essential utility infrastructure;</u></p> <p>b) adequate levels of privacy and residential amenity for site occupiers should be provided;</p> <p>c) the site is capable of accommodating both the number of caravans/ mobile homes proposed and any associated equipment for business activities; and</p> <p>d) the proposal would not adversely affect the character of the area <u>including natural and built heritage assets and the wider landscape or have unacceptable amenity, traffic or other environment implications impacts.</u></p>	
Para 11.26-11.37	11.28-11.30	<p>Replace existing 3 paragraphs with new text</p> <p><u>Allocation of land at Fareham Road (Point 1 of policy LP26) National Planning Policy for Traveller Sites (March 2012) requires local authorities to proactively plan to meet the housing needs of Gypsies and Travellers and Travelling Showpeople in their area.</u></p> <p><u>In partnership with other local authorities in Hampshire, a study was commissioned to update previous Gypsy and Traveller and Travelling Showpeople Accommodation Assessments that were carried out in 2007 and 2008. The Traveller Accommodation Assessment for Hampshire published in April 2013 considered that a site in Gosport accommodating 1 permanent pitch would meet the needs of Gypsies and Travellers over the local plan period. The study did not consider it to be necessary for the Borough Council to make additional provision for Travelling Showpeople.</u></p> <p><u>Policy LP26 allocates land at Fareham Road to provide for 1 permanent pitch accommodating up to 3 caravans to meet identified local need. The Borough Council considers it appropriate to limit the number of caravans to be accommodated on site in order to ensure the appropriate standard of both vehicle and pedestrian access and parking can be achieved on site as well as ensuring that activity in the site will not generate unacceptable traffic impacts onto the classified</u></p>	To reflect latest evidence studies

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		<p><u>A32.</u></p> <p><u>Additional pitch or plot provision (Point 2 of policy LP26) Based on current evidence, the Borough Council does not consider it necessary to make further allocations in the local plan for permanent pitches in addition to the allocation proposed at Fareham Road. However it is important that the local plan provides clear policy criteria in order to assess any new proposals that may come forward over the local plan period in light of new evidence. Applications for new proposals will be assessed against both the criteria set out in part 2 of policy LP26 and the other relevant policies of the local plan.</u></p> <p><u>Accessibility to local facilities and services (Point 2 (a) of policy LP26) The Borough Council will expect new proposals to be located in areas that can be well served by local facilities and services in order to help support the everyday needs of residents on the site.</u></p> <p><u>On-site privacy and amenity (Point 2 (b) of policy LP26) It is important that site residents can enjoy good levels of privacy and residential amenity. New development should be designed to respect the residential amenity of existing and new occupiers.</u></p> <p><u>Site capacity (Point 2(c) of policy LP26) The Borough Council recognises that proposed sites may need to be able to accommodate both residential and business uses. In particular, it is recognised that proposals for Travelling Showpeople sites may also need to be capable of being able to store large pieces of equipment where this may be necessary for the applicant's business. Therefore in order to ensure compatibility of uses with existing neighbours, the Borough Council will seek evidence to show that the associated business uses from the proposal will not have a detrimental impact on neighbouring land uses.</u></p> <p><u>Local amenity (Point 2(d) of policy LP26) As with other development proposals for residential use, the impact of</u></p>	

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		<p><u>a specific proposal on the local amenity is a key planning consideration. It is important that new development proposals make a positive contribution to both their immediate surroundings and the wider environment. Development proposals must not cause harm to the Borough's nature conservation interests or heritage assets.</u></p> <p><u>It is necessary to ensure new development can provide safe access and adequate parking on site can be achieved. Development generating adverse impacts onto the highway network will not be acceptable and therefore the Borough Council will consult the Highways Authority to ensure these arrangements are satisfactory.</u></p> <p><u>As with other forms of residential development, where planning permission is granted, the Borough Council may use planning conditions or obligations to assist in the delivery of good quality development in the Borough.</u></p> <p><u>Transit site provision</u> <u>The Travellers Accommodation Assessment for Hampshire (2013) recommended further work should be jointly undertaken by the local authorities in Hampshire. The findings of this future work are not expected to be available until autumn 2014. If a site for transit provision is required in the Borough then it would be considered under part 2 of policy LP26 and the other relevant policies of this local plan.</u></p> <p><u>Travelling Showpeople</u> <u>The Travellers Accommodation Assessment for Hampshire study recommended a provision of additional plots across Hampshire for 25 plots for travelling showpeople based on an east-west geographical split of 16 plots in the east and 9 in the west of the County respectively. Based on the evidence collected, the study concluded that no additional provision is required in Gosport. However should a planning application come forward during the plan period the Borough Council considers that part 2 of policy LP26 along with other policies in the local plan will provide clear policy guidance for the consideration of</u></p>	

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		planning applications for Travelling Showpeople sites.	
Principal, District and Neighbourhood Centres			
Para 11.40	Para 11.33	Add new 3 rd sentence to read, ' <u>It is considered that these are the key centres that serve the community of the Borough.</u> '	To include the use of the term 'key centres' to reflect recent Government regulations on permitted development.
Para 11.45	Para 11.38	Amend 3 rd sentence to read, 'In order to address this issue approximately 10,500 sq.m. of net additional <u>net</u> retail <u>sales</u> floorspace could be provided in the Borough up to 2029.'	For the avoidance of doubt
Para 11.51	Para 11.44	A new centre <u>has been</u> will be built as part of the Alver Village project <u>which</u> to <u>replaces</u> the <u>former</u> run-down <u>existing</u> centre <u>which</u> will and provides a focus for the redevelopment. The Alver Village project benefits from planning consent (see Policy LP7).	To reflect that the new centre has been completed
Para 11.54	Para 11.47	Amend 2 nd sentence, 'There is currently a market operating in Gosport Town Centre on a twice weekly basis attracting shoppers and visitors to the town centre and provides up to 60 stalls offering a wide range of goods and produce.'	This level of detail is not required
Para 11.55	Para 11.48	Amend 1 st sentence to read, ' The 'Town Centres Retail, Office and Leisure' study concluded that Gosport Town Centre has a relatively <u>weak evening economy with very few pubs, restaurants and bars</u> '	Delete reference to previous retail study.
Para 11.56	Para 11.49	Add last sentence to read, ' <u>...Proposals will need to have regard to the amenities of local residents (see Policy LP10i & j)</u> '	As advised by the Lee-on-the-Solent Residents Association
Uses with Centres			
Policy LP28: Uses within centres	Policy LP28: Uses within Centres	Amend point 3b to read, 'they do not <u>affect the function of the commercial and community units</u> nor prevent the servicing of these commercial and community units '	To provide additional clarity
Para 11.61	Para 11.54	Add footnote to read. 'It is important to acknowledge that the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 which came into force on 30 th May 2013 allows greater scope for permitted changes of uses (without the need for planning permission) for a period of two years. For the purposes of this policy and calculating the proportion of frontages that are A1/A2 and non A1/A2 the Borough Council will take account of any permitted changes of uses.'	To provide clarification of how the Borough Council will calculate retail frontages in the light of significant changes made by Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 for a period of two years.
Para 11.63	Para 11.56	New additional last sentence, ' <u>No secondary frontages have been defined in Gosport Town Centre or Lee-on-the-Solent.</u> '	For the avoidance of doubt.
Proposals for retail and other town centre uses outside of centres			
Policy LP29: Proposals for	Policy LP29: Proposals for	Amend point 1 to read, 'Proposals for new retail and other town centres uses outside of a centre will need to meet accord <u>with</u> the	For the avoidance of doubt.

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retail and other town centre uses outside of centres	retail and other town centre uses outside of centres	<p>latest Government guidance in relation to</p> <p>a) <u>the sequential test in accordance with the latest Government guidance</u>; and</p> <p>b) <u>the impact test in accordance with the latest Government guidance and locally set floorspace threshold.</u></p>	
Para 11.68	Para 11.61	<p>1st sentence to read, 'When assessing retail, leisure and office development outside of town centres which are not in accordance with the allocations identified in this Local Plan, the Borough Council will generally require an impact assessment if the development is over the following size thresholds <u>in terms of net additional floorspace</u>^{FN}</p> <p>Footnote to read. 'measured as net internal floorspace'</p>	To provide clarity regarding the Borough Council's interpretation of the threshold (no explanation is included in the NPPF itself).
Community, Cultural and Built Leisure Facilities subsection			
Para 11.81 and all other references in Section	Para 11.74 and all other references in the Section	Amend all references from 'community and built leisure' to 'community, cultural and built leisure'	To take account of comments made by the Theatres' Trust
Policy LP32: Community, cultural and built leisure facilities	Policy LP32: Community, cultural and built leisure facilities	Amend all references from 'community and built leisure' to 'community, cultural and built leisure'	To take account of comments made by the Theatres' Trust
		Amend point 3a from 'bus services' to 'public transport services'	To reflect the role of other public transport services
		Amend point 5 to read: 'Planning permission will not be granted for development which would result in the loss of existing community, <u>cultural, sports^{fn}, recreation and built leisure facilities unless it can be demonstrated that:</u>	To more closely reflect wording of the NPPF whilst maintaining the potential to use sports buildings for which there is no longer a demonstrated need for other community uses.
<p>a) alternative provision is made of at least equivalent value in terms of quality, quantity and accessibility; an assessment has been undertaken which has clearly shown the buildings to be surplus to requirements for that particular purpose; or</p> <p>b) adequate and appropriate alternative facilities are available in the locality; the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; and</p> <p>c) it can be demonstrated that there are no <u>other</u> viable community <u>cultural, sports, recreation</u> or built leisure uses for</p>			

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		<p>the premises or site and that there have been reasonable attempts to sell/let them for these purposes.'</p> <p>FN to read, 'This policy relates to buildings used for sport rather than sports pitches and other open spaces which are dealt with by Policy LP35'</p>	
Para 11.86	Para 11.79	Amend 1 st sentence to read, 'Where possible, community facilities should be located within or close to an existing or proposed centre.'	Now that the Alver Village Local Centre has been completed there are no proposed centres identified in the Local Plan.
Para 11.87	Para 11.80	Delete last sentence, ' Buildings should incorporate the latest sustainable construction standards (see LP38 and LP39). '	The sustainable construction policies are no longer being used following the Government's draft Housing Standards Review (Aug 2013). However it will still be necessary for proposals to be built in accordance with the design principles set out in LP10.
Para 11.90 and Para 11.91	Para 11.83 and new following paragraph	<p>Amend paragraph to read, 'The Council will normally resist any proposal that would involve the loss of existing community, <u>cultural, sport^{fn}</u> and built leisure facilities. Proposals for a change of use or redevelopment of existing facilities will only be considered where the Council is satisfied <u>that the tests outlined in Point 5a-5c are met. Firstly it will be necessary for the developer to demonstrate that the building is no longer required for its existing or recent function. Reasons could include that there is no longer a local demand or that satisfactory provision exist elsewhere in the locality, appropriate alternative provision is available.</u></p> <p><u>Alternatively it may be possible for the developer to re-provide the community, cultural, sport and built leisure facilities the Where it is accepted that facilities can be relocated, this provision must be easily accessible to the residents it is intended to serve. The alternative facilities should not be of an equal or greater a lesser standard than those proposed to be lost to development in terms of quality or quantity and should be provided in a suitable locatione that which is being lost to development. In instances where the re-provision of community facilities is acceptable, the Borough Council will seek to ensure that they are improved and modernised, allowing for flexibility in the level and type of services to be established.</u></p> <p>FN to read, 'This policy relates to buildings used for sport rather than sports pitches and other open spaces which are dealt with by Policy LP35'</p>	o more closely reflect wording of the NPPF whilst maintaining the potential to use sports buildings for which there is no longer a demonstrated need for other community uses.

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Para 11.92 and Para 11.93	Para 11.84	<p><u>In addition to meeting either of these two tests (Point 5a and 5b) it will be necessary to demonstrate that there are no other viable community, cultural, sports, recreation or built leisure uses for the buildings or the site. In addition it is clear that in many instances the premises themselves could be used for an alternative community, cultural or built leisure use for which there is a local need. Consequently it will be necessary to investigate the possibility of using the building for these other community, cultural or built leisure other uses which are appropriate to the building and its location. In the case of a building used for sports it will be necessary to investigate alternative sports uses prior to community, cultural and built leisure uses.</u></p> <p>Split 2nd part of paragraph to form new paragraph and amend to read, 'If the developer is proposing an alternative change of use or redevelopment to a non-community/built leisure use, the applicant must demonstrate that an appropriate marketing exercise of at least 6 months has been undertaken to try to secure a community/built leisure use. It is acknowledged that in some cases it may be more appropriate to consider a longer marketing period for example if the site is of particular community importance or is a complex site. There may also be circumstances where a shorter marketing period may be acceptable if sufficient justification can be provided. Information required includes: the details of the marketing including advertising methods which are proportionate to the nature of the premises; details of the prices that the properties have marketed at, and whether this represents a competitive local market rate; <u>and details of any interest received.</u>'</p>	To provide further clarity and explanation
Cemetery provision			
Para 11.96	Para 11.87	Add a new last sentence to read, ' <u>It will be necessary to liaise with the Environment Agency regarding the appropriateness of any potential location.</u> '	As advised by the Environment Agency
Open Space Sub-section			
Provision of new open space and improvements to existing provision			
Box 11.4	Box 11.4	Add additional issue	To reflect the role that open spaces can have in helping to tackle

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		<u>'The provision of quality open spaces is important in dealing with recognised health issues in the Borough such as adult and childhood obesity.'</u>	health issues such as obesity as recommended by HCC's consultant in public health.
Para 11.100	Para 11.92	The Borough has some 6158ha of open space	To update in relation to the latest Open Space Monitoring Report (GBC 2014)
Policy LP34	Policy LP34	Amend point 3 to read, 'Planning permission will be granted for residential development (Use Class C3)...'	To clarify that this policy requirement relates to dwellinghouses not residential institutions.
		Amend point 3a to read '...standard of 1.5ha 4.7ha per 1,000 people...';	To take account of latest research linked to the Open Space Monitoring Report (GBC 2014)
Para 11.111	Para 11.102	Amend 2 nd sentence to read, 'It important that new residential development (Use Class C3) meet or exceed the standards set out in the Policy LP34 in order to provide adequate open space provision for new residents.	To clarify that this policy requirement relates to dwellinghouses not residential institutions.
Table 11.3	Table 11.3	For the Public Open Space standard Amend standard from 1.7ha to 1.5ha per 1,000 people Add '(includes the 'local park' element)'	To improve clarity and take account of the latest research linked to the Open Space Monitoring Report (GBC 2014) contained in the Open Standards Review see Appendix 4 of the Planning Obligations and Developer Contributions Strategy).
		For the outdoor sports provision standard : Amend standard from 1.05ha to 1.1ha per 1,000 people Amend as follows, 'Not normally provided within a development site and could be funded by the Community Infrastructure Levy.'	
		For the allotments standard: Amend standard from 0.44ha to 0.4ha per 1,000 people Amend as follows 'Not normally provided within a development site and could be funded by the Community Infrastructure Levy.'	
Para 11.113	Para 11.104	Amend 1 st sentence to read, 'The Borough Council will require for developments of 50 dwellings or more, a total of 4.7 1.5 hectares per 1,000 residents or 47m ² -15m ² per person of public open space and that this provision should be made on-site.	To take account of the latest research linked to the Open Space Monitoring Report (GBC 2014) contained in the Open Standards Review (see Appendix 4 of the Planning Obligations and Developer Contributions Strategy).
Para 11.114	Para 11.105	Add new 3 rd sentence to read, <u>'In some circumstances it may be appropriate to include outdoor sports facilities (such as a multi-use games areas) or allotment type facilities as part of the on-site public open space standard'</u>	It is accepted that other open space elements could form part of the 'Public Open Space Standard'

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Para 11.121	Para 11.111	Development on part of an existing open space may be acceptable in order to provide a recreational or a community facility needed by local residents. Such uses could include changing rooms or a community hall. In these circumstances particular care will be taken to ensure the nature of the development is in keeping with the character and function of the open space and that the proposal is compatible within existing adjoining uses and safeguards the amenities of local residents. Such facilities have the potential to encourage greater use of the adjoining open space for sports and recreation. Where development is proposed on playing fields, Sport England, as a statutory consultee, will be consulted	To provide further explanation.
Allotments			
Policy LP36: Allotments	Policy LP36: Allotments	Re-word part 2 to read The Borough Council will seek to provide additional allotments where opportunities arise. Sites should <u>not have a detrimental impact on:</u> a) not have a detrimental impact residential amenities; b) <u>highway safety</u> c) not have a detrimental impact on any important <u>landscape</u> , biodiversity or heritage features.	To provide further clarity
Para 11.126	Para 11.115	Amend 3rd sentence to read. 'New allotment provision should not have a detrimental impact on the amenities of adjacent residents <u>and highway safety</u> ; nor harm <u>important landscape</u> , biodiversity and heritage features in accordance with other policies in the Plan.	To accord with proposed changes to Policy LP36
Access to the coast and countryside			
Policy LP37	Policy LP37	Amend point 1b to read 'b)public access to the coast and countryside is incorporated within new proposals where practical and appropriate <u>including opportunities to link to and integrate with the existing public right of way network</u> ;	To take account of advice provided by Natural England
Para 11.132	New paragraph after para 11.121	New paragraph to read, ' <u>Where opportunities arise the Borough Council will seek to ensure that developments are linked to the existing rights of way network including the creation of new offsite permissive routes where viable and desirable.</u>	To take account of proposed changes in Policy LP36 as recommended by Natural England.
Creating A Sustainable Environment			

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Vision	Vision	Amend 2nd sentence to read: The Borough will be more energy <u>and water</u> efficient with the use of water conservation measures and greater use of recycled materials.	To avoid confusion with the technical definition of 'water conservation' as advised by Portsmouth Water
	Para 12.4 and Box 12.1	Relocate last sentence and Box 12.1 to the Resources Section	Better reflects content of section
Para 12.5	Para 12.5	These issues outlined above are addressed by a number of policies set out below and these clearly which highlight the need to work collaboratively with other organisations.	To provide a clear introduction to the policies of this section.
Sustainable Construction			
N/A	Policy LP38 and Paragraphs 12.8-12.14	Delete Policy LP38 and accompanying justification text (Paras 12.8-12.14)	The emerging Government Guidance is very clear that it proposes to 'wind-down' the Code for Sustainable Homes and instead it is proposed to incorporate many elements within Buildings Regulations and 'nationally described standards'. Appropriate elements have been incorporated into LP10: Design, new LP38: Energy and new LP39: Water. The Government guidance makes it clear that many aspects should not be included in local plans. The concept of Allowable Solutions will also be covered through Building Regulations. It would also appear that that the BREEAM standard for non-residential buildings will also not form part of the nationally described standards and therefore ineligible for inclusion in the Local Plan.
Resources			
Para 12.4	Para 12.4 and Box 12.1	Relocate last sentence and Box 12.1 to the Resources Section	Better reflects content of section
Energy Resources			
Policy LP38	Policy LP39	Amend point 2 to read: New development will be required to meet <u>at least</u> the relevant <u>national standards for energy use and CO₂ reduction. This should include measures set out in the zero carbon hierarchy in that development should: energy requirements (as set out in Policy LP38) by following the hierarchy set out below. Where a developer can demonstrate that it would be more practical and result in achieving a</u>	To reflect the Government's emerging advice (Housing Standards Review Aug 2013) that energy and CO2 emissions should largely be dealt with by Building Regulations and that developers may apply higher standards (such as those outlined in the Code for Sustainable Homes) if they wished on a discretionary basis rather than through a requirement of a Local Plan policy.

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		<p>greater carbon reduction, the use of measures further down the hierarchy will be acceptable:</p> <ul style="list-style-type: none"> a) be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings; b) connect to existing combined heat and power (CHP) and District Heating/Cooling networks or contribute to their future development; c) use renewable energy technologies to produce required energy on-site; and d) make use of 'Allowable Solutions' to deal with any remaining CO2 emissions up to the relevant Code for Sustainable Homes/Zero Carbon Homes/BREEAM levels. 	
Policy LP38	Policy LP39	<p>Delete first sentence of point 3, 'In accordance with the South Hampshire Strategy the Borough Council will work with PUSH and its partners to help facilitate 20% of all electricity to be generated from renewable sources by 2020 across South Hampshire as a whole by encouraging renewable energy installations and projects.'</p>	<p>This text is more an ambition which is more suited to the justification text rather than the Policy.</p>
Para 12.11	Para 12.19	<p>Developers will be required to demonstrate how their development contributes towards achieving carbon neutrality. <u>This will largely be assessed through the Building Regulations process including the requirement for zero carbon homes from 2016 which incorporates the 'Allowable Solutions' component within the Borough. This will need to be shown through adopting a sequential approach to reducing carbon emissions, involving one or more of the following in order of priority:</u></p> <ul style="list-style-type: none"> i) Improving energy efficiency; ii) Incorporating renewable energy; and iii) Utilisation of low carbon energy supply. 	<p>In order to reflect emerging Government Guidance (Housing Standards Review (August 2013) which aims to ensure energy consumption elements of new development, particularly residential development is dealt with Building Regulations not planning policy. This also includes the 'allowable solutions' component w which is subject to a separate Government consultation.</p>
Para 12.13	Para 12.21	<p>On larger sites it may <u>will</u> be appropriate for development to link to existing renewable supplies or produce its own. PUSH defines major areas of development as 250 dwellings or more, or at least 5,000 sq.m. of non-residential development. Smaller development should consider what viable opportunities are available having regard to the energy requirements set out in Policy LP38.</p>	<p>To reflect that the policy on the Code for Sustainable Homes has been deleted to reflect emerging Government Guidance set out in the Housing Standards Review (Aug 2013) and the Government's advice on 'Allowable Solutions' which provides more flexibility for offsetting carbon emissions..</p>

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Para 12.14	New paragraph before Para 12.22	<u>The South Hampshire Strategy (Policy 18) states that PUSH and its partners should seek 20% of all electricity to be generated to be derived from renewable sources by 2020 across South Hampshire as a whole by encouraging renewable energy installations and projects.</u>	This text was formerly in the Policy but is more suited as part of the justification text.
Water Resources			
Policy LP39	Policy LP40	Amend Point 1 to read. 'Development proposals which would have an adverse effect on the quality of surface, ground or coastal water will not be permitted <u>in accordance with the Water Framework Directive</u> . New development should take opportunities to enhance these resources.	To reflect advice provided by the Environment Agency.
		Amend Point 2 to read, 'Development proposals will be permitted provided that the necessary water resources are already available. <u>New residential development proposals should include measures that will reduce the consumption of water equivalent to 110 litres per person per day (including external water use).</u> in accordance with Policy LP38.	To reflect emerging Government Guidance in the Housing Standards Review which states that local authorities can adopt a local standard equivalent to Code Level 3 and 4 of the Code for Sustainable Homes (i.e 100 litres per person per day) but that it should not include the more restrictive standards equivalent to Code Levels 5 and 6 (which was the Council's previous position post 2016) (i.e 80litres per person per day).
		Amend Point 3 to read, Development proposals will be permitted provided that they facilitate the efficient use of new and existing infrastructure. In cases where these are deficient, development proposals <u>and their occupation should be phased to coincide with provision of necessary wastewater infrastructure</u> so as to safeguard the environmental qualities of the area.	To take account of advice from Southern Water
		Amend Point 3a to read, 'ensure that existing underground sewers are not built over <u>and future access to the existing sewerage infrastructure is secured for operational, maintenance and upsizing purposes;</u>	In the light of Southern Water's comments to site specific policies regarding safeguarding on-site sewerage infrastructure it is considered that it would be useful to expand upon point 3a within Policy LP40 and the accompanying justification. This would therefore cover this eventuality on any site. Relevant cross-references from site specific policies have been made to this policy.
		Amend 3d to read, 'where necessary , required to construction of on-site or off-site sewers to adoptable standards to ensure they function effectively <u>and that adequate capacity is provided to serve the development.</u>	To take account of advice from Southern Water

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Para 12.19	Para 12.26	It is necessary to protect water resources from all sources of pollution in line with the Water Framework Directive (see Box12.3). including these This includes protection from existing contaminated or potentially contaminated land which This source has the potential to be mobilised through the construction of new development. It will also be necessary to ensure that the operation of new development through its use or the infrastructure required to serve it does not cause pollution or worsen existing problems.	To reflect comments made by the Environment Agency.
Box 12.3	Include new information box after 12.26	<u>Box 12.3 Water Framework Directive</u> The European Water Framework Directive came into force in December 2000 and became part of UK law in December 2003. The Directive aims to ensure that there is no deterioration of water quality and improvements are made where possible to achieve a 'good status' for all ground and surface waters (rivers, lakes, transitional waters and coastal waters). Ecological and chemical attributes are assessed when determining its quality.	To provide further explanation in the light of the Environment Agency's comments.
Para 12.21	Para 12.28	There are Environment Agency has identified two watercourses within the Borough that <u>are currently failing under the Water Framework Directive as a result of suffers from poor water quality and habitat modification.</u> through its 'Improving Hampshire's Rivers and Streams' Project aims over the Plan period to improve their water quality. The identified watercourses are the River Alver and the Hoeford Stream and consequently it will be important that opportunities are taken to improve them and that new development does not exacerbate the problem.	To reflect Environment Agency comments
Para 12.22, 12.23 and 12.24	Two additional paragraphs before 12.29 and merge and revise Paragraphs 12.29 and 12.30	New paragraphs to read, ' <u>'Population, household size and affluence all affect how much water is consumed. Climate change is also likely to affect demand placing greater pressure on future water supply To meet current and future need it is essential that the demand for water is managed sustainably. Whilst new homes account for a relatively small proportion of total water consumption, the additional demand they represent can be significant.</u> <p><u>Water efficiency provides other benefits as well. It increases the</u></p>	To reflect emerging guidance in the Housing Standards Review (August 2013).

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		<p><u>amount of water available for other purposes, such as agriculture, and can reduce the amount of water that has to be abstracted from water sources including those that contribute to the integrity of habitats of international importance. Reducing water consumption can also have a positive impact on water quality and reduce the amount of energy and chemicals used in providing, distributing and treating it.</u></p> <p>Re-word paragraph 12.29 to read, '<u>The Borough Council is proposing to introduce a local standard of 110 litres per person per day (including external water use) based on Government guidance^{FN}. The Environment Agency has identified the need for water efficiency measures in South Hampshire which can also maintain and enhance water quality within the Borough as well as reduce pressure on the Peel Common wastewater treatment works (operated by Southern Water). Similarly this approach accords with Portsmouth Water's overall objectives to increase water efficiency as set out in its latest Water Resources Management Plan. Where possible developers are encouraged to adopt tighter restrictions on water consumption. Portsmouth Water provides the Borough with its water supply and that in order to ensure there is a sufficient water supply for the local population and safeguard important habitats it is necessary to reduce the amount of water that is consumed and increase the level of water that is recycled/harvested within the development. The Code for Sustainable Homes and BREEAM provide the detailed standards as to how this can be achieved.</u></p> <p>The Environment Agency has identified the need for water efficiency measures and also to maintain and enhance water quality within the Borough. Such measures will help to reduce the potential pressure on Peel Common wastewater treatment works (operated by Southern Water) which is constrained by tight limits on nutrients (nitrate levels) as a result of the Habitats Regulation review of the consents process.</p> <p>FN- as set out in the Housing Standards Review: Consultation (Aug 2013)</p>	
Para 12.26	Para 12.32	12.32 – Replace paragraph with two additional paragraphs to read,'	Replace the paragraph with new text following Southern Water

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and 12.27		<p><u>When assessing proposals for new developments it will be necessary to consider the latest evidence to ensure that the environmental permits at the Peel Common Waste Water Treatment Works (WWTW) are not exceeded. This has particular implications on water quality and the protection of habitats including those of international importance. The Borough Council will seek advice from the Environment Agency and Natural England.</u></p> <p><u>Southern Water advise that there are no issues regarding nitrogen levels at the Peel Common WWTW based on the latest evidence from certified flow measurement data since 2008 which has meant it has been able to reassess the capacity in the environmental permit. There is also now evidence that demonstrates that nitrogen levels can be achieved to lower concentrations than previously estimated.</u></p> <p>The proposed consented limit for nitrates as a result of the Habitats Regulation review of consents process is below the best available technology standard currently accepted by the Water Industry. It is unlikely that an increase in load as a result of an increase in foul water flow to the works from new development will be permitted without further advances in treatment technology as this causes unacceptable damage to the integrity of the Habitats sites. Therefore it will be important to use the current capacity within the consent limits carefully to meet the needs of the development proposed. The separation of surface water from foul sewers will release capacity in the foul sewer thus making more efficient use of it and minimising the risk of flooding.</p>	<p>advice that the previously identified constraints identified in the PUSH Integrated Water Management Study (Dec 2008) is no longer an issue at the Peel Common Wastewater Treatment Centre. The new paragraphs reflect the need to have regard to the latest available evidence.</p> <p>The last sentence has been relocated to the previous paragraph (see above)</p>
Para 12.28	Para 12.33	<p>It will be necessary to ensure that future access to sewers for the purposes of maintenance and upsizing is secured. This requires that sewers are not built over and easements of 6 to 10 metres wide are required dependent on the size and depth of the infrastructure. <u>Any pumping station on site will require 15 metres clearance to the nearest habitable room.</u> The layout of development should take this <u>these sewerage infrastructure requirements</u> into account or make allowance for diversions at the developers' expense.</p>	<p>In the light of Southern Water's comments and the subsequent amendment to Point 3a expand and alter the justification text accordingly.</p>

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Para 12.31	Para 12.36	Add after last sentence <u>Proposals for SUDs also require approval from the SuDS Approval Body (SAB) which in this case is Hampshire CC. The application to the SAB should be progressed at the same time as a planning application.</u>	To provide clarity on the approval process.
Waste and Material Resources			
Policy LP40	Policy LP41	Amend point 1 to read <u>The Borough Council will have regard to the latest Hampshire Minerals and Waste Plan and associated material resource strategies (including waste) when considering new development</u>	To reflect that Hampshire County Council and the other Hampshire Waste and Mineral authorities have adopted the Hampshire Minerals and Waste Plan in October 2013.
		New Point after Point 4 to read: <u>'5 Development proposals involving reclamation and/or dredging will not be permitted except for essential maintenance dredging or coastal protection works subject to the following considerations. The proposed development will not:</u> <ul style="list-style-type: none"> a) <u>have an individual or cumulative adverse impact on internationally important habitats;</u> b) <u>have a detrimental impact on other important biodiversity interests as outlined in the relevant policies of the Local Plan;</u> c) <u>harm marine archaeological sites;</u> d) <u>have an adverse impact on the hydrology of the area; and</u> e) <u>have an adverse impact on the visual amenity of the area.</u> 	To reflect comments made by the Marine Management Organisation
Para 12.32 - 12.35	Additional paragraphs incorporating Para 12.37	<u>The Hampshire Minerals and Waste Local Plan(HMWP)^{FN1} was adopted in 2013 by Hampshire County Council^{FN2} which is the minerals and waste authority for the Gosport Borough area and consequently forms part of the development plan.</u> <u>The HMWP aims to safeguard mineral resources within the Plan area as well as infrastructure sites associated with minerals and waste. These are set out in Appendix B – List of Safeguarded Minerals and Waste Sites of the HWMP. The safeguarded list will be updated through monitoring of the Plan. Sites in Gosport include:</u> <ul style="list-style-type: none"> • <u>the Material Recovery Facility at the Cranborne Industrial Estate;</u> • <u>the Metal Recycling Site at the Quay Lane Industrial Estate;</u> 	To better reflect key elements of the recently adopted Hampshire Minerals and Waste Local Plan in terms of implications for the Gosport Borough Local plan.

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		<ul style="list-style-type: none"> • <u>the Household Waste Recycling Centre off Grange Road; and</u> • <u>the Concrete Batching Plant off Fareham Road</u> <p><u>Proposals for these, and any additional sites would need to accord with the relevant policies of the HWRP.</u></p> <p><u>Whilst Hampshire County Council is the waste authority for the Gosport area, although the Borough Council has responsibilities to collect domestic waste. Waste has become a major issue for the South Hampshire sub-region due to the lack of landfill sites and this has informed the HWMP Hampshire Minerals and Waste Plan. This is the main policy document for waste matters and consequently it aims to increase the efficiency of the use of materials in the Borough. Key considerations include:</u></p> <ul style="list-style-type: none"> • Reducing and re-using waste ensuring that development minimises primary aggregate use and encourages the use of high quality building materials made from recycled and secondary resources; • Increasing recycling and composting ensuring the design of development provides adequate facilities to enable storage, recycling and composting; and • Ensuring specialist facilities are provided including energy recovery from waste biomass. <p>FN1- Include link to document FN2- It has also been adopted by the other mineral and waste authorities of Portsmouth City Council, Southampton City Council, the New Forest National Park Authority and the South Downs National Park Authority.</p>	
Para 12.38	Para 12.39	<p>Last sentence to be revised (and included as a separate sub-section) to read,</p> <p><u>'Waste and recycling storage (Point 4 of policy LP40)</u> <u>The Borough Council places a high degree of importance in ensuring</u></p>	<p>To remove reference to the Sustainable Construction Policy which has been deleted in accordance with Government Guidance (Housing Standards Review (Aug 2013) and include additional text within this policy relating to the storage of waste which reflects the Government's guidance in the same Government guidance.</p>

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		<p>that suitable provision is made for waste and recycling storage in new homes. This Use of the Code for Sustainable homes and the BREEAM standards (LP38) can help facilitate less waste to landfill and increase rates of recycling and as the standards require consideration on matters such as composting. Appropriate storage can also improve the appearance and character of a neighbourhood. Further guidance is contained in the Council's Design SPD.</p>	
Para 12.39 – 12.42	New sub-section after para 12.39	<p><u>Reclamation and dredging (point 5 of LP40)</u></p> <p><u>Historically reclamation of land from Portsmouth Harbour has taken place at a number of locations within the Local Plan area including Coldharbour, Haslar, Forton, Frater and Fareham Lakes. Policy LP40 includes a presumption against further reclamation, particularly where proposals would have detrimental impact on internationally important habitats within the area (see Policy LP43) as well as other important nature conservation interests (see Policies LP43-45).</u></p> <p><u>Dredging and reclamation can also have an adverse impact on the visual amenity of area and could have adverse effects on the hydrology of the Harbour and the Solent. Proposals will also need to take account of marine archaeological sites (see Policy LP10-13).</u></p> <p><u>However the Policy recognises that there are particular types of proposals which may be necessary including: maintenance dredging to enable the continuing use of navigation channels for marine craft; and measures associated with necessary coastal protection works. Such proposals would be subject to the key considerations set out in the Policy.</u></p> <p><u>A marine licence may be needed for activities involving a deposit or removal of a substance or object below the mean high water springs mark. The Marine Management Organisation (MMO) is responsible for issuing marine licences under the Marine and Coastal Access Act 2009. Any works may also require consideration under The Marine Works (Environmental Impact Assessment) Regulations 2007 (as</u></p>	To provide justification text to Point 5 of Policy

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		amended). Early consultation with the MMO is advised.	
Green Infrastructure:			
Para 12.46	New paragraph after Para 12.43	<u>Green infrastructure also has important role in conserving and enhancing the historic environment For example through the preservation of below ground archaeological sites in green open space, the provision of interpretation panels for historic features and the influence the historic environment may have on public art or landscape.</u>	As recommended by HCC Archaeology and English Heritage
12.49	Para 12.44	Relocate following text from Para 12.44 to form a separate paragraph <u>'In addition Hampshire County Council's Solent Countryside Access Plan sets a series of actions to improve access to the countryside.'</u>	To improve clarity.
12.50	Para 12.45	Amend 2 nd sentence It will include a range of informal and formal recreational opportunities.	To reflect the Alver Valley Country Park Strategy (2014)
Policy LP41	Policy LP42	Add reference to the PUSH Green infrastructure Strategy in Point 1d	To recognise the importance of this Strategy for working in partnership to achieve local and sub-regional green infrastructure,
Para 12.56	Para 12.51	Amend first sentence to read, 'It will be necessary for schemes as part of the Design and Access statement to indicate how the proposed development intends to protect and enhance the Borough's green infrastructure.	Design and Access Statements may not always be the most appropriate mechanism for setting out this detail particularly as minor applications no longer require Design and Access Statements.
Para 12.57	Para 12.52	Amend 1 st sentence to read, 'Such measures will need to be appropriately managed and maintained for a period of 40 <u>25</u> years to be secured by a Section 106 Agreement.'	To be consistent with the maintenance requirements for open space.
Para 12.58	Para 12.53	Green infrastructure measures should contribute to a net gain in biodiversity on the site and this should be demonstrated by the developer as part of any planning submission. <u>The National Planning Practice Guidance recognises that there is a statutory basis for planning to seek to minimise impacts on biodiversity and provide net gains in biodiversity where possible (as part of Section 40 of the Natural Environment and Rural Communities Act 2006) and the NPPF is clear that pursuing sustainable development includes delivering a net gain for nature.</u> The Borough Council considers that there is an opportunity to enhance biodiversity in most development. Any potential impact on nature conservation interests will be assessed in accordance with policies LP42-LP44 and the relevant national	To fully recognise the importance of achieving a net gain in biodiversity as set out in the NPPF and NPPG.

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		regulations where appropriate. There are a range of appropriate measures that should be incorporated into most forms of development in order to enhance local biodiversity.	
Para 12.59	Para 12.54	Developers are advised to consider guidance in <u>the NPPG as well as: Planning for Biodiversity and Geological Conservation: A Guide to Good Practice (ODPM 2006), Natural England's Green Infrastructure Guidance; Planning for a Healthy Environment (TCPA 2012;) and Biodiversity by Design (TCPA 2004).</u> which <u>These</u> includes useful guidance advice to developers to achieve a net gain in biodiversity on development sites. This includes advice on on-site parks, green links, the street tree canopy, green roofs, private spaces and integrating nesting sites within buildings.	To take account of the NPPG and latest best practice advice
Para 12.62	Para 12.57	Include reference to the Hampshire Countryside Access Plan- County Overview (HCC 2008)	As recommended by HCC
Para 12.62	Paras12.57-12.58	Include reference to the Solent Disturbance and Mitigation Project in the table and delete paragraph 12.58 which is dealt with under Policy LP42.	
Biodiversity and Geological Conservation:			
Internationally and Nationally Important Habitats			
Policy LP42	Policy LP43	Insert new point after 1 to read 2. All new residential development will be required to avoid or mitigate likely significant 'alone' and 'in-combination' effects on internationally important habitats caused by recreational disturbance.	
Para 12.70	Para 12.66	Include an additional last sentence to read, <u>'It will also be necessary to protect the integrity of these designations including the consideration of the effects of development on important sites outside the SPA and Ramsar site which support important populations of bird species such as Brent geese which may use a site for feeding and roosting.'</u>	To reflect the importance of sites outside an SPA and Ramsar site which may important to the overall integrity of important qualifying features.
Para 12.74 – 12.76	Three new paragraphs after 12.70	<u>In order to understand the issue of recreational disturbance and its potential impact on internationally important habitats detailed research has been undertaken as part of the Solent Disturbance and Mitigation Project (SDMP). This work has been coordinated by the Solent Forum and has involved a number of organisations including Natural England.</u>	To reflect advice from Natural England and the latest information relating to the Solent Disturbance and Mitigation project.

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		<p><u>Environment Agency, all the local authorities around the Solent, relevant harbour groups and the RSPB. The work has concluded that existing and new residential development is likely to have an adverse impact on protected bird species that use the European sites as a result of recreational disturbance generated by local residents.</u></p> <p><u>Natural England [FN to web-link] have made it clear that SDMP work represents the best available evidence and therefore avoidance and mitigation measures are required in order to ensure a significant effect, arising from new housing development around the Solent, is avoided. It acknowledges that partnership work is underway and expects that all residential development contributes towards the avoidance and mitigation measures. The nature and level of the mitigation will depend on the scale and location of the residential development and whether there are any specific impacts related to the development or whether the impacts are primarily as a result of being in-combination with other development around the Solent.</u></p> <p><u>Consequently it will be a requirement of new residential development to contribute towards the measures identified by the Project and others that may considered appropriate. A broad level Mitigation Strategy has been produced as part of the SDMP and work is currently being undertaken to implement a package of interim measures which will form part of a longer term action plan. This could include the implementation of on-site measures as part of the development and/or financial contributions to local and/or sub-regional projects. It has been recognised by the SDMP that an important of component of the mitigation measures will be the creation of the Alver Valley Country Park as a suitable alternative natural greenspace (SANG) to deflect pressure from sensitive parts of the coast The package of measures could also include, coastal rangers, education initiatives particularly focussed at dog walkers, as well as various potential access management projects. The work is on-going and the latest information can be found on the relevant website.[FN to web-link] The Borough Council will produce a procedure note once an agreed approach has</u></p>	

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		been adopted.	
Locally designated nature conservation sites			
Para 12.81	Para 12.74	Amend the last sentence to read 'Such measures could include the long term management of the site, restriction of operations or the provision of nature conservation features to compensate for any such features lost when development takes place to ensure that there is no net loss in overall biodiversity.'	To reflect principles of securing no net loss of biodiversity
Protecting Species and Other Features of Nature Conservation Importance			
Policy LP44	Policy LP45	Amend point 3b to read 'Appropriate management of these features will be secured by the imposition of planning conditions and by entering management agreements with landowners where appropriate. Where such features are lost as part of a development proposal, the Borough Council will use conditions and/or planning obligations to replace those that are ensure no net loss of biodiversity lost where applicable. '	To reflect advice from Natural England with regard to securing no net loss of biodiversity.
Para 12.89	Para 12.82	Add two new sentences at the end of Para 12.82 to read ' <u>The level of provision should ensure no net loss of biodiversity, and should take account of time lags between the loss and replacement of important nature conservation features as well as the risks associated with delivering the appropriate quality of such features. This often requires a replacement ratio of greater than 1:1 to take account of these risks.</u> '	To reflect advice from Natural England with regard to securing no net loss of biodiversity.
Flood Risk and Coastal Erosion			
Para 12.91	Para12.84	Update factual information: Flood Risk is a very important issue for the Borough given its coastal location. A total of 384 380 hectares of land is located within Flood Zones 2 and 3 representing 45.1% 14.0% of the Borough's land area. It is important that the risk to development from flooding is minimised through the protection of the natural floodplain and the tidal regions.	Figures based on current Flood Zone maps supplied by the Environment Agency for 2013.
Policy LP45	Policy LP46	Re-order policy and adjust policy wording to reflect the flood risk management hierarchy: Policy LP46 Point 1: Replace Point 1 with the following text:	The substantive changes to the policy reflect advice from the Environment Agency regarding the application of the flood risk management hierarchy of Assess-Avoid-Manage and Mitigate.

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		<p>1. The Borough Council will work together with partners to ensure the maintenance and improvement of flood defences when and where appropriate and avoid development in areas at risk of coastal erosion.</p> <p><u>1. The Borough Council will expect development proposals in areas at risk of flooding to demonstrate that they are necessary and can be made safe without increasing the risk of flooding elsewhere in the Borough in accordance with policies in the NPPF. For development proposals on sites not allocated in the Local Plan, it must be clearly demonstrated that the sequential approach for site selection has been followed and the Sequential Test has been met. Where it is necessary to apply the Exception Test, all the associated criteria in the NPPF (or national policy equivalent) must be met to the satisfaction of the Council.</u></p> <p>Policy LP46 Point 2: Move to policy LP45 point 7. New policy LP45 Point 2 below relates to development and coastal change</p> <p>2. Planning permission will be granted for flood defences provided the scheme does not individually or cumulatively have a detrimental impact on internationally important habitats and that the necessary avoidance and mitigation measures have been secured.</p> <p><u>2. Within areas of coastal change, proposals will only be permitted if in accordance with the latest Government guidance.</u></p> <p>Policy LP46 Point 3: 1st sentence moved to policy LP45 Point 1 along with criteria (a) (i) and (ii). Criteria (b) and (c) are incorporated into new policy LP45 Point 3 below.</p> <p>3. Inappropriate development in an area at risk of flooding should be avoided unless it can be demonstrated that it is necessary and can be made safe without increasing the risk of flooding elsewhere in the</p>	<p>The SMP's policy for the Borough is 'Hold the Line' and therefore there is no evidence to suggest that a CCMA needs to be identified in the Borough for the plan period 2011-2029. However should this situation change during the plan period it is considered important to provide some clarity in the Plan.</p>

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		<p>Borough. A site specific Flood Risk Assessment will be required for development proposals on those sites which are 1 hectare or more in Flood Zone 1 and for all development proposals on land within Flood Zones 2 and 3. Where it may be necessary to locate development in Flood Zones 2 and 3, the following policy tests must be met:</p> <p>a) It must be clearly demonstrated that the sequential approach for site selection has been followed and the sequential test has been met. Then if it is proven the development is still required, the Exception Test should be applied. The Exception Test criteria to be met are set out below:</p> <p>i) the development must demonstrate that it will provide wider sustainability benefits to the local community that outweigh flood risk; and</p> <p>ii) a site specific Flood Risk Assessment has been undertaken and demonstrates that the development will be safe for its lifetime taking into account the vulnerability of its users, without increasing flood risk elsewhere and where possible will reduce flood risk overall.</p> <p>b) It can be clearly demonstrated that any residual risks can be safely managed; and</p> <p>c) The development proposal must demonstrate safe access to and escape routes from the site.</p> <p><u>3.A site specific Flood Risk Assessment (FRA) will be required for development proposals on those sites which are 1 hectare or more in Flood Zone 1 and for all development on land within Flood Zones 2 and 3. The FRA must also clearly demonstrate that any residual risks can be safely managed. The development proposal must demonstrate safe access and egress to and from the site. In exceptional circumstances should this not be possible to achieve then clear and detailed justification as to why this is the case will be required. In such cases, the developer will be required to provide an appropriate standard of safe refuge(s) and associated facilities within the development.</u></p>	<p>To provide further clarity on where site-specific Flood Risk Assessments.</p>

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		<p>Policy LP46 Point 4: No change to policy wording in Policy LP45.</p> <p>Policy LP46 Point 5: Minor changes to update the cross reference to latest policy numbering and changing reference from SUDS to SuDS.</p> <p>5. Where appropriate, new development should incorporate Sustainable Drainage Systems (SUDS) (<u>SuDS</u>) in accordance with policy LP40. <u>LP39</u>. Where SUDS <u>SuDS</u> systems are included in the scheme, arrangements must be put in place for their ownership and whole life maintenance and management.</p> <p>Policy LP46 Point 6: No change to policy wording in Policy LP45.</p> <p>Formerly Policy LP46 Point 2: Move to new Policy LP45 Point 7 and amend text as below:</p> <p>7. Planning permission will be granted for flood defences <u>flood risk management</u> measures provided the scheme does not individually or cumulatively have a detrimental impact on internationally important habitats and that the <u>any</u> necessary avoidance and mitigation measures have been secured.</p> <p>Policy LP46 Point 7: Change number to Policy LP45 Point 8 and amend reference to flood defences to read flood risk management measures.</p> <p>7. 8. Developer contributions may be required for the redesign and/or replacement of existing flood defences and the provision of new flood defences <u>flood risk management measures</u> as appropriate. Where required, land will be safeguarded from development in order to provide for current or future flood risk management.</p>	<p>To cross reference to latest policy numbering.</p> <p>The term flood risk management measures provides greater flexibility in the range of methods that can be used in delivering development that is safe from flooding. These changes have been made to criteria 7 and 8 following advice from the Environment Agency.</p>

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Para 12.92	12.85	<p>Managing development and flood risk is an important part of delivering the Council's spatial planning strategy. <u>A fundamental part of managing flood risk is through the avoidance of inappropriate development in areas exposed to a higher risk of flooding or in areas at risk from coastal erosion. In order to achieve this, the Council is committed to working with its partners to deliver a greater standard of protection to local communities. The Local Plan adopts the flood risk management hierarchy approach of Assess-Avoid-Manage and Mitigate in order to deliver its long term planning strategy however there is clearly an important role for new development to play through regeneration of key sites such as the Gosport Waterfront which can help deliver improved flood risk management measures that will benefit not only specific development sites but also the wider community by helping to improve the standard of protection available. To support the approach outlined above, the Borough Council in partnership with the Environment Agency prepared 'Guidance for New Development in Flood Risk Areas (More Vulnerable). This document sets out the specific guidance on the approach for managing flood risk and is relevant for the preparation of site specific Flood Risk Assessments.</u></p>	<p>To reflect the advice from the Environment Agency in setting the Borough Council's approach to flood risk management and to tailor flood risk management solutions for individual sites.</p>
Para12.91	n/a	<p>Add new paragraph: <u>The emerging River Hamble to Portchester Coastal Flood and Erosion Risk Management Strategy by the Eastern Solent Coastal Partnership will play a key role in the successful management of flood risk within the Borough.</u></p>	<p>The Local Plan recognises the important role that the emerging River Hamble to Portchester Coastal Flood and Erosion Risk Management Strategy will play in the effective management of flood risk across the Borough.</p>
12.93-12.100.	Paragraphs 12.86, 12.88, 12.91-12.98	<p>Re-order text of these paragraphs to reflect the revised policy.</p>	<p>The re-ordering of the policy has also resulted in re-ordering of the explanatory text with a number of amendments for the following reasons:</p> <ul style="list-style-type: none"> • The changes to the policy reflect advice from the Environment Agency regarding the application of the flood risk management hierarchy of Assess-Avoid-Manage and Mitigate in a clearer way and this is reflected in the revised justification text. • To improve clarity and avoid repetition • To provide further assistance to applicants in the preparation of site-specific Flood Risk Assessments.

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12.95	12.92	<p>Add new paragraph on advice for preparing FRAs and include text from paragraph 12.92: <u>General advice on the preparation of FRAs can be found in the publication 'Guidance for New Development in Flood Risk Areas (More Vulnerable Development) which was prepared by the Borough Council in partnership with the Environment Agency. This document provides advice for developers on specific flood risk issues and what measures should be considered in order to address them in site specific FRAs. The SFRA can be used to guide developers in preparing site specific FRAs and further guidance can also be sought from the Environment Agency's Flood Risk Standing Advice on preparing FRAs. This information is available on the Environment Agency's website. To summarise, when preparing site specific FRAs, the Borough Council wishes to see evidence of how development proposals will address the following issues:</u></p> <ul style="list-style-type: none"> • <u>Follow the flood risk management hierarchy, avoiding areas at highest risk and locating higher vulnerability uses in areas of lowest risk;</u> • <u>Locate habitable rooms above the design flood level;</u> • <u>Provide a safe access and egress route wherever feasible;</u> • <u>Not increase flood risk elsewhere;</u> • <u>Incorporate flood resilience and resistance measures;</u> • <u>Remain structurally sound during the design flood event; and</u> • <u>Demonstrate that residual risk will be managed to a safe level.</u> 	To provide further detail to assist applicants.
Paragraph 12.96	Paragraph 12.99	<p>Delete 2nd sentence and add new text: Residual risks are those risks that remain after applying the sequential approach and taking all the mitigation measures necessary. Where such risks remain the Council will seek evidence that these can be safely managed through the development. Residual risk should be addressed in a site specific FRA which should be proportionate to the scale of the development proposed and the risks involved. The SFRA can be a starting point for undertaking this assessment. This matter needs to be assessed early on in the development process in order for appropriate measures to manage the residual risk can be</p>	<p>Not necessary to include this text as these matters would need to be addressed in a site specific FRA and comprehensive flood risk management strategy as set out in the latest national planning practice guidance.</p> <p>Additional text has been added to provide more detail relating to local standards of safety for new developments.</p>

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		<p>accommodated into the site layout. <u>In accordance with the latest advice in national planning practice guidance, developers must provide evidence to show the proposed development would be safe and residual risk can be overcome. Therefore it is recommended the developer prepares a comprehensive flood risk management strategy for the site which will manage risk for the development across the plan period whilst all phases of development are being delivered. It would generally be expected to deliver a standard of safety to keep people safe from the 0.5% probability tidal flood event in 2115 (to take account of climate change over the lifetime of the development) during which the tide level is predicted to reach 4.3m AOD. National planning practice guidance can provide further information about what matters a comprehensive flood risk management strategy should cover.</u></p>	
Paragraph 12.97	Paragraph 12.100	<p>Included under the new sub heading: <u>Residual Risk and safe development (Point 3 of policy LP45)</u></p> <p>Amended to read, 'In addition to the above, proposals for development must show safe access <u>and egress</u> to and escape route(s) from the site during the occurrence of a flood event. This must be shown in a site specific FRA which will accompany a planning application.</p> <p>Add new text after 2nd sentence: <u>There may be some exceptional circumstances where it may not be possible to provide a safe access route. The Borough Council consider such occasions where this is the case to be very rare. However, where it is clearly and robustly demonstrated by the developer through a site-specific FRA that it would not be possible to deliver a safe access to and from the site then alternative measures will be considered. This could include the provision of an appropriate safe refuge(s) and associated facilities within the development for those people who are unable to leave if a flooding emergency were to occur. It is recommended that advice relating to the arrangements for these matters is sought at the pre-application stage.</u></p>	Change made as part of re-ordering of policy and explanatory text. Improve use of terms and to provide greater clarity for policy.

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Paragraph 12.98	Paragraph 12.101	Remove last sentence: The Borough Council will expect developers to address matters relating to flood warnings and evacuation plans as part of their assessment and the management of residual risk of flooding through site specific FRAs. The NPPF, the accompanying Technical Guidance to the NPPF on flooding and the PPS25 Practice Guide (Chapter 7) and accompanying guidance , provides some guidance on this issue. The SFRA will provide the basis for assessing the level of any hazard posed should a breach in existing defences occur. The NPPF Technical Guidance (2012) document states that those proposing development should take advice from the emergency services when producing an evacuation plan as part of a FRA. The Environment Agency may also be able to provide further advice on their content.	Last sentence removed to correctly reflect the Environment Agency's remit on these matters. In addition text updated to reflect changes in national planning practice with removal of reference to PPS25 Practice Guide.
Paragraph 12.100	New para after 12.102	Add new paragraph: <u>Hampshire County Council is currently preparing Surface Water Management Plans (SWMPs) across Hampshire. A SWMP assesses the potential risks posed by surface water flooding and prepares an action plan of how the risks can be managed and includes information about funding and delivery of identified improvements. It is anticipated that countywide coverage at district council level for these plans will be completed by 2015 and will help to identify surface water 'hot spot' areas and will be able to assist in identifying flood risk issues in more detail in order to avoid increasing the surface water run-off rates within these areas.</u>	To update the latest position regarding the preparation of Surface Water Management Plans across Hampshire. Once in place the Surface Water Management Plan will assist in the preparation of detailed FRAs.
Paragraph 12.101	Paragraph 12.103	Delete reference to PPS25 Practice Guidance and replace with generic planning practice reference: The latest national planning practice guidance and the Both the Construction Industry Research and Information Association and PPS25 Practice Guide can provide further advice to developers on this matter.	National Planning Practice Guidance has replaced PPS25 Practical Guidance
Para 12.102	Para 12.104	Make reference to the SuDS Approval Body (SAB)	To provide additional information.
Paragraph 12.108	Paragraphs 12.89 and 12.87	Merge paragraphs 12.87 and 12.89 and update references to other policies in the local plan: 'It will be necessary to ensure that new or improved flood risk management measures do not have a detrimental impact on	To reflect current policy numbering. Other minor changes to avoid repetition and improve clarity.

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		internationally important habitats. The broad principle for such measures has been established in the North Solent Shoreline Management Plan (SMP). The accompanying Habitat Regulation Assessment to the SMP indicated the extent of habitat losses anticipated as a result of implementing SMP policy and that these losses will be compensated by the Region Habitat Creation Programme (RHCP). Protecting the built environment from flooding is a key policy objective. However, There are large areas of the Borough which contain significant habitats (including sites of national and international importance) supporting a wide range of protected species, it is important these areas of nature conservation interest are protected and therefore, applications for flood risk management infrastructure will need to be considered against national policies and the local nature conservation policies in this plan (LP43-LP45) (LP42-LP44).'	
Paragraph 12.109	Paragraph 12.90	Amend 1 st sentence: Where flood defence <u>Some improvements to identified flood risk management measures would may</u> increase the standard of defence protection to a level over and above that provided by <u>identified through initially the North Solent SMP, and the emerging River Hamble to Portchester Coastal Flood and Erosion Risk Management Strategy.</u> Where such improvements are likely to increase the amount of internationally important intertidal habitat lost to coastal squeeze predicted by the SMP, a project-level HRA will be required. The HRA must demonstrate that it is possible to avoid an adverse effect on the internationally important habitat (including areas outside of the designated sites known to be of importance for the relevant important species). This could be achieved for example by avoiding an increased flood defence footprint.	The term flood risk management measures provides greater flexibility in the range of methods that can be used in delivering development that is safe from flooding. The River Hamble to Portchester Coastal Flood and Erosion Risk Management Strategy will inform appropriate levels of protection required.
Para 12.104	n/a	Add new paragraph: <u>New developments will be expected to play a key role in contributing towards the effective delivery of the Borough Council's sustainable development objectives providing a robust 'front line' defence as an integral part of the development where appropriate.</u>	Provide further explanation to support Point 7 of policy LP45
Para12.105	Para 12.106	Amend 1 st sentence:	Consistency in terminology and text changes to improve clarity.

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		<p>Where it is necessary to provide flood defences in order to protect development, these will usually need to be provided as part of the proposals and secured by a planning obligation. However there may be instances where a developer contribution is required to fund a later phase of flood risk measures.</p> <p><u>In some instances it may be necessary to secure a financial contribution for the redesign and/or replacement of existing flood defences and the provision of new flood risk management measures. These will usually be provided as part of the proposals and secured by a planning obligation.</u></p>	
Para 12.106	Para 12.107	<p>Add new text: In other circumstances it may be appropriate for the Council to collect developer contributions through the Community Infrastructure Levy to assist in funding improvements to existing and/or the provision of new flood risk management infrastructure. <u>This approach is explained in more detail in policy LP2: Infrastructure which is supported by the Council's Infrastructure Assessment Report and Infrastructure Delivery Plan.</u></p>	To improve cross –referencing between the relevant policies and supporting documents.
Environmental Quality			
Pollution Control			
Para 12.114	New para after 12.112	<p><u>The NPPG provides a number of examples of possible mitigation options. Where mitigation is appropriate the type of measure will depend on locationally specific factors, the type of development and whether the mitigation measure is proportionate to the likely impact. Measures could include:</u></p> <ul style="list-style-type: none"> • <u>ensuring the design and layout of the development allows sufficient separation distances from sources of air pollution;</u> • <u>using green infrastructure, in particular trees, to absorb dust and other pollutants;</u> • <u>incorporating means of ventilation;</u> • <u>promoting infrastructure to promote modes of transport with low impact on air quality; and</u> 	To reflect guidance in the NPPG

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		<ul style="list-style-type: none"> <u>contributing funding to measures designed to offset the impact on air quality from new development.</u> 	
Para 12.118	Para 12.116	<p>Policy LP38 relating to Sustainable Construction includes requirements for sound insulation for the Code for Sustainable Homes and the BREEAM standards for other types of buildings. Wherever possible developers should aim to achieve higher sound insulation standards than the Building Regulations^{FN} for flats and attached houses for the purposes of residential amenities. FN Performance standards set out in the Building Regulations provided for England and Wales Approved Document E (2003 edition with amendments 2004)</p>	To remove reference to Policy LP38 regarding Sustainable Construction which has been deleted from the Plan following Government guidance that it proposing to 'wind-down' the use of the Code for Sustainable Homes. Instead the Council's intention to encourage sound insulation measures at a higher level than current Buildings Regulations is identified.
Para 12.119	Para 12.117	<p>Amend 1st bullet point: The potential impacts on the amenities of local residents <u>and those particularly sensitive to light intrusion</u></p>	To update text in the light of the draft National Planning Practice Guidance on light pollution
Para 12.120	Para 12.118	<p>Further guidance relating to the consideration of light pollution is set out in the latest Government guidance reducing the effects of lighting such as glare and light spillage has been produced by the Institute of Lighting Engineers. All lighting should be the minimum necessary to be effective and be designed to limit spillage above the horizontal plane. Planning conditions regarding the use of lighting may be appropriate in some instances. Further advice relating to the consideration of light pollution is set out in the latest Government guidance</p>	
Contaminated Land and Unstable Land			
Policy LP47	Policy LP48	<p>Amend point 2c to read 'cause pollution of the controlled waters environment including groundwater, and surface waters, including Portsmouth Harbour and the Solent.</p>	As advised by the Environment Agency.
Para 12.126	Para 12.124	<p>Include additional last sentence to read, '<u>The minimum information required in these instances should be a desk study, initial conceptual model and risk assessment.</u></p>	As advised by the Environment Agency.
Implementation and Monitoring			
Para 13.3	Para 13.3	Add 'PUSH' in the table	Whilst mentioned in the accompanying text 'PUSH' was previously unintentionally omitted from the table.
Para 13.6	Para13.6	2 nd sentence split into two and reordered	Needed to be rephrased to improve clarity.

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Para 13.13	Para13.13	Table 13.1 includes a number of suggested output indicators in order to monitor the Local Plan. These may need to be changed as the Local Plan progresses through to the Submission Stage. It may be necessary to monitor additional outputs as the Plan is implemented.	To update stage of plan-making and to allow flexibility
Table 13.1	Table 13.1	Remove references and associated indicators to Sustainable Construction and BREEAM	To reflect this policy has been deleted in the Plan in the light of emerging Government guidance to 'wind-down' the Code for Sustainable Homes and that other standards need to be those 'nationally described' by the Government. Include other updates relating to policies
		Amend housing figure as outlined in Policy LP3. Include indicator 'new length of cycleway'	As recommended by HCC's Consultant in Public Health
13.14	New para after 13.13	Add section on Review <u>The Local Plan will, either in its entirety or in part, be reviewed if through the monitoring process a policy or policies are found not to be achieving their desired objectives or that new evidence or strategic polices come forward. A review of the South Hampshire Strategy by the PUSH authorities is now programmed for completion in 2016 and is likely to be a trigger for some form of review of this Plan. Similarly a review could be required if there is a significant revision of the National Planning Policy Framework.</u>	To indicate the mechanism for reviewing the plan
Policies Map			
Urban Area Boundary	Urban Area Boundary (Policy LP3 and LP10)	Amend the Urban Area Boundary to include an area south of Heritage Way within the urban area which includes the Civil Service Sports Ground and the open space to the north west of Fort Brockhurst.	Following a review of the boundary in the light of comments made as part of the consultation it would appear that Heritage Way would be a more robust boundary to define the urban edge in this instance. The site now has a more 'urban' than 'rural' feel given the view to the east of the Heritage Way industrial area (completed since the current Plan was adopted in 2006). This together with the office buildings to the north of DM Gosport and proposed development site (Frater House) and Gosport Leisure Park to the west would confirm that this is an important opening within the urban area rather than an area outside of it. The sports field and the open space to the north-west of the Fort therefore represents a very important opening within the urban area which needs to be protected. It is important to the setting of the

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			historic Fort and taken singularly and together provide a number of important recreational functions.
Urban Area Boundary	Urban Area Boundary (Policy LP3 and LP10)	Amend the Urban Area Boundary to include an additional area of land North of Heritage Way within the DM Gosport site	Following comments made as part of the consultation further review has taken place of this stretch of the urban area boundary. The area to be included in the Urban Area has a closer association both visually and function with the more managed area immediately adjacent the DM Office buildings than the more open pasture type land to the east.
Alver Valley (Policy LP8)	Alver Valley (Policy LP8)	Delete the Alver Valley 'gateway facilities' designation	Delete allocation for 'gateway facilities' in order not to prejudice outcome of forthcoming Alver Valley Strategy.
New designation: Economic Development Use (LP9B)	N/A	Show the Former Frater House site previously shown as 'employment use' as 'economic development use'	In order to provide greater flexibility of uses on this site.
New designation: Gypsy and Traveller Site (LP26)	N/A	A Site on Fareham Road to be identified as Gypsy/Traveller Site	Following the latest evidence on the needs for gypsy and traveller sites it has been necessary for the Borough Council to identify a Gypsy and Traveller site. The identified site regularises a long outstanding enforcement case and has been operating for a number of years without any demonstrable harm to local amenities.
Stoke Road Shopping Centre Boundary	N/A	Minor amendment to Waitrose Car Park	Clarify car park boundary.
Protection of Existing Open Space (LP35)	Protection of Existing Open Space (LP35)	Remove a small area (0.02ha) from the open space designation adjacent St Faith's Church Vicarage, Lee-on-the Solent	Following a planning application it has come to light that the OS Base Map does not correctly show the extent of the garden of the Vicarage. Consequently a small area needs to be deleted from the overall open space designation at St Faith's Church. The remainder of the designation is retained.
Safeguarded land for road schemes	N/A	Show the following on the highway improvements on the Proposals Map: <ul style="list-style-type: none"> A32/Wych Lane Improvements 	As advised by HCC
LP 43 Locally Designated Nature	LP 43 Locally Designated Nature	Amend SINC boundary at Lee-on-the-Solent beach.	As advised by the Hampshire Biodiversity Information Centre which undertook detailed ecological surveys in that area in 2013 and advise that the boundary of the SINC is extended to cover

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Conservation Sites	Conservation Sites		undesigned stretch of beach to north-west, that supports the priority habitat coastal vegetated shingle and a good range of coastal species.
		Identify new SINC at Browndown Range North, north of the existing SSSI.	As advised by the Hampshire Biodiversity Information Centre which undertook detailed ecological surveys in that area in 2013 and advise that the site supports substantial areas of Lowland Meadow and Lowland Acid Grassland Priority Habitats, as well as a variety of other scrub and grassland habitats giving the site structural diversity. Small pockets of heathland are also present on site.
		Relatively minor amendments to SINC boundaries at Stokes Bay and Gilkicker Area	As advised by the Hampshire Biodiversity Information Centre which undertook detailed ecological surveys in that area in 2013 and considered that the designation which largely relates to vegetated shingle should exclude long-established built development or hardstanding with little ecological interest. The latest boundary is therefore a more accurate definition of the important habitat.
		Delete SINC at Fleetlands following advice from HBIC	HBIC have advised GBC (March 2014) that this site no longer contains the features that made previously made it important (i.e. use by Brent geese) and consequently the SINC panel have agreed to delete the site as a SINC.
Web page links from the Policies Map	N/A	Update web pages re safeguarding sites	Include latest link on Proposals Map page of website to Hampshire Waste and Minerals Plan (2013) when corrected. http://documents.hants.gov.uk/mineralsandwaste/HampshireMineralWastePlan-PoliciesMap.pdf
Appendix 1			
Appendix 1	Housing trajectory	New graph and associated text	To take account of the latest housing figures.
Appendix 2			
Appendix 2	Local List of Heritage Assets	Insert new sentence after 3 rd sentence in second paragraph, and amend 4 th sentence to read, ' <u>Other types of locally important historical assets could be included on the list during the Plan period. Such designations will be based on advice contained in the latest English Heritage guidance for local heritage listing</u> [add footnote link to guidance]. <u>All additional assets such</u> -will be formally...'	As advised by English Heritage

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		Include reference to English Heritage's 'Good Practice Guide for Local Heritage Listing'. http://www.english-heritage.org.uk/publications/good-practice-local-heritage-listing/	
Appendix 3 and 4 – No changes			
Glossary			
Glossary to be included as part of Local Plan	Glossary (on-line version for the LDF)	Include a specific Local Plan Glossary which includes many of the previous terms included in the wider LDF Glossary as well as additional terms raised by objectors.	In order to improve the understanding of terms in the Local Plan as requested by local community groups.

In addition a number of other changes have been made:

*minor typographical changes; * paragraph number and cross references to paragraphs; and * footnote numbering