Hampshire County Council

Annexe to Reasons for Conditions (as required by Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)

Gosport Local Plan Review (2006)

Policy R/DP1
Development proposals will be permitted within the urban area, as defined on the Proposals Map, provided that:

i. the scheme does not cause significant harm to the character of the surrounding area in terms of scale, setting, design, layout, materials, landscaping and the retention of important views;
ii. significant harm is not caused to the historic environment and buildings of national and local importance, nature conservation interests and important landscape features;
iii. where proposals are submitted either on or near to a site that is either known to be, or may be contaminated, the nature and extent of any such contamination has been determined and if appropriate the necessary remediation measures have been identified and agreed;
iv. there is no significant loss of amenity, which could include issues such as traffic generation, noise, vibration, smell or pollution;
v. any new scheme does not prevent the ability in appropriate circumstances to obtaining the proper comprehensive development of adjoining land;
vi. appropriate infrastructure, safe access and parking arrangements can be provided or are available to the site;
vii. any layout is designed to reduce the potential for criminal activity and anti-social behaviour; and
viii. it has been demonstrated that the risk of flooding both to the proposed development and arising from the development has been appropriately considered and that the proposal incorporates relevant on-site and off-site flood prevention measures as appropriate.

Policy R/CF1
Development proposals for new or the improvement of existing community and health facilities will be permitted provided that:

i. they are appropriately located in relation to the residential area they are intended to serve; and
ii. wherever possible they are located within or adjoining the defined shopping centres shown on the Proposals Map.

Policy R/OS4
Development proposals will not be permitted on existing open space (including outdoor sports facilities, play spaces and informal open space), except where:

i. the redevelopment of a small part of the site for recreation and/or community facilities would retain and enhance the existing facilities; or
ii. alternative provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility.

Policy R/ENV9
The Borough Council will consult the Secretary of State for Defence before granting planning permission for certain types of development which fall either inside of, or within the vicinity of, those sites identified as Safeguarded Areas as shown on the Proposals Map.

Hampshire County Council

Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)

Policy R/ENV10
Development proposals which are noise-sensitive will not be permitted if the users would be adversely affected by noise from existing or proposed noise-generating uses. Development proposals which are noise-generating will not be permitted if they would be liable to increase adversely the noise experienced by the users of existing or proposed neighbouring noise-sensitive development.

Policy R/T2
Development proposals that are likely to generate significant levels of travel demand will be permitted provided that:

i. the site is located where convenient public transport services exist or there is clear potential for the development to be well served by public transport;
ii. it is, or can be made, accessible to pedestrians and cyclists;
iii. any new or improved road access and the traffic generated would not have any unacceptable environmental implications nor interfere with the safety, function and capacity of the road network; and
iv. a travel plan is provided in support of a planning application where appropriate in relation to the number of employees and type of business.

Transport assessments and travel plans must be submitted alongside planning applications for development proposals which are likely to have significant transport implications in order to optimise the use of alternative forms of transport. The transport assessments and travel plans should be produced in conjunction with the County Council as transport authority. Transport proposals associated with new development will need to take full account of nature conservation interests and opportunities to enhance biodiversity .

Policy R/T11

Development proposals will be permitted provided that:

i. provision is made for parking for cars, motorcycles and bicycles;
ii. access and parking for people with disabilities in accordance with the relevant standards is included; and
iii. sufficient visibility, access and manoeuvring space is provided for the safe and convenient use of parking spaces.