



NOTICE OF MEETING

CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT

WEDNESDAY, 28 FEBRUARY 2018 AT 9.30 AM

THE EXECUTIVE MEETING ROOM - THIRD FLOOR, THE GUILDHALL

Telephone enquiries to Vicki Plytas 02392 834058

Email: vicki.plytas@portsmouthcc.gov.uk

If any member of the public wishing to attend the meeting has access requirements, please notify the contact named above.

CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT

Decision maker -

Councillor Donna Jones (Conservative) Leader of the Council with responsibilities for PRED

Group Spokespersons

Councillor Yahiya Chowdhury, Labour

Councillor Ben Dowling, Liberal Democrat

Councillor Colin Galloway, UK Independence Party

(NB This Agenda should be retained for future reference with the minutes of this meeting.)

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: www.portsmouth.gov.uk

Deputations by members of the public may be made on any item where a decision is going to be taken. The request should be made in writing to the contact officer (above) by 12 noon of the working day before the meeting, and must include the purpose of the deputation (for example, for or against the recommendation/s). Email requests are accepted.

A G E N D A

- 1 Apologies for Absence**
- 2 Declarations of Members' Interests**
- 3 Solent Recreation Mitigation Strategy (Pages 5 - 56)**

The purpose of the report is to consider and approve the Solent Recreation Mitigation Partnership's (SRMP) finalised Solent Recreation Mitigation Strategy (December 2017) as the framework for identifying recreational mitigation options for the Solent Special Protection Areas prepared by the SRMP and endorsed by the PUSH Joint Committee on 5 December 2017, and to subsequently withdraw the Portsmouth City Council's Solent Special Protection Areas Supplementary Planning Document (SPD) (2014).

RECOMMENDED that the Leader with responsibilities for Planning Regeneration and Economic Development:

- A. Approves and agrees the Solent Recreation Mitigation Partnership's *Solent Recreation Mitigation Strategy* (December 2017) for subsequent implementation from 1 April 2018.**
- B. Agrees the revocation of the Portsmouth City Council *Solent Special Protection Areas Supplementary Planning Document* (SPD) (2014) (Appendix B) from 1 April 2018.**

4 Self-build and Custom Housebuilding Register Local Eligibility Criteria (Pages 57 - 66)

The purpose of the report is to seek approval for the introduction of a local connection test to Portsmouth City Council's self-build and custom housebuilding register. This will ensure that the register provides an accurate representation of demand for self-build and custom housebuilding in the city, aiding compliance with the Self-build and Custom Housebuilding Regulations 2016.

RECOMMENDED that the Leader with responsibility for Planning, Regeneration and Economic Development approves the introduction of a local connection test as set out in this report to be applied to future applications to the Council's Self-build and Custom Housebuilding Register received from 1 March 2018 onwards.

5 Viability evidence in planning decisions (Pages 67 - 70)

The purpose of the report is to respond to the Motion to Full Council relating to Economic Viability Assessments for Developers.

RECOMMENDED that the Leader with responsibilities for PRED notes this report and that a further report comes back to PRED once the Government has published its proposals for viability evidence in planning decisions.

6 Authority Monitoring Report (Pages 71 - 148)

The purpose of the report is to set out the results of the thirteenth Annual Monitoring Report (AMR) for Portsmouth City Council.

RECOMMENDED that the Leader with responsibilities for PRED approves the AMR for publication on the council's website.

Members of the public are permitted to use both audio visual recording devices and social media during this meeting, on the understanding that it neither disrupts the meeting nor records those stating explicitly that they do not wish to be recorded. Guidance on the use of devices at meetings open to the public is available on the Council's website and posters on the wall of the meeting's venue.

Whilst every effort will be made to webcast this meeting, should technical or other difficulties occur, the meeting will continue without being webcast via the Council's website.

This meeting is webcast (videoed), viewable via the Council's livestream account at <https://livestream.com/accounts/14063785>

This page is intentionally left blank

Title of meeting:	The Leader with responsibility for Planning, Regeneration and Economic Development
Date of meeting:	28 February 2018
Subject:	Solent Recreation Mitigation Strategy
Report by:	Assistant Director City Development
Wards affected:	All
Key decision:	No
Full Council decision:	No

1. Purpose of report

- 1.1 To consider and approve the Solent Recreation Mitigation Partnership's (SRMP) finalised Solent Recreation Mitigation Strategy (December 2017) as the framework for identifying recreational mitigation options for the Solent Special Protection Areas prepared by the SRMP and endorsed by the PUSH Joint Committee on 5 December 2017, and to subsequently withdraw the Portsmouth City Council's Solent Special Protection Areas Supplementary Planning Document (SPD) (2014).

2. Recommendations

- 2.1 It is recommended that the Leader with responsibilities for Planning Regeneration and Economic Development:
- A. Approves and agrees the Solent Recreation Mitigation Partnership's *Solent Recreation Mitigation Strategy* (December 2017) for subsequent implementation from 1 April 2018.
 - B. Agrees the revocation of the Portsmouth City Council *Solent Special Protection Areas Supplementary Planning Document* (SPD) (2014) (Appendix B) from 1 April 2018.

3. Background

- 3.1 Large areas of the Solent coastline in and around Portsmouth are internationally recognised for their habitat value as Special Protection Areas (SPAs) particularly for overwintering coastal birds, which need to be able to feed and rest undisturbed. Research has shown that new homes in proximity to these areas lead to more people visiting the coastline for recreation, potentially causing additional disturbance to the birds. For Portsmouth this can lead to disturbance on the

Portsmouth Harbour SPA, Chichester and Langstone Harbours SPA and the Solent and Southampton Water SPA.

- 3.2 To mitigate the recreational impact of new housing on the Solent SPAs, and to meet the statutory requirements of the Habitat Regulations, the *Solent Recreation Mitigation Partnership* (SRMP)¹ has operated under an Interim Strategy since 2014 to enable initial mitigation measures to be put in place so local authorities could continue to grant permission for new housing, whilst a Definitive Strategy and full mitigation package was developed. The interim mitigation framework gave applicants the option to pay a contribution towards the delivery of the mitigation package or develop their own bespoke mitigation for their proposal. Mitigation was sought from new residential development within 5.6km of the SPAs.
- 3.3 The interim framework was detailed in Portsmouth City Council's *Solent Special Protection Areas Supplementary Planning Document* (SPD) adopted on 16 April 2014. The SPD provides further detail on the implementation of *Portsmouth Core Strategy* (2012) Policy PCS13: A Greener Portsmouth, which refers to need to take into account any emerging evidence from the SRMP. The SPD also expanded upon the Use Class of dwellings that contributions apply to and the appropriate legal mechanisms for applicants to secure the habitat mitigation package.
- 3.4 A 'Definitive Strategy' for the long term was drafted and consulted upon from 17th June to 17th September 2017.² 49 comments were received from residents, public and private sector bodies. Following a number of revisions for clarity as a result of the consultation responses, the finalised *Solent Recreation Mitigation Strategy* was endorsed by the PUSH Joint Committee on 5th December 2017 with a commitment to implement a three year review cycle.
- 3.5 The Definitive Strategy will provide the necessary mitigation for proposed new housing up to 2034. Some of the money received will be set aside to fund the measures 'in-perpetuity' (calculated on an 80 years basis). The Strategy consists of the following mitigation measures:
- A team of 5-7 rangers operating along the coast advising visitors on how to avoid bird disturbance, as well as liaising with landowners and undertake other events with the public;
 - Initiatives to encourage responsible dog walking;
 - Preparation of codes of conduct for a variety of coastal activities;
 - Small scale site specific projects to better management visitors and provide secure habitats for the birds;
 - Providing alternative new / enhanced strategic greenspaces;
 - Communication, marketing and education initiatives; and
 - Providing new/enhanced greenspace as an alternative for visitors; and
 - A Partnership Manager to co-ordinate and manage the above.

¹ A Partnership of 15 local councils (inc. Portsmouth City Council), Natural England, the Royal Society for the Protection of Birds, Hampshire & Isle of Wight Wildlife Trust and the Chichester Harbour Conservancy. Their initiatives are promoted through 'Bird Aware Solent'.

² Endorsed for consultation by the PUSH Joint Committee on 27 June 2017.

- 3.6 The implementation and monitoring of the above measures will be funded by developer contributions for each net additional dwelling within the retained radius of 5.6km. This will rise from the Interim Strategy flat rate contribution of £181 per dwelling to an average cost per dwelling of £564³, on a new sliding scale according to the number of bedrooms as set out in the table below:

Solent Recreation Mitigation Strategy charges

Dwelling size	Charge per dwelling
1 bedroom	£337
2 bedroom	£487
3 bedroom	£637
4 bedroom	£749
5 bedrooms +	£880

- 3.7 The developer contributions will be collected by the local authorities and transferred to the Partnership which will implement the measures. There will remain an option for developers to put forward alternative mitigation packages (which would need to be agreed with Natural England), but for the vast majority it will be simpler, quicker and less costly to pay the developer contributions.
- 3.8 Council leaders will steer and oversee the Partnership's activities and expenditure. Progress on implementation and financial accounts will be published in an annual report.
- 3.9 It is anticipated that all of the Solent local authorities will have adopted the Strategy by the end of March 2018.

4. Reasons for recommendations

Recommendation A: Approves and agrees the Solent Recreation Mitigation Partnership's Solent Recreation Mitigation Strategy (December 2017) for subsequent implementation from 1 April 2018

- 4.1 It is proposed to approve, and subsequently implement, the *Solent Recreation Mitigation Strategy* in the Portsmouth City Council area from 1 April 2018, in-line with the other local planning authorities in the SRMP. Once adopted by Portsmouth City Council, the new developer contribution rate would apply to all relevant applications within the 5.6km zone determined from 1st April 2018.
- 4.2 The direction and content of the strategy has been publically consulted on, revised accordingly, and endorsed by the PUSH Joint Committee which includes representatives from Portsmouth City Council. Bringing the Strategy into effect on 1st April with the other Solent local authorities would ensure equality in the developer contribution requirements across the sub region.

³ All rates would increase annually on 1st April to take into account of inflation.

- 4.3 Failure to approve and implement the Strategy would significantly impede development in the city.

Recommendation B: Agrees the revocation of the Portsmouth City Council *Solent Special Protection Areas Supplementary Planning Document (SPD) (2014)* from 1 April 2018

- 4.4 A local planning authority may revoke any Supplementary Planning Document⁴.
- 4.5 While the Interim Strategy was brought into force in the Portsmouth City Council area by a related SPD in 2014 in order to help guide residential development in the city, an SPD on the topic is no longer considered necessary for the following main reasons:
- The endorsed Strategy explains all aspects of the mitigation framework for applicants;
 - Amending or adopting a new SPD would involve further public consultation on an approach which has already been approved; there would be little scope or meaningful opportunity to shape the Council's approach;
 - To maintain a uniform approach in the implementation arrangements of the Strategy across the sub region.
 - The choice of appropriate legal mechanisms to secure developer contributions (which the Strategy delegates to each authority) can continue to be detailed on Portsmouth City Council website.
- 4.6 The intention is to update the existing webpage⁵ with information on the endorsed Strategy (including a copy of the document), the new charging schedule and the dates for implementation. There would also be notice on the webpage stating that the Solent Special Protection Areas SPD is no longer in force.

5. Equality impact assessment

- 5.1 A *Preliminary Equalities Impact Assessment* (November 2017) was carried out on the Definitive Strategy by the SRMP; no negative impacts were identified on any of the equalities groups.

6. Legal implications

- 6.1 The Habitats Regulations prevent the council giving permission to developments which individually or in combination are likely to have a significant effect on a Special Protection Area. This would place a severe limitation on development and regeneration in the city unless a mitigation package can be agreed. Adopting the Strategy would help the Council satisfy its obligations with regard to the Portsmouth Plan Core Strategy Policy PSC13: A Greener Portsmouth and the requirements of the Habitat Regulations.

⁴ The Town and Country Planning (Local Planning) (England) Regulations 2012, S.15 (2) (as amended)

⁵ <https://www.portsmouth.gov.uk/ext/development-and-planning/planning/solent-special-protection-areas>

7. Director of Finance's comments

- 7.1 The recommendations within this report to adopt the Solent Recreation Mitigation Partnership's Solent Recreation Mitigation and revoke the existing Portsmouth City Council Solent Special Protection Areas Supplementary Planning Document (SPD) (2014) (Appendix B) does not result in any adverse financial implications for Portsmouth City Council.
- 7.2 The mitigation measures within the Strategy referred in paragraph 3.5 are anticipated to funded from developer contributions. As a member of the Partnership, the City Council contributes by hosting the Solent Recreation and Mitigation Manager and providing the necessary procurement services. The Partnership Project Board have appointed Fareham Borough Council as the administrator of the Partnership's funds, and to provide advice and guidance on all Partnership financial matters.

.....
Signed by:

Appendices:

Appendix A: SRMP (December 2017) *Solent Recreation Mitigation Strategy*

Appendix B: Portsmouth City Council (2014) *Solent Special Protection Areas SPD*

Background list of documents: Section 100D of the Local Government Act 1972

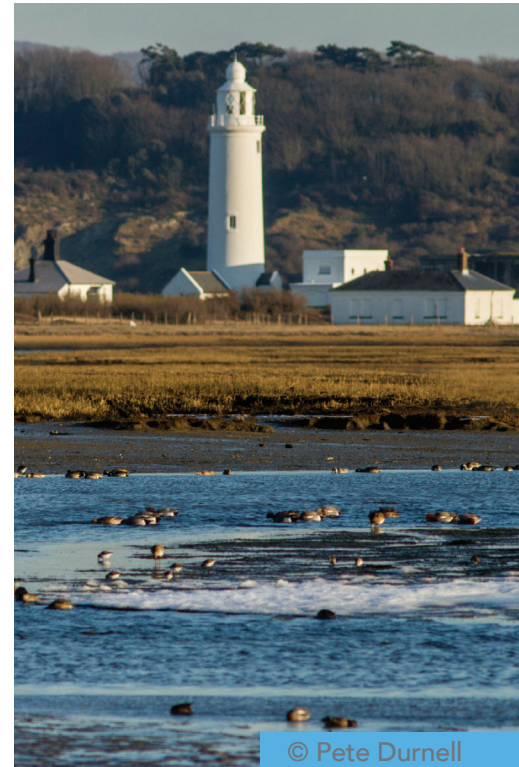
The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
SRMP (Dec 2014) Interim Solent Recreation Mitigation Strategy	http://www.birdaware.org/CHttpHandler.ashx?id=27309&p=0
Solent Recreation Mitigation Partnership, Solent Recreation Mitigation Strategy Consultation Responses Report	http://www.birdaware.org/CHttpHandler.ashx?id=29158&p=0
SRMP (Dec 2017) Item 9 Briefing Note to the PUSH Joint Committee - Solent Recreation Mitigation Partnership Strategy	http://www.push.gov.uk/item_9_srmp.pdf
SRMP (Dec 2017) Briefing Note to the PUSH Joint Committee Item 9 Appendix 1: Principal Issues Raised and Responses Given/Changes made to the Strategy.	http://www.push.gov.uk/item_9_appendix_1.pdf

Minutes of the Partnership for Urban South Hampshire (PUSH) Joint Committee 05 December 2017	http://www.push.gov.uk/171205_final_push_minutes.pdf
---	---

The recommendation(s) set out above were approved/ approved as amended/ deferred/
rejected by on

.....
Signed by:



Solent Recreation Mitigation Strategy

Foreword by Cllr Seán Woodward - Chairman, PUSH



The value of good partnerships cannot be overstated. Clear thinking, practical application and professional commitment really can change the world.

The Partnership for Urban South Hampshire (PUSH) has been proud of its involvement with the Solent Recreation Mitigation Partnership (SRMP) from its very inception. True concern about protecting the coastline of the wider Solent region, backed up by valid research and a pragmatic approach to dealing with developers and the public alike has led to some ground-breaking progress, with the work of the SRMP being regarded nationally as best practice.

The existence of the SRMP means that our coastline can remain evolving and vibrant, benefitting from considered and relevant development whilst also ensuring ecological needs are duly met. With a public-facing brand - Bird Aware – the SRMP has achieved unprecedented success in engaging with the wider public and is developing into a major and positive force for behaviour change.

I am proud to present to you the Solent Recreation Mitigation Strategy – a document that embodies a progressive way of thinking and an opportunity to ensure our landscape is developed to meet the needs of society and our unique ecological assets. I look forward to seeing the many benefits that will arise as a result of this strategy and I invite you all to take steps to become more bird aware when visiting our beautiful coastline.

Contents

Summary	4
1 Introduction.....	5
2 The need for mitigation.....	6
3 Overall approach and benefits	9
4 The mitigation measures	11
5 Resource costs and funding	14
6 Developer contributions.....	17
7 Implementation, governance and reporting.....	20
Appendix A: Calculation of number of new dwellings mitigated	22
Appendix B: Criteria for Suitable Alternative Natural Greenspaces(SANGs).....	23
Appendix C: Resource costs	25
Appendix D: In-perpetuity funding	26
Appendix E: References.....	28

The Solent Recreation Mitigation Partnership was established to formulate, implement and monitor the strategy using developer contributions transferred from the local planning authorities. The Partnership comprises the fifteen Solent local authorities, Natural England, the Royal Society for the Protection of Birds, Hampshire & Isle of Wight Wildlife Trust, and Chichester Harbour Conservancy. The authorities are: Chichester District Council, East Hampshire District Council, Eastleigh Borough Council, Fareham Borough Council, Gosport Borough Council, Hampshire County Council, Havant Borough Council, Isle of Wight Council, New Forest District Council, New Forest National Park Authority, Portsmouth City Council, Southampton City Council, South Downs National Park Authority, Test Valley Borough Council, Winchester City Council.

Further information about the Partnership and its work including answers to frequently-asked questions is available at: www.birdaware.org

Summary

Tens of thousands of coastal birds fly from as far as Arctic Siberia to spend the winter on the Solent. They need to be able to feed and rest undisturbed, if they are to survive the winter and fly back to their summer habitats. Three Special Protection Areas (SPAs) have been designated to safeguard the birds.

Over 60,000 new homes are planned around the Solent up to 2034. Research has shown that these will lead to more people visiting the coast for recreation, potentially causing additional disturbance to these birds.

The strategy set out in this document, aims to prevent bird disturbance from recreational activities. It seeks to do this through a series of management measures which actively encourage all coastal visitors to enjoy their visits in a responsible manner rather than restricting access to the coast or preventing activities that take place there. Prepared by the Solent Recreation Mitigation Partnership of local authorities and conservation bodies, the strategy was published for consultation in July 2017 and changes incorporated as a result.

The Strategy proposes:-

- a team of 5-7 coastal rangers to advise people on how to avoid bird disturbance, liaise with landowners, host school visits, etc;
- communications, marketing and education initiatives and an officer to implement them;
- initiatives to encourage responsible dog walking and an officer to implement them;
- preparation of codes of conduct for a variety of coastal activities;
- site-specific projects to better manage visitors and provide secure habitats for the birds;
- providing new/enhanced greenspaces as an alternative to visiting the coast;
- a partnership manager to coordinate and manage all the above.

Implementation of these measures and monitoring of their effectiveness, will be funded by 'developer contributions' calculated according to the bedroom numbers of the property, equivalent to an average of £564 per dwelling (increased annually to take into account inflation). This applies to new homes built within 5.6 kilometres of the SPAs. (This 5.6 kilometre zone is where the majority of coastal visitors live.) Some developments may require additional mitigation due to their size or proximity to a SPA.

The developer contributions will be collected by the local authorities and transferred to the Partnership which will implement the measures. Some of the money received will be set aside to fund the measures 'in-perpetuity' (calculated on an 80 years basis) after 2034.

Council leaders will steer and oversee the Partnership's activities and expenditure. Progress on implementation and financial accounts will be published in an annual report.

Further information about the Partnership is at: www.birdaware.org

Introduction

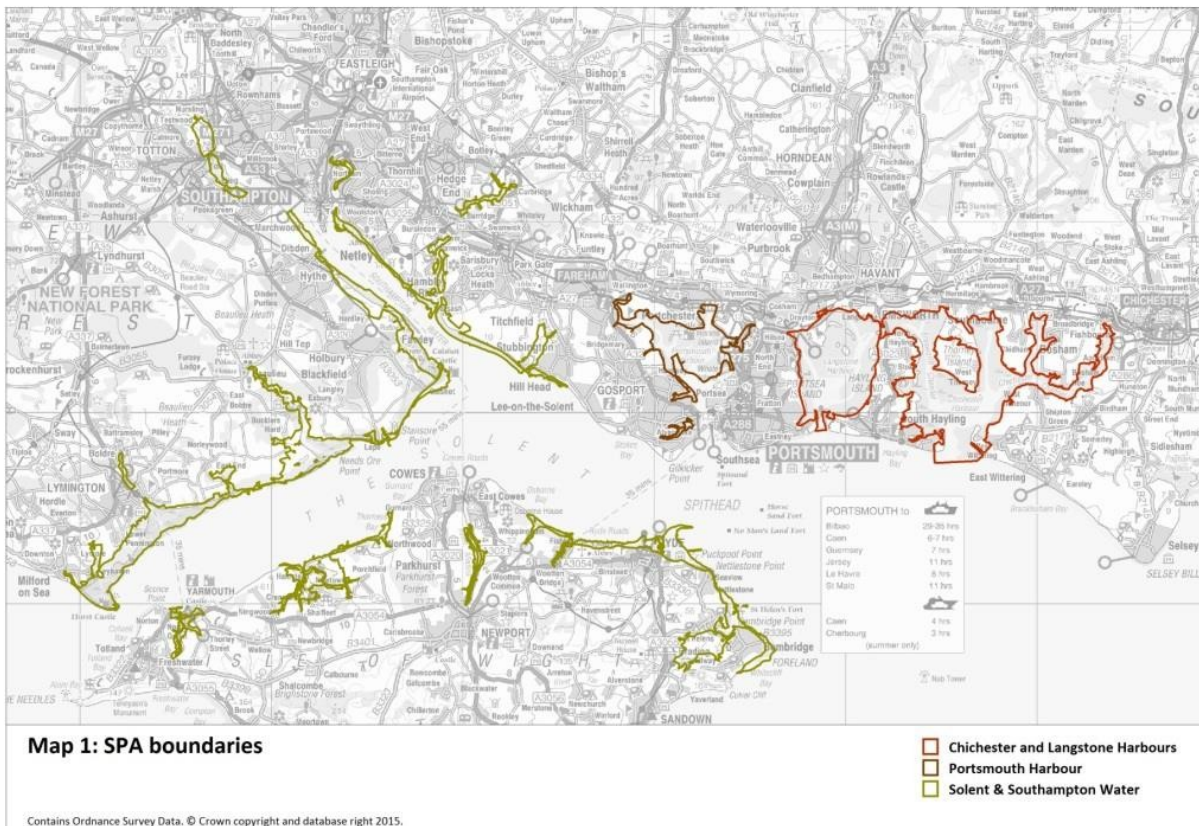
- 1.1. The Solent is internationally important for its wildlife. Each winter, the Solent hosts over 90,000 waders and wildfowl including 10 per cent of the global population of brent geese. These birds come from as far as Siberia to feed and roost before returning to their summer habitats to breed. Three Special Protection Areas (SPAs) were designated by the Government predominantly to protect these over-wintering birds (see map on page 6).
- 1.2. Legislation requires mitigation for any impact which a proposed development, in combination with other plans or project, is likely to have on a SPA. It requires local planning authorities before they grant planning permission for the project, to ensure the necessary mitigation will be provided. In practice this means that that development proposals cannot be consented or proceed unless there are no impacts on the integrity of European sites. If significant effects are predicted to occur, suitable measures for mitigation are required to reduce impacts to acceptable levels.
- 1.3. The Strategy provides a strategic solution to ensure the requirements of the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) are met with regard to the in-combination effects of increased recreational pressure on the Solent SPAs arising from new residential development.
- 1.4. The Conservation of Habitats and Species Regulations 2017 consolidate all the various amendments made to the Conservation of Habitats and Species Regulations 2010 and the [Conservation \(Natural Habitats, &c.\) Regulations 1994](#) in respect of England and Wales. The 1994 Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. Further details are available [here](#).
- 1.5. The Strategy seeks to provide mitigation for the duration of the impact (in-perpetuity) in line with the Habitats Regulations. Throughout this period, regular strategic reviews will take place every 5 years or more frequently if changes in the legislation or evidence necessitate.
- 1.6. A development can have various impacts, but one which is likely to arise from all new housing around the Solent SPAs is the impact of additional recreational visits, and therefore potential bird disturbance to the SPAs. Although the developer has the legal duty to provide the mitigation, the local authorities and conservation groups have devised a strategic approach to the provision of the mitigation for recreational impacts in order to facilitate delivery and ensure a consistent approach.
- 1.7. This document sets out that strategic approach, the mitigation measures to be implemented, and the arrangements for governance, reporting, and monitoring. It provides mitigation for the impact of in-combination recreational visits arising from housing which is planned around the Solent up to 2034. It does not address the impact of existing activities, which is the role of the separate Solent European Marine Sites (SEMS) initiative. It should also be noted that the Strategy does not deal with any other impacts on the SPAs such as loss of habitat, increased noise, effect on water quality etc - which may arise from new housing, or the potential impact of other types of development such as new employment sites. Separate mitigation may be required to address these additional impacts on the SPAs that arise from new development. These will be assessed by the local planning authorities, with advice from Natural England, at the planning application stage.

1.8. The strategy enables a housebuilder to make a monetary 'developer contribution' for the strategic mitigation of recreational pressures that would otherwise occur over a wide area, instead of needing to provide bespoke mitigation themselves. A developer can still provide their own mitigation, if they have the ability to do so, but for the vast majority it will be simpler, quicker and less costly to make a contribution towards the Strategy. This approach provides clarity and certainty for both developers and local authorities. It helps to deliver coordinated and effective mitigation, whilst simultaneously speeding up the development approval process and reducing the costs for all parties. It also provides a means for mitigating the impact of small developments for which it would not be practical to provide bespoke mitigation for.

2 The need for mitigation

- 2.1. The Solent coast, particularly its mudflats, shingle and saltmarshes, provide essential winter feeding and roosting grounds for birds that spend the winter here. The wide range of recreational activities which take place on this coast can result in disturbance to the birds, albeit often unintentional.
- 2.2. Human disturbance of the birds can have several impacts. Birds may be more alert, resulting in a reduction in the amount of food eaten, or they may move away from the disturbance. A bird which moves away forgoes valuable feeding time whilst in the air and also uses energy in flying - a double impact on the bird's energy reserves. If the disturbance is substantial, then food-rich areas may be little used by the birds or avoided altogether, leading to other areas hosting a higher density of birds and intensifying the competition for the available food.
- 2.3. Ultimately, the consequence of human disturbance can be increased bird mortality or a reduction in the amount of energy which the individual bird has available at the end of the winter period to fly back to its breeding grounds. If as a consequence the birds are unable to complete their migratory journey or are not in sufficiently good condition to breed when they arrive, then this would lead to a reduction in the bird population.

The Solent Special Protection Areas



- 2.4. Extensive research was undertaken during 2009-2013 to assess the impact of recreational activity on wintering birds on the Solent coast. This work was known as the Solent Disturbance Mitigation Project and formed part of the Solent European Marine Sites (SEMS) Scheme of Management. The research was coordinated by the Solent Forum, who coordinated it. This work included recording the response of birds to disturbance, face-to-face surveys of visitors at the coast, and a postal survey of households living around the Solent. Computer modelling using that information predicted the number of additional recreational visits which would be generated by planned housebuilding.
- 2.5. By far the most popular activity taking place at the coast is walking, with jogging and cycling also proving popular. The research shows that these account for 91% of all recreational activity¹. The same research also highlighted that dogs off lead were a cause of 47% of all 'major flights' i.e. bird(s) flying more than 50 metres to escape disturbance². This is why understanding the needs of dog walkers and proactively working with them is a priority for the Partnership.
- 2.6. Although other types of recreational use such as surfing, horse riding and rowing only amount to a total of 9% of activities carried out, each occurrence can create substantial disturbance³. Therefore the Partnership has longer term goals to work with each of these groups too.
- 2.7. The research predicted a 13% increase in visitor numbers at the Solent coast as a result of planned new housing, with the change on individual sections varying from 4% to 84%⁴. This highlights that the planned new housing will mean a large increase in coastal visits with a likely impact on the birds unless mitigation measures are put in place.
- 2.8. The research showed that how people behave, and how access is managed at each location determines the extent of disturbance⁵.
- 2.9. On the basis of this research, Natural England - the Government's advisor on the natural environment - issued formal advice to the Solent local planning authorities in March 2013. Their letter⁶ stated: "*This follows the completion of Phase II of the Solent Disturbance and Mitigation Project (SDMP), which reported that there is a Likely Significant Effect associated with the new housing planned around the Solent. Natural England's advice is that the SDMP work represents the best available evidence, and therefore avoidance measures are required in order to ensure a significant effect, in combination, arising from new housing development around the Solent, is avoided.*"
- 2.10. Ecological consultants Footprint Ecology were then commissioned to recommend a package of appropriate mitigation measures. Drawing on an evaluation of measures used elsewhere in the UK and the expert opinion of leading academics and practitioners, they recommended⁷:-
- A delivery officer
 - A team of wardens/rangers
 - A coastal dog walkers project
 - A review of parking
 - A review of watersport zones/watersport access
 - Codes of conduct pack
 - Series of site specific projects
 - Watersport permits & enforcement
 - Suitable Alternative Natural Greenspaces/additional green Infrastructure/alternative roost sites.

- 2.11. Of these, the main recommendation (in terms of resource allocation) would be the team of wardens/rangers. Footprint Ecology recommended that around 5-7 rangers would form a core team, supplemented with casual staff if necessary⁸. The main ranger presence would be required from September through to the end of March, they advised, but that summer tasks - such as delivering projects, liaison with local landowners and stakeholders - might make it appropriate for some staff to be employed all year.
- 2.12. Suitable Alternative Natural Greenspaces (SANGs) are a key mitigation measure at some other Special Protection Areas, but Footprint Ecology recommended caution in using them for the Solent SPAs⁹. In large part this was because a survey showed that many people visit the Solent coast for the sea views and the feeling of 'being beside the sea': 34% of those surveyed stated that nothing could be done to make an alternative site more attractive to them¹⁰. A subsequent study¹¹ concluded that SANGs may have a role to play in providing mitigation if they are closely linked to management at the coast, are targeted in the right locations, and are accompanied by active promotion of their existence.
- 2.13. The evidence¹² showed that mitigation should be required from all dwellings built within 5.6 kilometres of the boundaries of the SPAs. This is the zone from which 75% of coastal visitors live. The zone boundary is defined by using straight line distances from the SPA boundary. This approach is the same as that adopted for Thames Basin Heaths and Dorset Heathlands SPAs.
- 2.14. Two research studies were commissioned to help identify which measures would be the most effective in encouraging responsible dog walking. The first was market research with dog walkers¹³ involving interviews at the coast and an on-line survey.
- 2.15. The second study¹⁴ reviewed measures which have been successfully used elsewhere in the UK and would be relevant to the circumstances of the Solent. It recommended the use of a website, social media and other initiatives to raise dog walkers' awareness of bird disturbance and to promote alternative inland greenspaces. The study emphasised that these initiatives would require adequate resourcing and this has been taken into account with the staffing numbers to carry out this Strategy. They allow for a full time dedicated resource to work with dog walkers and dog interest groups to achieve a way forward that fully considers their needs.

NB: References for the documents mentioned above are in Appendix E.

3 Overall approach and benefits

- 3.1. The aim of this strategy is to prevent any net increase in bird disturbance as a result of additional recreational pressures arising from the approximately 64,000 new dwellings which are planned around the Solent SPAs up to 2034 (see Appendix A for the derivation of this figure). This will be achieved by:-
- raising awareness and encouraging behavioural change of coastal visitors;
 - implementing projects to better manage visitors and provide secure habitats for the birds;
 - providing and promoting new/enhanced greenspaces in less sensitive areas as an alternative to visiting the coast.
- 3.2. This overall approach of better managing visitors at the coast, rather than attempting to restrict access through bylaws, permits, etc, reflects the research (paragraph 2.4 above) which found that the level of disturbance is determined more by peoples' behaviour than purely by the number of visitors.
- 3.3. Public access to the coast provides benefits including health, education, inspiration, spiritual and general well-being. Visitor access is also important in the management of the sites for nature conservation, because people are more likely to want to be involved with and protect local sites if they have close links with them. So by maintaining public access but with measures to ensure that recreational activity and nature conservation interests are not in conflict, the coast can be managed for the benefit of both wildlife and the public.
- 3.4. Based on the findings on the level of disturbance caused by various recreational activities (paragraphs 2.5 and 2.6 above), this strategy places a particular focus on walkers, cyclists, and dog walkers, but with proportionate mitigation measures for other recreational activities. So the package of mitigation measures comprises:-
- A team of rangers
 - Communications, marketing and education initiatives
 - Initiatives to facilitate and encourage responsible dog walking
 - Codes of conduct
 - Site-specific visitor management and bird refuge projects
 - New/enhanced strategic greenspaces
 - A delivery officer (called 'Partnership Manager' from here on)
 - Monitoring to help adjust the mitigation measures as necessary.
- 3.5. These measures are described in more detail in the next section. The package echoes the recommendations of consultants Footprint Ecology (paragraph 2.10 above) except for their proposal for watersport permits and enforcement. The latter would be contrary to the Partnership's overall approach which is aimed at managing rather than preventing activity at the coast. The consultants' recommendations for a review of watersports zones and parking may be considered again if monitoring of the Strategy's effectiveness suggests additional steps are required and these actions are judged likely to assist with providing further mitigation.
- 3.6. Implementation of these measures will help avoid disturbance to the birds which fly thousands of miles to spend the winter here. There will be benefits for people too, with a wider range of greenspaces and better facilities at many of them. It will be a win-win outcome: an enhanced range of quality recreational opportunities **and** safeguarding of the birds which are such an important feature of our shores.

4 The mitigation measures

4.1. This section sets out the mitigation measures required. How they will be resourced is dealt with in section 5.

Rangers

4.2. The rangers are the key mitigation measure. A small interim team was established in late 2015. They have begun to establish themselves and their presence has generally been well received. However, a larger team is needed in order to a satisfactory minimum Ranger presence along the 250 kilometer Solent coastline and build the necessary profile amongst people who regularly visit the coast, local communities, land owners and partner organisations.

4.3. During the winter period (1 October - 31 March), a team of seven rangers will focus their time on engaging with visitors at the coast, explaining the vulnerability of the birds, and advising people how they can avoid bird disturbance.

4.4. Five of the seven will be employed all-year. During the summer period (1 April - 30 September), the five will undertake tasks for which there is insufficient time during the winter period or which are best done during better weather. Those tasks will include meeting with landowners and stakeholders, installing/maintaining signs and interpretation panels, assisting with dog walking initiatives, staffing a stand at outdoor shows/events; hosting school visits, and preparing codes of conduct in consultation with local clubs (see paragraph 4.9 below). Once the enlarged ranger team is in place, they will prepare the Access Management Assessments described in paragraph 4.18 below.

4.5. The Ranger programme seeks to bring positive changes in behavior through promoting a better understanding and appreciation of the Solent's birds and the threats they face. If the monitoring or new research suggests that this approach is not working or needs to be adjusted, the Ranger programme will be adapted to improve its effectiveness.

Communications, marketing and education initiatives

4.6. The overall approach of this strategy is to secure behavioural change through awareness raising. Communications, marketing and education are central to that mission. The 'Bird Aware Solent' brand name, a presence on Twitter and Facebook, and a high quality website provide sound foundations for further communications and education initiatives. Those further initiatives are likely to include further development of the website, regular press releases, longer articles for magazines, educational materials for schools, and a range of leaflets targeted at different coastal visitor groups. A gazebo or a mobile display vehicle would enable key messages to be disseminated at local events/shows events.

Initiatives to encourage responsible dog walking

4.7. Key messages for dog walkers will be part of the general communications, marketing and education initiatives described above, but online and printed materials specifically targeted at dog walkers will also be produced.

4.8. A dedicated member of staff for dog walker engagement will roll out a series of positive measures to actively work with this group and will draw from measures that have been successful in other areas.

Codes of conduct

- 4.9. Codes of conduct will be developed, in conjunction with user groups, as the mitigation measure for activities such as horse-riding and water-based recreation (sailing, rowing, kite surfing etc). This measure is proportionate to the impact of these activities which is small compared to walking, jogging and cycling.
- 4.10. Codes of conduct are particularly effective for club-based activities, but their availability - via smartphone access to the Partnership's website for example - can also be promoted to casual visitors through signs at locations where the activities take place. Preparing the codes in conjunction with local clubs/user groups will ensure that appropriate language is used and will help secure buy-in as a result of the clubs being signatories to the codes.

New/enhanced strategic greenspaces

- 4.11. The research showed that some coastal visitors would be prepared to visit alternative greenspaces for at least some of their recreational trips. That would help moderate the predicted increase in visitors at the coast and thus the potential for bird disturbance. It will be done through a combination of an enhanced portfolio of alternative greenspaces plus increased promotion of them by the rangers and through on-line/printed media.
- 4.12. The creation of two completely new strategic greenspaces and enhancements to other existing greenspaces is already underway^a. In the medium-longer term, there may be a need for additional strategic greenspaces - known as Suitable Alternative Natural Greenspaces (SANGs). These could be created by a developer as part of a very large housing scheme or alternatively will be implemented through the Solent Recreation Mitigation Partnership. (NB: funding for these will not be from developer contributions – see paragraph 5.12 below.) Whether delivered by developers or the Partnership, new SANGs should be sited and be laid out in accordance with the guidelines in Appendix B.

Site-specific visitor management and bird refuge projects

- 4.13. These projects could include small scale minor works which are designed to help manage the impact of recreational visits on the coast: signs and interpretation boards, provision of a low wall/fence/planting to discourage coastal users from accessing particularly sensitive spots, screening to reduce visual and noise disturbance to birds (but low enough to enable people to still see the birds and the sea), bird roosts to make them more secure, improving an inland footpath to encourage walkers to skirt around a vulnerable site. Such measures may reduce the need for the rangers to visit the stretches of coast so frequently where they have been implemented.
- 4.14. Any party wishing to suggest a project within an identified site should make the local authority within which it is sited aware of the project and ask that they assess it and consider putting it forward for potential funding.
- 4.15. The projects put forward by local authorities are then assessed on their proposal in relation to the mitigation objectives of the Strategy and the evidence base that supports their ability to alleviate pressure on sensitive parts of the coast. Assessment factors relate

^a At Alver Valley Country Park; Manor Farm Country Park; Horsea Island Country Park; Shoreburs Greenways.

to the project scale, deliverability, effectiveness, monitoring and cost. Projects are assessed by a team that includes representatives from Natural England, the RSPB, Hampshire and Isle of Wight Wildlife Trust, the New Forest National Parks Authority and the Partnership Manager.

- 4.16. Once assessed, the projects are then prioritised based on their overall score for the factors listed above and where possible funding will be recommended for those with the highest scores, in the annual budget report to PUSH.
- 4.17. The Partnership has evaluated an initial tranche of potential projects for implementation. These projects were identified by Partnership members as having the potential to contribute to the mitigation aims of the Strategy. This work will be refreshed/reviewed closer to the funding being available (anticipated to be 2020) and repeated annually thereafter. Once funding is available, the site specific projects and their scores will be published annually on the Bird Aware website.
- 4.18. Further projects will emerge from a detailed assessment of each section of coast, of the recreational uses, bird numbers, and what might be done to resolve any current and future potential bird disturbance. This work will form an Access Management Assessment. The first of those Access Management Assessments will be undertaken during 2017/18: the rest will follow once the enlarged ranger team is in place.
- 4.19. The Access Management Assessments will seek to review the activities of all coastal users and make recommendations about how their needs can be accommodated without causing recreational pressures and disturbance on the overwintering birds. These will include the identification of site specific projects (such a screening and creating all weather surfaces, re-routing of small stretches of footpath) as well as further establishing links with stakeholders.

Monitoring

- 4.20. Monitoring will help confirm that mitigation measures are working as anticipated, and whether refinements or adjustments are necessary. Monitoring is therefore integral to the mitigation 'package'. In the longer term, it will establish whether the mitigation strategy is being effective. The monitoring is explained further on the Partnership's website at <http://www.birdaware.org/article/28103/Monitoring>

5 Resource costs and funding

5.1. Implementation of the mitigation measures set out in the preceding section will require resources - a mix of staff and funds for projects, communications, monitoring etc.

Rangers

5.2. The cost of the ranger team (five all-year and two winter-only rangers - see section 4) is based on the rangers who are currently employed on the Partnership's behalf. It also includes the higher salary which will be paid to the lead ranger who will manage the team and reflects the cost of vehicles. Further details are in Appendix C.

Other staff and operating budget

5.3. The volume of communications, marketing and education initiatives and the specialist skills required justify a dedicated part-time communications post.

5.4. Drawing on the experience of the other established projects (see paragraph 2.13 and 2.14 above), a dedicated full-time officer will liaise with dog walkers to devise initiatives to encourage responsible dog walking.

5.5. A dedicated Partnership Manager post is crucial to successful delivery of this mitigation strategy. The post will coordinate implementation of the mitigation measures, procure and manage the required staff and other resources, and provide the necessary reporting.

5.6. An operating budget will fund the procuring of graphic design skills, IT staff time to maintain/expand the website, leaflet printing etc. and any consultancy support which may be needed from time to time. A small contingency is provided for the possibility of some unforeseen essential but incidental expenditure.

Site-specific visitor management projects

5.7. The site-specific visitor management projects will be implemented through a rolling five-year programme with a budget of £400,000 per year. The completed projects will need routine maintenance: a 5% per annum figure for ongoing maintenance is included in the £420,000 figure in the table below.

5.8. It should be noted that a number of local planning authorities in the zone of influence of the New Forest Special Protection Area (SPA) / Special Area of Conservation (SAC) have adopted habitat mitigation strategies in place; and are liaising to explore opportunities to develop a co-ordinated strategic approach in the future to ensure significant adverse effects on these New Forest designated sites are avoided. In the vicinity of the New Forest, Bird Aware site-specific projects will provide mitigation for the Solent designated sites, but some may be able to also give some additional benefit to the New Forest SPA/SAC.

In-perpetuity

5.9. This strategy mitigates the recreational impact of new housing up to 2034, but the mitigation measures need to be in place for the duration of the impact. The Partnership has decided that this 'in-perpetuity' payment should be calculated on an 80 year basis and this has been accepted by Natural England. This is the same time period as that adopted for South East Devon European Site Mitigation Strategy for example.

- 5.10. So this strategy includes a mechanism for funding the mitigation measures after 2034 when the developer contributions from those planned new homes will come to an end. That mechanism is described in more detail in Appendix D, but in summary, a proportion of the money received each year from developer contributions will be transferred into an investment fund. That 'in-perpetuity fund' will grow each year through those annual cash transfers and the interest earned. By 2034, the fund will be sufficiently large to fund the mitigation measures in-perpetuity.
- 5.11. Some of the mitigation measures will not continue after 2034 or will be resourced at a reduced level. The programme of site specific visitor management projects will end, the dog walking initiatives post and the communications & education post will be combined, the operating budget will reduce, monitoring will continue at a reduced scale, and the Partnership Manager post will cease. The work of the latter will be much diminished after 2034; the local authorities have agreed to take on the remaining tasks in-perpetuity.

Funding

- 5.12. The current strategic greenspace projects (paragraph 4.12 above) are funded through the Solent Local Growth Deal with complementary local funding from the local authority which is implementing it. Funding for the further strategic greenspaces will be sought from future local growth deals or other similar sources, unless the greenspace is provided as part of a large housing scheme in which case the developer will fund it. PUSH has produced a Green Infrastructure Strategy which may be able to help secure funding for further greenspace enhancements.
- 5.13. The other resource costs need to be funded from developer contributions. Those costs are summarised in the table below and are set out in greater detail in Appendices C and D.

Summary of annual costs up to the year 2034

	£thousands per annum
Rangers	272
Other staff	93
Operating budget and monitoring	90
Site specific visitor management projects	420
Contingency	10
In-perpetuity funding	1111
Total annual cost	1996

All figures are at 2016 prices because the developer contribution is index linked and will automatically rise with inflation.

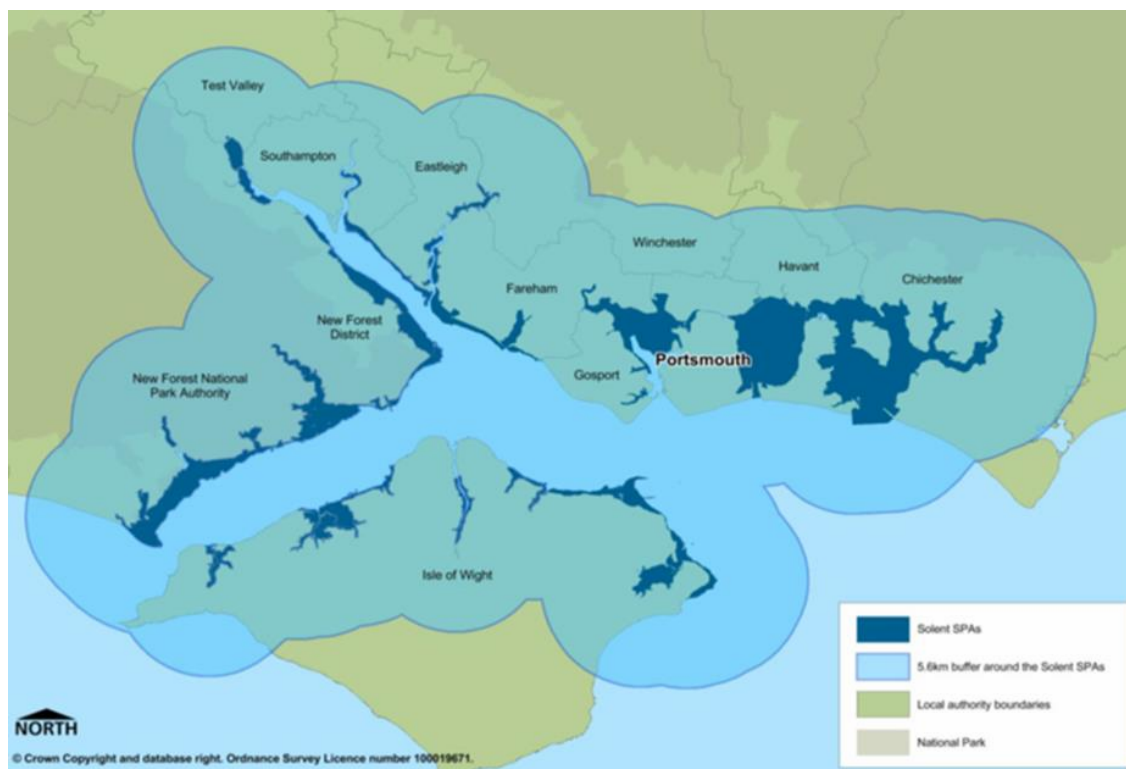
- 5.14. This total cost when divided amongst the number of new dwellings to be mitigated each year (estimated as 3,538 - see Appendix A), means that an average developer contribution of £564 per dwelling is required (These figures will be increased on 1 April each year in line with the Retail Price Index (RPI) rounded to the nearest whole pound.)
- 5.15. Although that figure is the best estimate of the number of planned new homes, the number actually constructed could be different to the estimate. However, the package of mitigation measures in this strategy is 'scalable', which means that the amount of mitigation can be increased or decreased in line with actual housebuilding.

6 Developer contributions

- 6.1. As explained in the previous section, the baseline developer contribution is the equivalent of £564 per dwelling (though in practice this will be charged on a sliding scale based upon bedroom numbers per dwelling). These figures will be increased on 1 April each year in line with the Retail Price Index (RPI) rounded to the nearest whole pound.
- 6.2. Immediately following the adoption of the Strategy by a given local authority, the new developer contribution rate will apply to all relevant applications within the 5.6km zone, determined after that date within the authority's area. It is anticipated that all Solent local authorities will have adopted the Strategy by the end of March 2018.
- 6.3. That developer contribution will be required for every net additional dwelling within 5.6 kilometres of the boundaries of the Solent Special Protection Areas (see map below) unless the developer can demonstrate to the satisfaction of the local planning authority and Natural England that it will provide alternative 'bespoke mitigation' which will fully mitigate the recreational impact of the development.
- 6.4. In this context, 'dwelling' includes net new dwellings created through the sub-division of existing dwellings, second homes, dwellings to be used as holiday accommodation, self-contained student accommodation, and new dwellings created as a result of approval granted under the General Permitted Development Order e.g. change of use from office to residential (including houses and flats). It includes permanent accommodation for gypsies and travellers; temporary/transit pitches will be assessed on a case-by-case basis by the local planning authority in consultation with Natural England.
- 6.5. In the case of self-contained student accommodation, a case by case approach is taken because it is recognised that due to the characteristics of this kind of residential development, specifically the absence of car parking and the inability of those living in purpose built student accommodation to have pets, the level of disturbance created, and thus the increase in bird disturbance and associated bird mortality, will be less than dwelling houses (use class C3 of the Use Classes Order^b). The SDMP research showed that 47% of activity which resulted in major flight events was specifically caused by dogs off of a lead. As such, it is considered that level of impact from purpose built student accommodation would be half that of C3 housing and thus the scale of the mitigation package should also be half that of traditional housing.
- 6.6. Whilst these units of accommodation are assessed on a case by case basis, not purely on their numbers of bedrooms, a general model for calculation follows: As the average number of study bedrooms in a unit of purpose built student accommodation is five, for the purposes of providing SPA mitigation, every five study bedrooms will be considered a unit of residential accommodation and charged accordingly (i.e. 50% of the rate of the 5 bedroom property charge). However, the final figure will be derived in consultation with Natural England and the local planning authority and developers are urged to hold early discussions with them on this matter.

^b https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

The 5.6 kilometre zone around the Solent Special Protection Areas



6.7. Some housing schemes, when accounting for their scale or relationship with the SPAs, may need to provide bespoke mitigation measures in addition to making the financial contribution in order to ensure effective avoidance/mitigation of impacts on the SPA. A very large scheme could have a disproportionate impact on particular sections of coast compared to the dispersed impact of smaller schemes providing the same overall number of new homes. Similarly, mitigation in addition to the standard developer contribution may be needed for new dwellings which are close to the SPAs because the occupants are much more likely to visit the coast with the potential for a greater impact.

6.8. Other influencing factors that might be considered in the need for additional mitigation could include (but are not be limited to), existing access to inter-tidal areas, type of frontage - beach, sea wall, adjacent habitats - deep mud or shingle/sand, the height of the site in relation to the inter-tidal level and proposed design of the new scheme. Therefore even very modest housing schemes could have a greater impact, whilst some larger schemes may have less of an impact due to their specific location. The assessment as to whether a particular scheme will require additional mitigation is complex and will depend on a range of factors so it is not possible to say, as part of Strategy, when development will need to provide further measures. The local planning authority, with advice from Natural England, will consider the mitigation requirements for such housing proposals on a case-by-case basis. Developers are encouraged to hold early discussions with Natural England and the local planning authority on the mitigation which will be needed for such schemes.

6.9. The need for mitigation for the recreational impact of other types of residential accommodation will be assessed on a case-by-case basis by the local planning authority. The key 'test' is based around the likelihood of the proposed development generating additional recreational visits to the SPA(s). For example, in respect of residential

accommodation designed specifically for elderly people, a developer contribution (or bespoke mitigation) will be required for apartments for the active elderly, but not for secure accommodation such as a residential nursing home for people who are unable to independently leave that accommodation and which does not provide residents parking or allow pets (this would also apply to people living with conditions that limit their mobility). However, mitigation may be required for any staff living on-site. Retirement properties designed for independent living with parking provision and which allow pets will be treated the same as C3 residential properties.

- 6.10. New hotels and other holiday/tourist accommodation - defined as both wholly new establishments and extensions of existing ones - is a residential-related use with the potential to generate additional recreational visits to the SPA(s). The need for mitigation for new hotel accommodation will be assessed on a case-by-case basis by the local planning authority in relation to the 'tests' set out in the paragraph above. Mitigation is unlikely to be required for new hotel accommodation in a city centre for example, if the guests will predominantly be business people or those visiting the built heritage rather than the coast. On the other hand, mitigation is more likely to be required for new hotel accommodation close to a SPA where guests will probably spend some time walking or pursuing other recreational activities at the coast.
- 6.11. Where mitigation is deemed to be necessary for new hotel and other holiday/tourist accommodation, the mitigation may take the form of a developer contribution calculated on the basis of the number of new bedrooms and the monetary contributions (or a proportion thereof) in paragraph 6.1 above. Such contributions will be pooled and spent on mitigation measures in the same way as developer contributions from new dwellings.
- 6.12. This scope of this strategy is mitigating the recreational impact of new residential-related accommodation on the Solent Special Protection Area(s). Separate mitigation may be required for other impacts which may arise from new housing, e.g. impacts on water quality, noise disturbance, high buildings obstructing bird flight lines, loss or damage to supporting habitats. Those will be assessed by the local planning authorities, with advice from Natural England, at the planning application stage to identify whether, and if so what, mitigation is required. However, developers are encouraged to hold early discussions with Natural England and the Local Planning Authority

A sliding scale of developer contributions?

- 6.13. Currently, the same developer contribution is paid irrespective of property size - a 'flat rate' contribution. However, larger properties can accommodate more people, with the potential for a larger number of visitors to the coast, creating a higher level of impact so a sliding scale of contributions has been developed to reflect this. There are practical difficulties with trying to vary it by floorspace or sale price, but for some SPA mitigation strategies elsewhere in the UK, it has been determined fairest that the developer contribution varies according to the number of bedrooms in the new property.
- 6.14. So instead of a £564 flat rate, the Partnership will use a sliding scale of contributions. This will be:-
- £337 for 1 bedroom dwelling
 - £487 for 2 bedroom dwelling
 - £637 for 3 bedroom dwelling
 - £749 for 4 bedroom dwelling
 - £880 for 5 bedrooms or more

6.15. The figures above are based on an estimate of the mix of housing that will be proposed and the need to secure a total income level that is equivalent to that which would be raised through charging a flat fee. The methodology used to calculate the figures is based on that developed by LPA's within the Thames Basin Heaths mitigation scheme. It accounts for the existing occupancy of properties and the projected mix going forward based on a sample of authorities within this area. These will be reviewed every two years throughout the duration of the Strategy.

7 Implementation, governance and reporting

Implementation

- 7.1. The developer contributions are paid to local planning authorities. Each authority decides which legal mechanisms to use to secure the developer contributions from schemes in its area and the potential for phased / staged payments in relation to specific proposals.
- 7.2. The authorities pool the developer contributions received and implement the mitigation measures through the Solent Recreation Mitigation Partnership. The contributions received by the authorities are transferred quarterly to the Partnership.
- 7.3. The Partnership sets a budget for each year, including the amount to be transferred that year into the in-perpetuity fund (see paragraph 5.13). Some money will be held in reserve at all times to cushion against variations in the amount of developer contributions received each quarter: such variations are inevitable due to market-driven fluctuations in the number of sites/development phases on which construction begins. The value of the contributions received by the Partnership each year and details of all expenditure, are set out in an annual statement of accounts.
- 7.4. The higher developer contribution will mean increased funding for mitigation. However, many developer contributions are only paid on the commencement of development, so there is a time delay between a planning permission being granted and the money being paid to the authority. For some schemes this can be a matter of weeks; for others it can be several years. So that time delay will mean that the amount of money received by the Partnership will increase only gradually over the next 2-3 years. This will constrain the implementation of mitigation measures in the short term: so, for example, it will probably not be possible to have the full ranger team in place until 2019 or 2020.

Governance

- 7.5. The Partnership's management structure comprises a small Project Board of senior officers and a Steering Group which includes an officer from each of the nineteen partner organisations. The Project Board sets the Partnership's overall direction and budget. Working within those, the Steering Group manages the operational tasks. The Partnership Manager has delegated responsibility for managing day-to-day activities.
- 7.6. Further details of the composition and roles of the Project Board and Steering Group are in the Partnership's Terms of Reference, which can be seen at: <http://www.birdaware.org/CHttpHandler.ashx?id=27311&p=0>
- 7.7. The governance, political steer and oversight of the Solent Recreation Mitigation Partnership (SRMP) is provided by the Partnership for Urban South Hampshire (PUSH) with the involvement of representatives of the three local planning authorities which are not members of PUSH - Chichester District Council, New Forest National Park Authority, and South Downs National Park Authority. This is done through reports to the PUSH Joint Committee, which comprises the Leader of each PUSH authority supported by their Chief Executive. A representative from each of the three non-PUSH authorities is invited to participate in the Joint Committee meeting whenever there is discussion of a SRMP-related matter.

Reporting

- 7.8. Normally, the SRMP presents two reports each year to the PUSH Joint Committee: one to seek approval for the proposed SRMP budget and Project Board membership for the ensuing year, and the other to seek approval of the SRMP's Annual Report. Those reports to the PUSH Joint Committee can be seen at: http://www.push.gov.uk/work/latest_joint-committee.htm
- 7.9. The Annual Report records the progress made in implementing the mitigation measures and summarises the conclusions of completed monitoring. It also contains the statement of accounts for the preceding year and the budget for the coming year. It is published immediately after approval by the PUSH Joint Committee.
- 7.10. Partnership reports on research and monitoring are published as soon as they have been completed.
- 7.11. All those reports, this strategy, and a range of other documents/information can be seen on the SRMP's website at: www.birdaware.org

Review

- 7.12. The Strategy seeks to provide mitigation for development planned until 2034. In order to keep the Strategy relevant throughout this period, regular strategic reviews will take place every 5 years from implementation (or more frequently if changes in legislation or evidence necessitate). This will allow for lessons learnt, new best practices and variations over time to be incorporated into the Strategy, making it more relevant for longer. Following each review, an update report will be made available on the website.

Appendix A: Calculation of number of new dwellings mitigated

- A1. This strategy has been prepared to mitigate the 63,684 new dwellings which are planned between 2016 and 2034 - an average of 3,538 per annum. This estimate is derived from the PUSH Spatial Position Statement which looks to 2034^c and an assumed continuation to 2034 of the currently planned building rate in the three non-PUSH authority areas.
- A2. The PUSH Spatial Position Statement envisages an average of 4,537 new dwellings each year in the whole PUSH area. It is estimated that around 3,195 of these could be located within 5.6km of the Special Protection Areas. This estimate is based on information provided by the local planning authorities for a sub-regional transport model which uses localised zones and thus provides a reasonably good basis for calculating development within 5.6km. Working from these figures has provided the best available estimate.
- A3. In the three non-PUSH authority areas - Chichester District, New Forest National Park, South Downs National Park - the currently planned building rate is a combined 343 dwellings per annum. The adopted Local Plans for those three areas only look ahead to varying dates between 2026 and 2031, so for the purpose of this strategy it is assumed that the currently planned rate of 343 dwellings per annum will continue to 2034.
- A4. Therefore, the figure for the whole Partnership area is 3,538 per annum - a total of 63,684 between 2016 and 2034.

^c View at: www.push.gov.uk/work/planning-and-infrastructure/push_spatial_position_statement_to_2034-2.htm

Appendix B: Criteria for Suitable Alternative Natural Greenspaces (SANGs)

The following guidelines have been created to reflect responses to Solent specific research and may further evolve over time as more research is undertaken.

These guidelines are focused towards strategic SANGs, rather than bespoke mitigation packages for individual developments and include locational criteria for siting wholly new sites, and criteria for their design and facilities. The latter criteria are also relevant to projects to enhance existing strategic sites: they set out the priorities for new facilities to be provided, and the improvements to be made to the layout and design. The guidelines take account of the research findings¹³ on the features/facilities which would make an alternative site attractive to people seeking places for recreation. Monitoring is being undertaken at the strategic SANGs which will further inform future SANG design.

Locational criteria

Essential

- a wholly new site or an enhancement of existing public open space if the site is currently underused and has substantial capacity to accommodate additional recreational activity or could be expanded, taking into account the availability of land and its potential for improvement;
- be in a location where it will divert visitors especially dog walkers away from sections of SPA coast which are sensitive to additional human disturbance and where a significant increase in visitors is predicted;
- be located where it will attract visitors who would otherwise have gone to those sections of coast ^d;
- be large enough to include a variety of paths which enable at least one circular walk of at least 5 km (approx. a 60 min walk);
- be in a location where a SANG would be acceptable in terms of planning policy and traffic generation, and would not have an unacceptable impact on biodiversity e.g. a nature conservation site protected under a local or national designation;
- be sufficiently large to be perceived as a cohesive semi-natural space, offering tranquility, with little intrusion of artificial structures (except in the immediate vicinity of car parks) and with no unpleasant intrusions of other kinds e.g. wastewater treatment odours;

Desirable

- has views of the sea which are not too distant or includes a sizeable water feature;
- has a varied topography with some gentle slopes, a mix of open and wooded areas, and a focal point such as a viewpoint, monument etc.

Criteria for design and facilities

Essential

- includes a variety of paths which enable at least one circular walk of at least 5km (approx. a 60 min walk);

^d Generally, proposals will be within the Partnership area but sites located just outside might be considered.

- includes adequate car parking for visitors with that car parking being well located in relation to the road network;
- be clearly signed at access points and at key junctions on the surrounding road network, with an information panel at each access point which explains the layout of the SANG and the routes available to visitors.
- access points for visitors arriving on foot must be well located in relation to nearby residential areas;
- designed so that the SANG is perceived by users as a cohesive semi-natural space which is safe and easily navigable;
- paths must be clearly discernible, well signposted/waymarked, and have firm, level, well drained surfaces (albeit unsealed to avoid any 'urban feel') in order to be useable throughout the winter;
- movement within the SANG must be largely unrestricted, with plenty of space away from road traffic;
- Dogs are welcome and the majority of the sites is suitable for safe off-lead dog exercise.
- Dog swimming area.
- Dog waste bins.

Desirable

- car parking would be free of charge in the winter and preferably all year round;
- has multiple access points and with car parking at each rather than in a single location;
- incorporates innovative and attractive dog walking facilities such as dog activity trails, agility courses, enclosed off-lead training/exercise areas, dog washing facilities.

Appendix C: Resource costs

The table below sets out the estimated annual costs of each expenditure item, for the period up to 2034 and during the in-perpetuity period thereafter.

Expenditure item	Up to 2034	After 2034	Notes
All-year rangers	200,000	200,000	5 posts @ £40k pa ^e
Extra salary payment for Lead Ranger	5,000	5,000	
Branded vehicles for all-year rangers	25,000	25,000	£5k pa each (all-year rangers only)
Winter-only rangers	42,000	42,000	2 posts @ £21k pa
Sub-total	272,000	272,000	
Communications & education post and Dog Walking Initiatives Post	63,000	-	Total of 7.5 days per week
Combined communications, education and dog walking initiatives post	-	21,000	2.5 days per week
Partnership Manager	30,000	-	3 days per week
Operating budget	60,000	30,000	
Monitoring	30,000	15,000	
Site specific visitor management projects	400,000	-	
Maintenance of capital projects	20,000	20,000	5% of the £400k projects funding
Contingency	10,000	5,000	
Total expenditure	885,000	363,000	
In-perpetuity funding for expenditure beyond 2034	1,111,000		See Appendix D
Grand total	1,996,000		
Divided by number of new dwellings	3,538		See Appendix A
Developer contribution - £ per dwelling	564		

Notes

All the figures are at 2016 prices: the developer contribution is index linked, so that annual increase will cover inflation-related rises in the above figures.

The winter-only rangers costs provide for their employment for seven months from 1 September, in order to allow one month for training and familiarisation ahead of winter patrols between 1 October and 31 March.

Each all-year ranger will have a small van to transport equipment for displays to local events etc. The seasonal rangers will use their own vehicles to get to sites.

All the staff cost figures include the employer's national insurance and pensions contributions, office accommodation, IT costs, as well as the individual's salary.

The operating budget will cover website development and maintenance, graphic design and printing costs, display/exhibition materials, consultancy support. for all communications/education, dog walking initiatives and generic Partnership activities.

^e This cost does not represent the Rangers salary level as it also includes other employment costs such as uniform, office space, national insurance and pension contributions.

Appendix D: In-perpetuity funding

D1. Paragraphs 5.9 - 5.10 explained the need to fund the key mitigation 'in- perpetuity' - defined in agreement with Natural England as 80 years beyond 2034 i.e. to the year 2114. In summary, a proportion of the money received each year from developer contributions will be transferred into an investment fund. That 'in- perpetuity fund' will grow each year through those annual cash transfers and the interest earned, such that by 2034 it will be sufficiently large to fund the mitigation measures every year thereafter. This Appendix provides more details of methodology and assumptions used in the in-perpetuity funding calculations.

Creating the in-perpetuity fund

D2. The amount of money which needs to be transferred into the in-perpetuity fund each year to 2034 is determined by the annual cost of the mitigation measures during the ensuing in-perpetuity period (£363,000 - see Appendix C) and predicted interest rates during that same period. Capita - a leading expert body which provides financial advice to many of the Solent local authorities - predicts that interest rates will rise from 0.25% in 2018/19 to 2.50% in 2024/25, and thereafter remain at 2.50%.

D3. As explained in paragraph 7.4, the amount of money received by the Partnership will only increase gradually over the next 2-3 years. Taking that into account, the £122,000 which was transferred into the in-perpetuity fund in 2016/17 needs to rise to £1,110,000 in 2020/21 and each year thereafter, in order that the value of the fund in 2034 is sufficiently large to fund the planned expenditure during the ensuing in-perpetuity period.

D4. The table below shows the situation in 2016/17 and 2017/18, and the predicted situation in the final year 2033/34. All the figures are at 2016 prices because the developer contribution is index linked and will rise with inflation. There is only space here to show three years, but full calculation for all 18 years is in an Excel spreadsheet which can be seen at: www.birdaware.org/faqs

		2016/17	2017/18							2033/34
a	Fund value at year start	£0	£122,000							£18,790,302
b	Interest rate	0.25%	0.25%							2.50%
c	Interest generated	£0	£305							£469,758
d	Money transferred in	£122,000	£267,000							£1,111,000
e	Fund value at year end	£122,000	£389,305							£20,370,060

row (a) = (e) of previous year row

(b) = forecast interest rate row (c) =

row (a) x row (b)

row (d) = amount transferred into the fund in that year rom

(e) = (a)+(c)+(d)

Funding the mitigation measures during the in-perpetuity period

D5. At the start of the in-perpetuity period in 2034/35, the fund is predicted to have a capital value of around £20million. Spending on mitigation measures during the 80 year in-perpetuity period will be funded partly by drawing on that capital and partly from the interest earned on the remaining balance. So at the end of the in-perpetuity period in 2113/14, the capital will have reduced to around zero.

D6. This calculation incorporates an assumed inflation rate of 2% per annum during the in-perpetuity period. (That 2% rate is based on the latest OECD forecast which looks to 2060.) Factoring in that 2% assumption over an 80 year period has a big impact on the calculations. The planned spending during the in-perpetuity period is £363,000 at 2034 prices. Increasing that figure by 2% per annum means it becomes £1.74million by 2113/14.

E7. The table below shows the first and last years of the 2034-2114 in-perpetuity period. The full calculation for all 80 years is in an Excel spreadsheet which can be seen at: www.birdaware.org/strategy

		2034/5						2113/4
a	Fund value at year start	£20,370,060						£1,888,146
b	Spent during year	£363,000						£1,735,083
c	Amount left in fund	£20,007,060						£153,064
d	Interest earned	£500,176						£4,592
e	Fund value at year end	£20,507,236						£157,656

row (a) = (e) of previous year

row (b) is the cost of the in-perpetuity mitigation measures, increased by 2% each year to allow for inflation

row (c) = (a) - (b)

row (d) = (c) x 2.5%

row (e) = (c) + (d)

Appendix E: References

1. Liley D, Stillman R & Fearnley H (2011) Solent Disturbance & Mitigation Project Phase II Results of bird disturbance fieldwork 2009/10. Paragraph 3.7
2. Ibid. Paragraph 3.15
3. Ibid. Figure 8
4. Liley D & Tyldesley D (2013) Solent Disturbance & Mitigation Project Phase III Towards an Avoidance and Mitigation Strategy. Paragraph 2.9
5. Liley D, Stillman R & Fearnley H (2011) Solent Disturbance & Mitigation Project Phase II Results of bird disturbance fieldwork 2009/10. Paragraph 3.18
6. Natural England (31 May 2013). Letter from to all local authorities
7. Liley D & Tyldesley D (2013) Solent Disturbance & Mitigation Project Phase III Towards an Avoidance and Mitigation Strategy. Paragraphs 5.1 - 5.66
8. Ibid. Paragraph 5.6
9. Liley D & Tyldesley D (2013) Solent Disturbance & Mitigation Project Phase III Towards an Avoidance and Mitigation Strategy. Paragraphs 5.61 - 5.63
10. Fearnley H, Clarke R T & Liley D (2010) Solent Disturbance & Mitigation Project Phase II On-site visitor survey results. Paragraph 2.26
11. Panter C & Liley D (2015) Alver Valley SANG Study
12. Liley D & Tyldesley D (2013) Solent Disturbance & Mitigation Project Phase III Towards an Avoidance and Mitigation Strategy. Paragraphs 7.28 – 7.30
13. Clarke C (2016) Market research relating to initiatives to encourage responsible dog walking
14. Jenkinson S (2016) Mitigation options for influencing the behaviour of walkers with dog in the Solent area
15. Ibid. Paragraph 9.4.2.1

All these documents can be accessed via:

<http://www.birdaware.org/article/28102/Research>

Solent Special Protection Areas

Supplementary Planning Document

www.portsmouth.gov.uk



Solent Special Protection Areas
Supplementary Planning Document

Adopted on 16th April 2014

Contents

Section 1: Introduction	2
Section 2: Current research	4
Section 3: The solution	7
Section 4: Next steps	10
Appendix 1: Purpose built student accommodation example calculations	11

Section 1: Introduction

- 1.1 Portsmouth has an ambitious agenda for growth and development, which is set out in the Portsmouth Plan and the Regeneration Strategy. These plans recognise that the city and the wider Solent area have a wealth of natural habitats and an incredibly scenic coastline which are part of the attractiveness of the area. Large sections of the Solent coastline have been internationally recognised as Special Protection Areas (SPAs).
- 1.2 For the purposes of this guidance, the "Solent SPAs" refers to:
 - Portsmouth Harbour SPA
 - Chichester and Langstone Harbours SPA
 - Solent and Southampton Water SPA
- 1.3 Evidence shows that new development can reduce the quality of the habitat in the Solent SPAs. As a result, in order to meet the requirements of the Habitats Regulations¹, mitigation measures will need to be provided where necessary from development schemes before works can lawfully go ahead. More detail on both the importance of the Solent SPAs and the city council's legal obligations is given below.
- 1.4 This Supplementary Planning Document (SPD) has been prepared to address the identified issues. It will facilitate and guide residential development in the city whilst ensuring that the city council continues to comply with the regulations protecting the SPAs. It ensures that developers can have certainty that the issue can be addressed quickly, simply and at minimal cost.
- 1.5 SPDs expand on or provide further guidance on policies in the Portsmouth Plan. The role of this SPD is to provide advice and detail on the implementation of Policy PCS13 which sets a policy framework to ensure that new development complies with the Habitats Regulations.

The city council's responsibilities

- 1.6 The European Habitats² and Birds Directives³ protect rare species and habitats. Member States are required to classify particular habitats as Special Protection Areas (SPAs) and manage them to a favourable condition. Other 'European Sites' (Special Areas of Conservation (SACs) and Ramsar sites) have also been designated for other habitats and species but the potential impact of development on these sites is not covered by this guidance.
- 1.7 The Directives have been transposed into UK law through the Habitats Regulations. Under these regulations, the city council must assess whether or not a proposed development is likely to have a significant effect on an SPA. This assessment is called a Habitats Regulations Assessment (HRA). It involves an initial 'screening stage' to determine whether the proposal is likely to have a significant effect on a European site. This assessment needs to identify the interest features of the European sites and whether the plan or project would cause harm to them. If necessary, avoidance or mitigation measures could be included to remove the harm which otherwise would have occurred. It is also necessary to look at the

¹ The Conservation of Habitats and Species Regulations 2010 (and subsequent amendments).

² European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.

³ European Council Directive 2009/147/EC on the conservation of wild birds.

proposal in combination with other developments in the local area. A second stage, called the Appropriate Assessment (AA), comprises a detailed assessment to determine whether there will be an adverse effect on the site. Only once the HRA has determined that there will not be an adverse effect can the proposal be authorised.

- 1.8 Due to the precautionary approach⁴ in the regulations, it is necessary to demonstrate, with a reasonable degree of certainty, that the project will not be likely to have an effect on the SPA before it can lawfully be authorised.
- 1.9 The Habitats Regulations also ensure that any planning permission which is deemed to be granted through the mechanisms of the General Permitted Development Order (GPDO)⁵ is compliant with the regulations. If consent is given through the GPDO then under Regulation 75 of the Habitats Regulations, a separate HRA will also need to be done.
- 1.10 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how they should be applied and is a material consideration in planning decisions. The Framework contains a presumption in favour of sustainable development, which informs the framework. However the NPPF also states that this presumption does not apply where development requiring an appropriate assessment is being considered, planned or determined.

The Solent SPAs

- 1.11 A map showing the boundaries of the Solent SPAs is in figure 1 below. These SPAs have been designated mostly for the protection of significant numbers of waders and waterfowl which spend the winter in the Solent.
- 1.12 At their winter peaks, the population of Brent geese in Chichester and Langstone Harbours SPA represents 13% of the national population and 6.5% of the global population of this species. The three SPAs together have been estimated to support between 10% and 13% of the global population of Brent geese and about a third of the UK population.
- 1.13 The Solent also supports in excess of 90,000 waders. Many of these will travel thousands of kilometres to over-winter at the Solent. The intertidal habitat which the Solent provides, particularly the mudflats, shingle and saltmarsh provide ideal feeding and roosting grounds for these species which are specially adapted to feeding in such habitat.

⁴ The precautionary principal: if an action or policy has a suspected risk of causing harm to the public or to the environment in the absence of scientific consensus that the action or policy is harmful, the burden of proving it is not harmful falls on those seeking to take the action or adopt the policy.

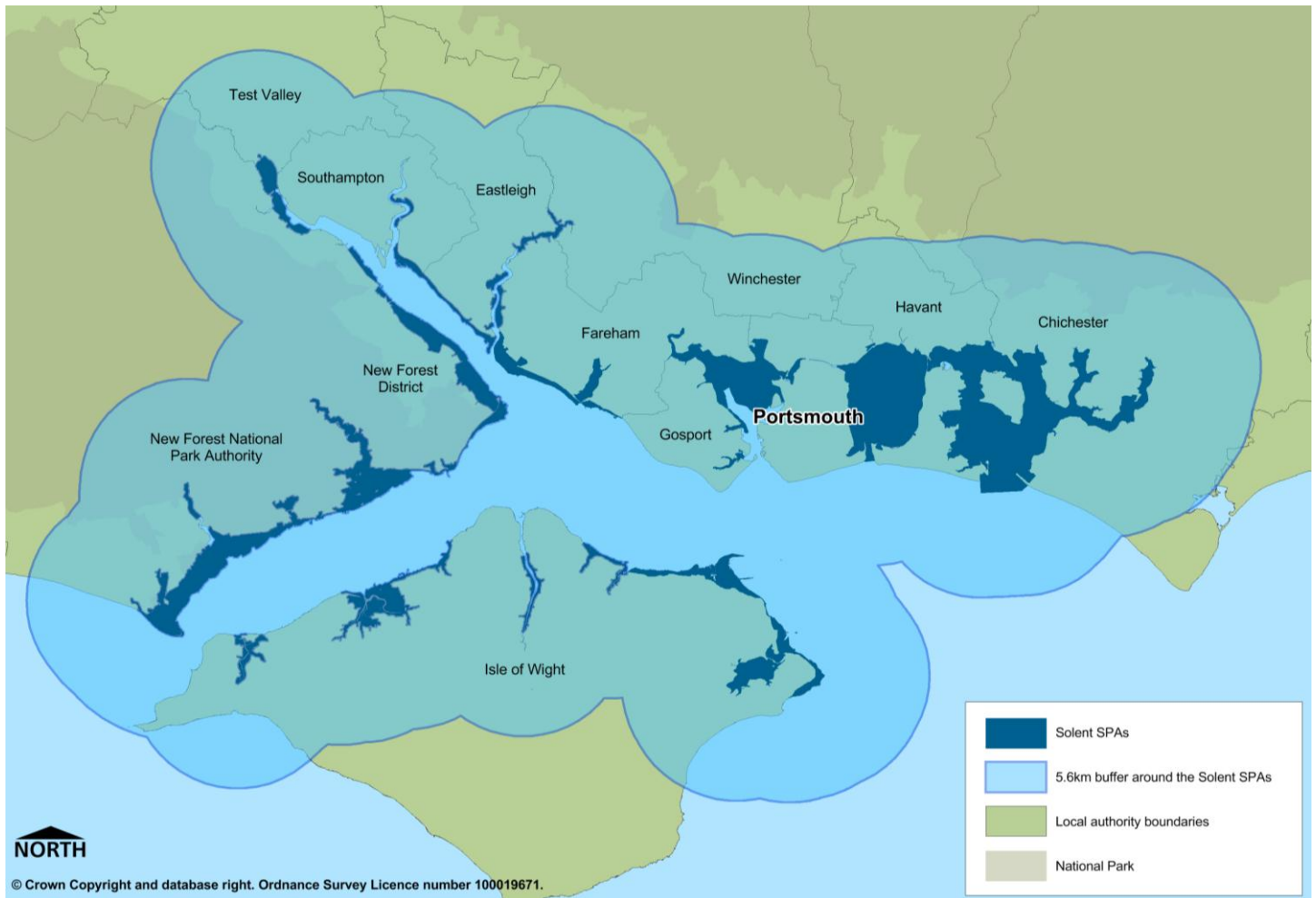
⁵ Town and Country Planning (General Permitted Development) Order 1995.

Section 2: Current research

- 2.1 Human disturbance to birds is essentially understood to arise from any activity which results in a change in the bird's behaviour. An acknowledged issue is the impact which disturbance, much of which is caused by recreation, can have on the protected species which use the Solent SPAs and thus on the conservation objectives of the SPAs themselves. Development can increase the population at the coast and thus increase the level of disturbance and the resultant effect on the SPA's conservation objectives.
- 2.2 Disturbance can have a variety of impacts, but these generally involve a reduction in the amount of energy which birds have available:
- habitat that would otherwise be perfectly suitable and has a high density of food could be unused or underused
 - birds could be forced to fly away from the source of the disturbance, using more energy as a result
 - birds could be more alert when feeding, reducing their feeding efficiency over a given time period
- 2.3 Ultimately, this can cause a reduction in the amount of energy which the individual bird has available at the end of the winter period to migrate back to their breeding grounds. If such a reduction occurs, birds will be unable to make the journey and this can result in mortality in the bird population.
- 2.4 Disturbance can sometimes be absorbed by changes in the bird's behaviour, for example increased feeding at night when there are less people and dogs. However this will result in increased pressure put on the system and the SPA population will be more vulnerable in the long-term. There are limits to how much additional pressure a site can absorb whilst still maintaining the SPA bird population.
- 2.5 The city council has been working with neighbouring local authorities along the Solent, the Partnership for Urban South Hampshire, Natural England and other stakeholders to investigate this issue. A great deal of research has now been done, through the Solent Disturbance and Mitigation Project (SDMP)⁶, to assess whether the Solent SPAs suffer from mortality in the bird population due to disturbance caused by recreation. This research has involved:
- a desktop review of existing national and local research
 - a survey of visitors at the Solent SPAs asking them about their visit
 - a survey of households living close to the Solent SPAs about their use of the coast
 - bird disturbance fieldwork at the SPAs to assess how birds respond to potential disturbance events
 - computer modelling to establish whether the patterns of activity which were observed at the Solent SPAs lead to mortality in SPA bird populations
 - advice on the kinds of mitigation measures that could be used to remove any mortality in the SPA bird population.

⁶ This research is available at www.solentforum.org/forum/sub_groups/Natural_Environment_Group/Disturbance_and_Mitigation_Project/

- 2.6 The research looked at where people travel from to reach the coast and the distance they have to travel. It found that 75% of all visits to one of the Solent SPAs are from 5.6km or less.



- 2.7 The computer modelling looked at SPA bird populations and specifically modelled the level of activity which was recorded, how the birds reacted and where the food was. This modelling found that some species were able to compensate for increased disturbance by altering their feeding habits. However a number of species suffered mortality as a result of disturbance and the rate of mortality would increase as a result of a new development.
- 2.8 Natural England have advised the city council that *"the (Solent Disturbance and Mitigation Project) work represents the best available evidence, and therefore avoidance measures are required in order to ensure a significant effect, in combination, arising from new housing development around the Solent, is avoided"*⁷.
- 2.9 The available evidence shows that a significant effect on the Solent SPAs from recreation caused by new development is likely. As a result, under the regulations, it will be necessary for an HRA to be done on all developments which would result in a net increase in population to ensure that this effect is avoided or mitigated in order to be able to lawfully authorise the development.

⁷ Letter from Simon Thompson to the PUSH Planning Officers Group (31st May 2013)

2.10 In the long-term the most effective solution to this issue would be a joint mitigation framework amongst all local authorities within 5.6km of the Solent SPAs. However whilst work continues on this, an interim mitigation framework will enable development to provide the necessary mitigation in order to go ahead in compliance with the Habitats Regulations.

Section 3: The solution

3.1 The city council is proposing the mitigation framework below as an interim measure. This will be a way for developments to provide a sufficient mitigation package in order to go ahead whilst further discussions take place between local authorities, PUSH, the Solent Local Enterprise Partnership and Natural England to establish a long-term mitigation framework.

What type of development is this applicable to?

3.2 Following the results of the research, mitigation will be sought from any development which would lead to a net increase in population. Mitigation will be sought at either the outline or full planning stage. Developments which will lead to a net increase in population will be:

- proposals for one or more (net) new dwellings falling within class C3 of the Use Classes Order (please note that this includes new dwellings created as a result of approval granted under the General Permitted Development Order).
- development intended to provide residential accommodation on a permanent basis outside of the C3 use class, including purpose built student accommodation.

3.3 Mitigation will generally not be sought from proposals for changes of use from dwellinghouses to Class C4 Houses in Multiple Occupation (HMOs) as there would not be a net increase in population. A change of use from a Class C4 HMO or a C3 dwellinghouse to a sui generis HMO is considered to represent an increase in population equivalent to one unit of C3 housing, thus resulting in a significant effect and necessitating a mitigation package to be provided.

3.4 Purpose built student accommodation⁸ will result in a net increase in population, and thus a significant effect on the Solent SPAs. However due to the characteristics of this kind of residential development, specifically the absence of car parking and the inability of those living in purpose built student accommodation to have pets, the level of disturbance created, and thus the increase in bird mortality, will be less than C3 housing. The SDMP research showed that 47% of activity which resulted in major flight events was specifically caused by dogs off of a lead⁹. As such, it is considered that level of impact from purpose built student accommodation would be half that of C3 housing and thus the scale of the mitigation package should also be half that of C3 housing.

3.5 The average number of study bedrooms in a unit of purpose built student accommodation in the city is five. As such, for the purposes of providing SPA mitigation, five study bedrooms will be considered a unit of residential accommodation.

3.6 An example calculation for a purpose built student accommodation development is set out in appendix 1.

3.7 Developments such sheltered accommodation (retirement housing (C3))¹⁰, sheltered accommodation (extra care (C3))¹¹ and nursing/rest homes (Class C2) may need to provide

⁸ As defined in paragraph 2.2 of the Student Halls of Residence SPD

⁹ See paragraph 3.15 of the Solent Disturbance and Mitigation Project Phase II bird disturbance fieldwork.

¹⁰ self-contained accommodation for the active elderly, which may include an element of warden support and / or communal facilities.

¹¹ warden supported self-contained accommodation for the less active elderly and includes the full range of communal facilities.

mitigation and will be assessed on a case-by-case basis based on an analysis of the likely impact of the residents, the level of care and other relevant issues.

- 3.8 All other proposed development will generally not need to provide mitigation. Nonetheless, if it is considered necessary to do so in accordance with the regulations, the city council will conduct project level HRAs on such proposals in consultation with Natural England.
- 3.9 Local authorities along the Solent have agreed that mitigation should be sought from all relevant developments within 5.6km of a Solent SPA. This covers all of Portsmouth and so mitigation measures will be sought from any applicable development proposed in the city.
- 3.10 It should be noted that the proposals in this SPD are one way in which developments could provide a package of mitigation measures which would remove the likelihood of a significant effect as a result of disturbance on the Solent SPAs. Applicants are free to propose an alternative approach to the protection of the Solent SPAs from disturbance caused by recreation and this will be considered by the city council.
- 3.11 A development could also have a significant effect on the Solent SPAs due to other issues, such as coastal squeeze, disruption to flightpaths or air quality which this SPD does not cover. Furthermore, it should be noted that there may be some developments which, due to the scale or location, could cause a significant effect alone, regardless of other development which might take place nearby. In these situations, developers will need to present a bespoke mitigation package for the development.

What type of mitigation will be put in place and how much will it cost?

- 3.12 Based on evidence gathered through the recent research, the following interim mitigation scheme will be implemented:
- a team of rangers who will work on the ground at European sites to reduce disturbance levels and initiate specific measures at the sites to reduce disturbance levels
 - a delivery officer to oversee the mitigation scheme as a whole and initiate further mitigation measures as necessary
 - A coastal dogs project
 - a monitoring scheme
- 3.13 This mitigation scheme is being operated by all of the local authorities along the Solent, and has been scaled based on the amount of development in current and forthcoming Local Plans. This allows developers to benefit from economies of scale in implementing the mitigation and acknowledging that disturbance from a new development can occur across several local authorities.
- 3.14 This package of measures is considered sufficient in order to effectively mitigate the significant effect which will arise from that development in current Local Plans across the Solent. The package of measures will need to be secured in perpetuity, in order to ensure that it is in place for the lifetime of the development. As such, sufficient funds will need to be invested so that at the end of the plan period, the mitigation scheme is self-financing.
- 3.15 Natural England has endorsed this approach as an effective interim solution.

3.16 The total cost of the mitigation framework will be £172 per net additional dwelling provided through a development scheme. An administration charge will also apply.

Implementing the framework

3.17 The city council will conduct an HRA on all development proposals at the full or outline planning stage, as required by the Habitats Regulations. For most developments, if a planning obligation or funds by Deed¹² is completed prior to granting planning permission which provides a necessary level of mitigation, proportionate to the scale of development being proposed, then it should be possible for the HRA to conclude that a significant effect on the SPA as a result of the development is unlikely.

3.18 Development proposed under the General Permitted Development Order will require a separate HRA to be done, alongside the prior approval process. As part of this process, mitigation will be need to be secured from the new development, proportionate to the scale of development being proposed. This will require a Section 106 agreement to be prepared.

3.19 The measures set out in the interim mitigation scheme are not considered to be infrastructure under Regulation 123 of the Community Infrastructure Levy Regulations. As a result, they can be secured from new development using a legal agreement.

3.20 Template Unilateral Undertakings are available on the city council's website. The appropriate template should be downloaded, completed in draft and submitted at the same time as the application. The city council provides a checking service to ensure that the Undertaking has been completed correctly and so ensure that the mitigation package has been secured. Please note that there is an administration charge for the checking service.

3.21 If a legal agreement, such as for provision of affordable housing, would have been required regardless of the need to provide SPA mitigation, then securing the mitigation package can be done through this legal agreement. There is no need for a separate Unilateral Undertaking to secure the mitigation package.

¹² A planning obligation, secured by agreement with the city council, by the landowner or a unilateral undertaking given by deed in accordance with Section 106 of the Town and Country Planning Act 1990 (as amended). For further details, please see the city council's website.

Section 4: Next steps

- 4.1 The interim mitigation framework is designed to allow developments to provide a suitable mitigation package in order to proceed in compliance with the Habitats Regulations. It is designed to secure the funds necessary to provide a proportionate amount of mitigation in relation to the harm caused to the Solent SPAs from the new development.
- 4.2 The city council will keep the framework under close review to ensure that it continues to meet these goals.
- 4.3 The city council will continue to work with other local authorities, PUSH, the Solent LEP and Natural England to establish a long term mitigation framework which will replace this SPD in due course.
- 4.4 The annual monitoring report will be used to monitor the implementation of this framework and the long term framework once it has been approved.

Appendix 1: Purpose built student accommodation example calculations

- A1.1 The draft Solent Special Protection Areas SPD sets out in section 3.4 that purpose built student accommodation will result in a significant effect which is half the scale of that created by C3 housing. It also sets out how such development will be scaled in order to calculate a contribution in section 3.5, that five study bedrooms would be considered a unit of residential accommodation.
- A1.2 As such, in order to calculate the level of the mitigation package required, the following formula should be used:

$$\left(\frac{S}{5}\right) \times \left(\frac{172}{2}\right)$$

S - number of study bedrooms

Example scheme

- A1.3 A development of purpose built student accommodation is proposed which would be comprised of 50 self-contained studio study bedrooms, 17 cluster flats of 7 study bedrooms each and 43 cluster flats of 4 study bedrooms each. The development has a total of 341 study bedrooms.
- A1.4 As such, for this scheme, the mitigation package would be calculated as follows:

$$\left(\frac{341}{5}\right) \times \left(\frac{172}{2}\right) = 68.2 \times 86 = \text{£}5,865.20$$

City Development and Cultural Services
Portsmouth City Council
Guildhall Square, Portsmouth
PO1 2AU

Telephone: 023 9268 8633
Email: planningpolicy@portsmouthcc.gov.uk

www.portsmouth.gov.uk

You can get this
Portsmouth City
Council information
in large print, Braille,
audio or in another
language by calling
023 9268 8633.



Corporate member of
Plain English Campaign
Committed to clearer communication.

264



Title of meeting:	Leader with responsibility for Planning, Regeneration and Economic Development
Date of meeting:	Wednesday 28 th February 2018
Subject:	Self-build and Custom Housebuilding Register Local Eligibility Criteria
Report by:	Claire Upton- Brown, Assistant Director City Development
Wards affected:	All
Key decision:	Yes/ No
Full Council decision:	Yes/ No

1. Purpose of report

- 1.1 To seek approval for the introduction of a local connection test to Portsmouth City Council's self-build and custom housebuilding register. This will ensure that the register provides an accurate representation of demand for self-build and custom housebuilding in the city, aiding compliance with the Self-build and Custom Housebuilding Regulations 2016.

2. Recommendations

- 2.1 It is recommended that the Leader with responsibility for Planning, Regeneration and Economic Development approves:
1. The introduction of a local connection test as set out in this report to be applied to future applications to the Council's Self-build and Custom Housebuilding Register received from 1 March 2018 onwards.

3. Background

- 3.1 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) requires Local Planning Authorities (LPAs) to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land¹ for their own self-build and custom house building project.
- 3.2 Self-build and custom housebuilding allows individuals and groups of individuals to build their own homes. Self-build is where an individual organises the design

¹ A serviced plot of land is a plot of land that either has access to a public highway and has connections for electricity, water and waste water, or, in the opinion of a relevant authority, can be provided with access to those things within the duration of a development permission granted in relation to that land.

and construction of their home themselves. This can include commissioning of an architect or builder with the self-builder overseeing the project. The custom-build approach is less involved for the individual as a specialist developer is commissioned to conduct the majority of the work involved in preparing the plot and delivering the home.

- 3.3 The Government is promoting self-build and custom housebuilding in response to calls to make it easier for more people to commission or build their own home. National planning policy and practice guidance makes it clear that local planning authorities should make provision for self-build housing in their Local Plan. However, it is acknowledged that historically there have been barriers to accessing suitable plots and a perception that self-build homes were for the privileged few. The 2015 Act is seen as tool for introducing more diversity and new delivery models to the housing market, to provide opportunities for more people to achieve their aspirations of owning a home.
- 3.4 Under the 2015 Act the Council is required to provide 'suitable development permissions' (planning permission or planning 'permission in principle') for a serviced plot of land to meet the need for self and custom housebuilding on the register. The Act states need must be met within 3 years of the conclusion of each base period². No announcement has been made as to what sanction may be forthcoming if permissions are not issued, but in any event this requirement should be seen in the wider context of national planning policy requiring the need of various specialist types of housing to be met.
- 3.5 It is worth making clear that the purpose of the register is to determine the appropriate level of need, and for individuals to record an interest. It is not necessarily for the council to find the sites for the specific individuals who are on the register. Similarly, the individuals who have recorded an interest make no commitment that they would acquire a site for self-build or custom build.

4. The self-build and custom housebuilding register

- 4.1 Local Planning Authorities were required to establish Self-build and Custom Housebuilding Register by 1st April 2016. Portsmouth City Council established their register, and first published it on the Council's website, on 23rd March 2016. The names listed on the register provide evidence of the demand for self-build and custom-build housebuilding in the city. As noted in 3.2 above the Council is required to provide suitable development permissions to meet the need identified through the register. The table below outlines the numbers required.

² The first base period begins on the day on which the register (which meets the requirement of the 2015 Act) is established and ends on 30 October 2016. Each subsequent base period is the period of 12 months, beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year.

Base Period	Number of Suitable Permissions Required	Suitable Permissions to be Granted by
29/03/2016 - 30/10/2016	12	30/10/2019
31/10/2016 - 30/10/2017	18	30/10/2020

4.2 Entry onto the register is determined by an individual's eligibility as set out in the Self-build and Custom Housebuilding Regulations 2016. The regulations state that an individual is eligible for entry in the register if that individual meets all of the following criteria:

- a) is aged 18 or over; and
- b) is a British citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland; and
- c) is seeking (either alone or with others) to acquire a serviced plot of land in the relevant authority's area for their own self-build and custom housebuilding.

4.3 As well as the standard eligibility criteria listed in paragraph 4.2 above, the 2016 Regulations also allow the Council to set local connection criteria, set affordability criteria and to charge a fee³ for an applicant's name to be entered and remain on the register.

5. A local connection test and other proposals

5.1 To date the number of applicants gaining entry onto the register has not been regulated and individuals can join multiple registers across the country. Although current place of residence is not the only relevant factor, less than half of individuals who are currently on the register have provided a contact address in the city (likely in most cases to be a home address). Further details are set out at Appendix 1 to this report. Therefore there are grounds to believe that the register currently records need arising from outside the city.

5.2 If local connection criteria are set it will allow the Council to introduce a two part register. If an applicant meets both the eligibility criteria and the local connection criteria the individual's name is added to part 1 of the register. If an individual does meet the eligibility criteria but not the local connection criteria their name is added to part 2 of the register only. The Council only needs to count entries on part 1 of the register (i.e. those who meet the local connection criteria) towards the number of suitable serviced plots that it is required to grant permission for.

5.3 It is recommended that a local connection test is introduced for entry onto part 1 of the register. It is considered that the implementation of a local connection test will ensure the register accurately reflects the demand for self-build and custom build housing arising from those with strong connections to the city.

5.4 In order for a local connection to be established, it is proposed that applicants must provide evidence that they are:

³ As set out in The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016.

- Currently employed at an address in the city for a period of at least two continuous years without a gap of more than 4 weeks between different employment in the city; or
- Currently living at an address that forms the applicant's sole or principal place of residence in the city for a period of at least two continuous, uninterrupted years; or
- Currently a serving member of the regular armed forces, or that they have served as a member of the regular armed forces within the two years prior to their application to be entered onto the register.⁴

- 5.5 The evidence required to prove a local connection will be clearly detailed on the Council's website.
- 5.6 It should be noted that the purpose of the register is to understand what the level of demand may be. It does not mean that the council can only permit self-build schemes up to the level of this need - if more suitable schemes come forward they can form a useful part of the overall housing supply. However, it is thought more likely that it will be a challenge for sufficient sites to be identified and sufficient permissions issued. Hence the need to correctly identify local need and focus resources accordingly.
- 5.7 Turning to the other options, introducing set affordability criteria would require applicants to demonstrate that they have sufficient resources to fund purchase of a plot for their own self-build and custom housebuilding project. There is only a very limited local market in smaller plots which might be suitable for self-build and custom housebuilding projects and therefore there is limited information available on values achieved from previous plot sales. With this limited information, a minimum amount to test for affordability could not be set without risking a challenge, which might cause cost and inconvenience for the Council disproportionate to the benefits gained. There might be uncertainty about robustness and certainty of funding sources (for example credit-worthiness or loans from family members), with considerable work likely to be required to fully understand an applicant's financial position.
- 5.8 It is not recommended to charge a fee for joining the register at this time. The register itself does not require a significant amount of officer time to maintain. Only two other local authorities in Hampshire, Fareham Borough Council and Basingstoke and Deane Borough Council charge, and this is typically a very low fee (under £20). Further details are set out in Appendix 2 to this report. Taking into account the relatively low numbers of applicants, and costs of administering such a charge, the revenue created for the Council is minimal, with the potential for introducing a charge to dissuade legitimate persons from registering an interest. However, this situation will be kept under review.
- 5.9 It should be noted that any eligibility criteria cannot be applied retrospectively. Therefore, if a local connection test is approved for introduction the test could

⁴ A local connection test must include provision that any person in the service of the regular armed forces of the Crown is deemed to satisfy the test whilst in service and for a period after leaving service equal to the length of the longest of any periods required by the test for a condition to be satisfied.

only be applied to applications made for entry onto the register received on or after 1 March 2018.

6. Reasons for recommendations

- a) To ensure that the self-build and custom housebuilding register provides a realistic indication of the need for self-build and custom housebuilding plots in the city.
- b) Without the introduction of a local connection test the council will continue to have a duty to meet demand for self-build and custom housebuilding plots arising from a register which could include those with no proven connection to the city.
- c) Portsmouth has a very limited supply of land available for development. Introduction of a local connection test should reduce the pressure on this limited supply of sites for self-build and custom building and focus available resources appropriately.

7. Equality impact assessment

- 7.1** An equality impact assessment is not required as the recommendations do not have a disproportionate negative impact on any of the specific protected characteristics as described in the Equality Act 2010 for the following reasons:

The proposal to introduce local connection criteria does not include or exclude any applicant from entry to the Self-build and Custom Housebuilding Register based on: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; or sexual orientation.

8. Legal implications

- 8.1** Introducing a local connection test is permitted under the Self-build and Custom Housebuilding Regulations 2016.

9. Director of Finance's comments

- 9.1** The recommendation within this report, to introduce a local connection test to be to future applications to the Council's Self-build and Custom Housebuilding Register, has no adverse financial implications to the Council, and any associated costs are anticipated to be met from existing approved budgets.

.....
Signed by:

Appendices:

Appendix 1- Contact address of applicants applying to the Portsmouth Self-build and Custom Housebuilding Register

Appendix 2- Charging schedules and local connection criteria of other Local Authorities in Hampshire

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
Self-build and Custom Housebuilding Act 2015	http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted
Self-build and Custom Housebuilding Regulations 2016	http://www.legislation.gov.uk/uksi/2016/950/pdfs/uksi_20160950_en.pdf
Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016	http://www.legislation.gov.uk/uksi/2016/1027/contents/made

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by on

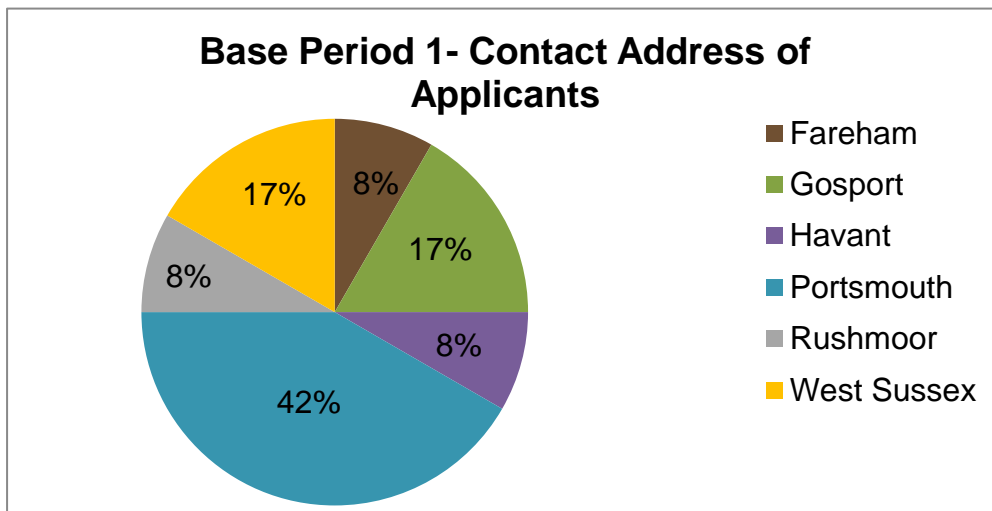
.....
Signed by:

Self-build and Custom Housebuilding Register Local Eligibility Criteria

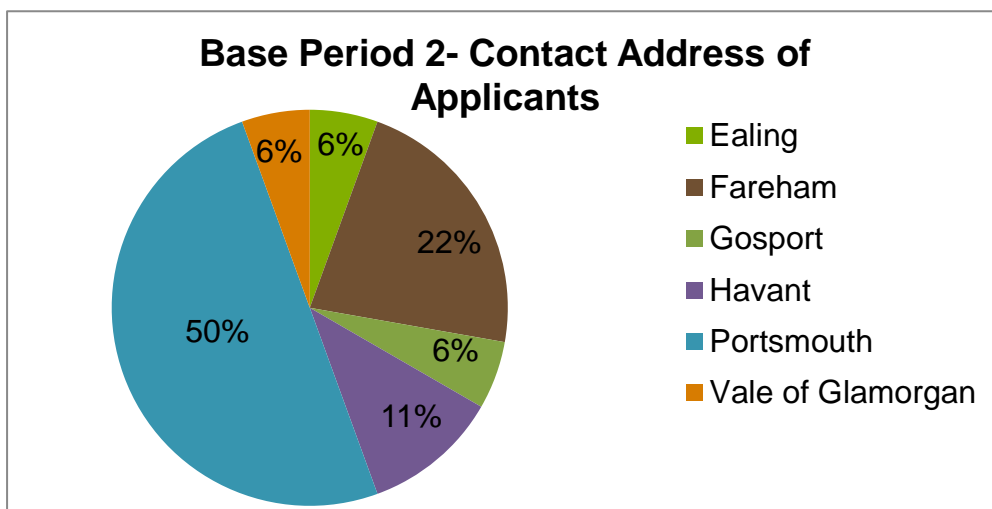
Appendix 1- Contact address of applicants applying to the Portsmouth Self-build and Custom Housebuilding Register

Since the Self-build and Custom Housebuilding Register was established the Council has not has a local connection test in place, and therefore individuals have been accepted who do not have a proven connection as residents or employees in Portsmouth. As such, participants are not currently asked to provide proof of residency or proof of employment in the city as this information is not currently relevant to determination of their application. However, as part of the application process, applicants are asked to provide a correspondence address, and it is fair to assume that as applications are made by individuals as opposed to organisations, in most cases this address is likely to be the applicant's current home address.

The first base period for recording entries onto the Self-build and Custom Housebuilding Register started on 29th March 2016 and finished on 30th October 2016. During this period there were 12 applicants accepted onto the register.



The second base period for recording entries onto the Self-build and Custom Housebuilding Register started on 31st October 2016 and finished on 30th October 2017. During this period there were 18 applicants accepted onto the register.



This page is intentionally left blank

Self-build and Custom Housebuilding Register Local Criteria

Appendix 2- Charging schedules and local connection criteria of other Local Authorities in Hampshire

The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016 allow Local Authorities the option to charge an initial fee for entry onto the register and then an annual fee in order for an applicants' name to be retained on the register. The Local Authority must determine what fee, if any, is to be payable, and must publish this charging information.

Within a financial year the fees charged cannot exceed the costs incurred in connection with administering the Self-build and Custom Housebuilding Register. Local Authorities must also refund fees to those applicants who do not meet eligibility criteria or any local connect test that the Local Authority chooses to apply.

Across Hampshire, only two Local Authorities have chosen to introduce a fee in relation to their register. Basingstoke and Deane Borough Council charge a one-off fee for entry onto the register, and Fareham Borough Council charge an initial fee for entry onto the register and then another lower fee charged on annual basis for an individual to remain on the register.

Local Authority	Initial Charge	Annual Charge
Basingstoke and Deane Borough	£15.00	nil
East Hampshire District	No charge	
Eastleigh Borough	No charge	
Fareham Borough	£20.00	£10.00
Gosport Borough	No charge	
Hart District	No charge	
Havant Borough	No charge	
New Forest District	No charge	
Rushmoor Borough	No charge	
Southampton City	No charge	
Test Valley Borough	No charge	
Winchester City Council	No charge	

With regards to local connection tests, Local Authorities have the option to set criteria which can be based on residency, having a family member residing in the local area and/or having an employment connection to the local area.

To date two local authorities in Hampshire have introduced local connection tests. Both authorities have chosen criteria based on residency and employment connection. Basingstoke and Deane Borough Council have introduced a local connection test which requires applicants to meet one of the following criteria for inclusion on part 1 of the register:

- Be continuously a resident in the borough for two years prior to the date of application; or
- Be permanently employed in the borough and work for a minimum of 16 hours per week (if their employment ceases they are no longer eligible)

Fareham Borough Council has also introduced a local connection test with similar criteria, which requires applicants to:

- Have lived in the borough for at least two years; or
- Have been employed within the borough, and have been employed for more than 16 hours per week for the last two years (if employment ceases the individual is no longer eligible)

The Self-build and Custom Housebuilding Regulations 2016 state that any local connection test must include provision that any person in the service of the regular armed forces of the Crown is deemed to satisfy the test whilst in service and for a period after leaving service equal to the length of the longest of any periods required by the test for a condition to be satisfied.

Local Authority	Residence Criteria	Employment Criteria
Basingstoke and Deane Borough	Be continuously a resident in the borough for two years prior to the date of application	Be permanently employed in the borough, working a minimum of 16 hours per week
East Hampshire District	No local connection test	
Eastleigh Borough	No local connection test	
Fareham Borough	Be a resident in the borough for a minimum of 2 years	Be employed in the borough for a minimum of 2 years, working more than 16 hours per week
Gosport Borough	No local connection test	
Hart District	No local connection test	
Havant Borough	No local connection test	
New Forest District	No local connection test	
Rushmoor Borough	No local connection test	
Southampton City	No local connection test	
Test Valley Borough	No local connection test	
Winchester City Council	No local connection test	



Title of meeting:	Leader with responsibilities for Planning, Regeneration and Economic Development
Date of meeting:	28 February 2018
Subject:	Response to Motion to Full Council 12b Economic Viability Assessments for developers 17 th October 2017
Report by:	Assistant Director of City Development
Wards affected:	All
Key decision:	No
Full Council Decision:	No

1. Purpose of report

- 1.1 To respond to the Motion to Full Council relating to Economic Viability Assessments for Developers.

2. Recommendations

- 2.1 **The Leader with responsibilities for PRED to note this report and that a further report comes back to PRED once the Government has published its proposals for viability evidence in planning decisions.**

3. Background

- 3.1 At the Full Council meeting of the 17th October 2017 there was a notice of motion that stated

'This council recognises the need to provide quality homes which are affordable to those on low and middle incomes in Portsmouth, and for transparency in regard to planning applications to ensure that the council's own policies, on affordable housing requirements, as laid out in the Portsmouth Plan, are met.

It has become clear that there are companies who are openly boasting in their promotion, that they can help developers to avoid paying Section 106 monies and making appropriate levels of affordable housing provision.

These companies produce what are known as Economic Viability Assessments or EVAs, in order to demonstrate that developers are not making sufficient profits to enable councils to insist on full 106 or affordable housing contributions.

This issue has caused concern among councillors across the political spectrum in the city, along with notable contributions from both members of the public and party activists of different hues.

Whilst some of these EVAs are no doubt submitted in good faith, there is sufficient evidence to suggest that the reports are often prepared in such a way as to attempt to confuse local planning committees and present a misleading picture. Indeed, some council, especially in London, are now insisting that EVAs are no longer able to be submitted unless they are able to be viewed by members of the public and in open session at planning committee meetings.

In principle, this council supports this view and will take every action possible in order to ensure that there is transparency in this regard and that developers are making the appropriate contributions to benefit our communities.

Accordingly, this council, which is committed to increasing the delivery of affordable housing as set out in the Portsmouth Plan, requests that the Cabinet Member for Planning, Regeneration and Economic Development, commissions the development of a Draft Development Viability Supplementary Planning Document to:

1. Consider offering a 'fast-track' planning service to applications which deliver 30%, or more, affordable housing, to incentivise this behaviour by developers.
2. Require any planning application which does not meet the affordable housing requirement, contained in the Portsmouth Plan, to submit an Economic Viability Assessment which must be fully public and will be published online alongside the other planning application materials.
3. Require such Economic Viability Assessments to be in a standard form, to be agreed by Portsmouth City Council, to aid understanding and comparison by members of the planning committee and the public.
4. Consider a threshold approach to internal review of Economic Viability Assessments, whereby large applications would be reviewed by external experts to ensure the accuracy of the assessments, especially around residual land values and assumed sales rates.

5. Employ 'clawback' mechanisms as standard when large applications cannot comply with the affordable housing thresholds, to ensure that any subsequent improvement in viability is accompanied by an appropriate increase in the affordable housing provision.

Such a document would enable these factors to become a material consideration for the Planning Committee dependent on the circumstances of individual applications.

- 3.2 In September 2017 the Government launched a consultation entitled Planning for the right homes in the right places; Consultation proposals. The consultation ran for 8 weeks and closed on the 9th November 2017.
- 3.3 The measures in the consultation will help to ensure that local authorities plan for the right homes in the right places. The consultation stated that this means creating a system that is clear and transparent so that every community and local area understands the scale of the housing challenge they face.
- 3.4 The consultation specifically deals with the issue of viability assessments it reported that stakeholders have told them that the use of viability assessments in planning negotiations have expended to a degree that it causes complexity and uncertainty and results in fewer contributions for infrastructure and affordable housing than required by local policies.
- 3.5 The paper sets out the need to improve transparency and proposes to update planning guidance to help make viability assessments simpler, quicker and more transparent.
- 3.6 The Government is currently considering responses to that consultation and is currently revising the National Planning Policy Framework (NPPF). In a letter from the Chief Planner at Department of Housing, Communities and Local Government dated 30 January 2018 it was confirmed that the Government would publish a draft revised NPPF before Easter. It is anticipated that the revisions to the NPPF and any associated guidance will deal explicitly with the issues of the use of viability evidence in planning matters.

4. Recommendation

- 4.1 It is acknowledged that there is clear benefit in agreeing a protocol on the way that the local planning authority will manage applications where viability assessments are submitted. However in light of the consultation and the imminent publishing of the revisions to the NPPF which will deal with the matter of viability assessments it is proposed that a further paper should be bought back to PRED once the revision have been published confirming the national planning policy and setting out a way forward.

5. Reasons for recommendations

5.1 The reason for the recommendation is to ensure that the Council's approach to this issue is informed by, and in accordance with, the anticipated changes to national planning policy.

6. Equality impact assessment (EIA)

6.1 An equality impact assessment is not required as the recommendations do not have a disproportionately negative impact on any of the specific protected characteristics as described in the Equality Act 2010.

This is a report that updates members on the timing of a response to a Council motion and therefore there are no decisions to be made regarding this report other than to note this report and that a further report comes back to PRED once the Government has published its proposals for viability evidence in planning decisions.

7. Legal Implications

7.1 The recommendation within this report, to note the recent consultation on housing matters and to take a further report back to PRED once the government's intentions regarding viability evidence in planning applications are known, has no adverse financial implications to the Council, and any associated costs are anticipated to be met from existing approved budgets. Given that this is a noting report there is no ability to challenge at this point, the risk to the Authority is very low.

8. Director of Finance's Comments

8.1 There are no financial implications in approving the recommendations contained within this report.

.....
Signed by:

Assistant Director of City Development

The recommendation(s) set out above were approved/ approved as amended/ deferred/
rejected by on

.....
Signed by:

Title of meeting:	Leader with responsibilities for Planning, Regeneration and Economic Development
Date of meeting:	28 th February 2018
Subject:	Authority Monitoring Report (AMR) 2016/17
Report by:	Assistant Director of City Development
Wards affected:	All
Key decision:	No
Full Council Decision:	No

1. Purpose of report

- 1.1 To set out the results of the thirteenth Annual Monitoring Report (AMR) for Portsmouth City Council.

2. Recommendations

- 2.1 **The Leader with responsibilities for PRED is recommended to approve the AMR for publication on the council's website**

3. Background

- 3.1 As the Local Planning Authority the Council must publish an annual report detailing the progress made against the Local Development Scheme as well as the ongoing effectiveness of adopted Local Plan policies. The latest report covers the period of 1 April 2016 to 31 March 2017. It helps to show how the Council's planning policies are contributing towards the regeneration of the city and the provision of sustainable development while safeguarding the environment.

4. Findings

- 4.1 The full AMR is set out in Appendix 1 to this report.
- 4.2 Previously the AMR was a formal document setting out progress made against prescribed indicators which was required to be submitted to the Secretary of State. However, due to changes that accompanied the Localism Act 2011, this is no longer the case. The approach is now to report on a selection of key indicators that show significant facts or trends rather than report on all indicators each year without reporting to the Secretary of State.

4.3 The AMR 2016/17 highlights the following key findings to note:

- The Council is now well into its initial work on the new Local Plan. The Council held an Issues and Options consultation and is now preparing its programme of work for composing the draft Plan ready for further consultation in 2018.
- Since adoption of the Portsmouth Plan in 2012 there have been significant progress made in many of the strategic sites for regeneration that were identified in that document. This work has continued during the current monitoring period with particular new developments completed on the Seafront in the form of the Hotwalls development and significant development in the city centre, and elsewhere in the city such as at the Hard.
- Numbers of new housing completions for this monitoring period continue to fall below the housing targets set by the Local Plan with 393 net additional dwelling completed. However, if numbers of properties released back onto the market as a result of student housing completions are factored into this year's totals, then the annual target for completions has been met. It is considered that adjustments for student accommodation completions are a short term measure though and it would not be appropriate to rely on these in order to meet shortfalls in housing completions across the city in the medium to long term; therefore completions are still an area for concern going forwards.
- The Council has a five year supply of housing land (5.1 years), but the position remains marginal. In the short term, this position is dependent upon the delivery of student accommodation and the potential for it to release existing stock back for occupation by other groups. It should also be recognised that should the Government confirm its proposals for a standardised methodology for calculating housing need, then that is likely to impact upon this current position.
- Delivery of affordable housing remains low at 127 homes. Not all larger market housing schemes are delivering a proportion of affordable housing in accordance with the Local Plan policy due to viability issues. This needs to be considered carefully in the new Local Plan.
- Completions of family size dwelling (3, 4 and 5 bedrooms) are falling far below the policy threshold of 40% of new completions and also not meeting PUSH estimated requirements for the area (59% of completions).
- The majority of tall building applications that have been permitted during the monitoring period have been in the identified preferred locations across the city.
- Flood defence works have continued on the north of the island and initial consultation work has commenced in Southsea. These developments are vital to ensuring the ongoing resilience of the city and safety of its inhabitants to future climate change.
- B1 office space has experienced significant losses in the last seven years, which has continued during this monitoring period and has had the impact of limiting overall employment floor space gains across the city as a whole since 2011.

- Occupied proportions of class A1 retail frontage continue to show declines across the city, and whilst vacancy rates have improved along Commercial Road and in North End, there have however been increases in vacant frontage in Southsea Town Centre and the other District Centres.
- The report highlights that current policy is not delivering a significant number of 'pocket parks' with new development for various reasons. Recent large applications were either providing financial contributions to existing spaces instead, or exempt due to being classed as general permitted development or student accommodation. Given the role that open space plays in the quality of life in the city, the effectiveness of this approach need to be considered carefully in the new Local Plan.

4.4 The AMR is required to be published on the Council website and made publically available to provide an update of progress on the planning policies contained in the Portsmouth Plan.

4.5 The AMR highlights a number of indicators that need addressing in the next Local Plan. Whilst housing delivery falls below target significant progress has been made to move key strategic sites forward with the realignment work to the city centre road creating the development opportunity for the city centre and significant progress made in planning for the future of Tipner.

5. Reasons for recommendations

5.1 The City Council is required to publish an authority monitoring report.

6. Equality impact assessment (EIA)

6.1 An equality impact assessment is not required as the recommendations do not have a disproportionately negative impact on any of the specific protected characteristics as described in the Equality Act 2010 for the following reasons:

- This is a document that updates members on the effectiveness of adopted policies and progress made towards targets and therefore there are no decisions to be made regarding this document other than to approve the document for publication on the Council website.
- The development plan documents and supplementary planning documents which make up the LDF would have been subject to an Equality Impact Assessment if required. Furthermore individual EIAs would include consultation with the pertinent groups of these projects/actions if there was a potential impact, positive or negative.

7. Legal Implications

7.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires all local planning authorities (LPAs) to publish a monitoring report with prescribed details of the performance towards the implementation of the local development scheme and

the extent to which the policies set out in the local development documents are being achieved during the relevant year. Submission and reception of the report are necessary to comply with such legislation. Publication of the report as recommended is compliant with obligations and with the general local government principles of transparency and accountability.

8. Director of Finance's Comments

- 8.1 This report is recommending that the Annual Monitoring Report (AMR) be published. The AMR reports progress made by Portsmouth City Council as the Local Planning Authority against the Portsmouth City Local Plan and the emerging Portsmouth Local Development Framework. This being so, there are no financial implications in approving the recommendations contained within this report.

.....
Signed by:

Assistant Director of Culture & City Development

Appendices: Appendix 1 – Annual Monitoring Report 2016/17

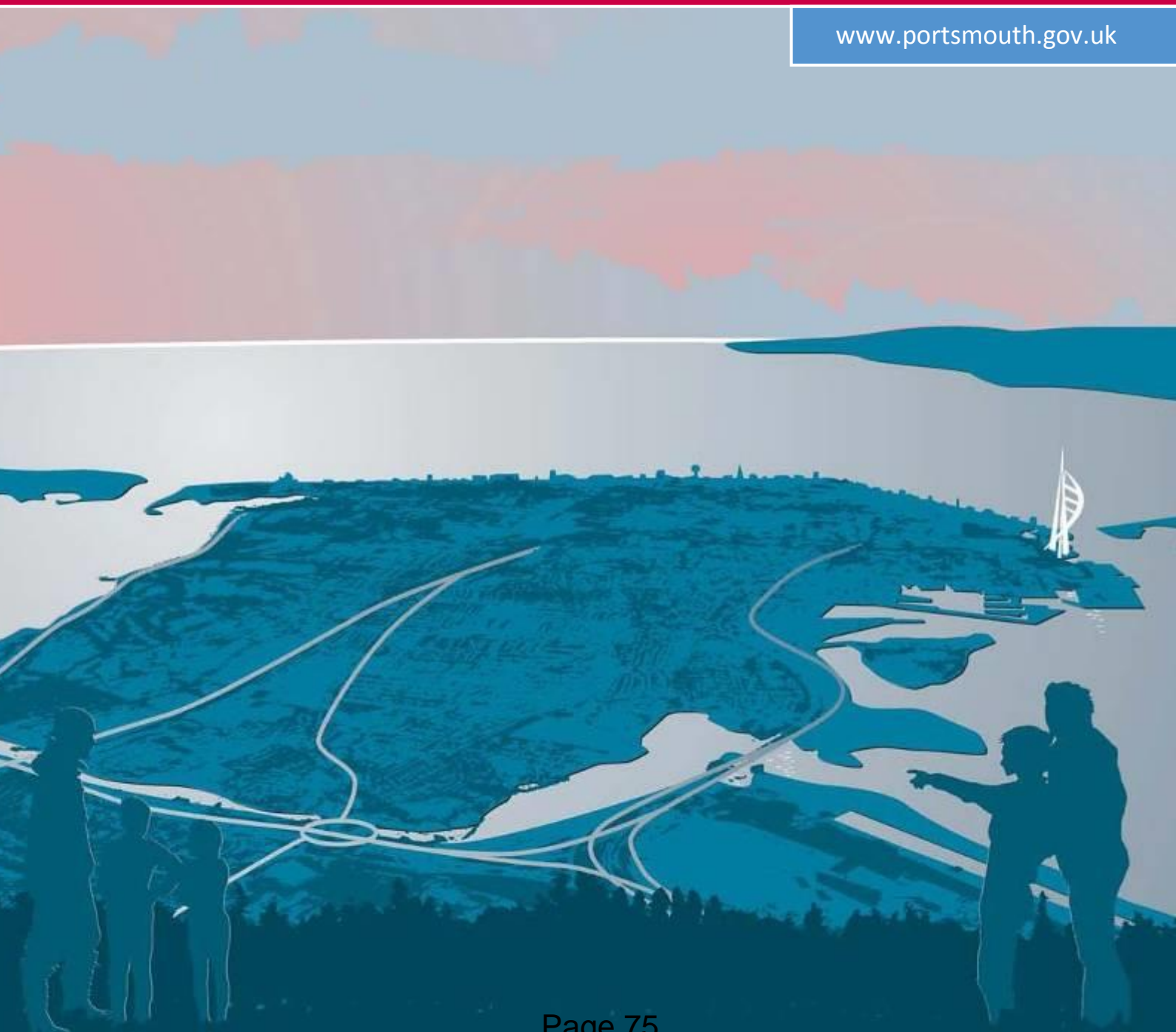
The recommendation(s) set out above were approved/ approved as amended/ deferred/
rejected by on

.....
Signed by:

Annual Monitoring Report 2017

Covering the period 1 April 2016 - 31 March 2017

www.portsmouth.gov.uk



Annual Monitoring Report 2017
Covering the period 1st April 2016 - 31st March 2017

Contents

1. Introduction	4
2. Progress on preparing a planning policy framework	6
3. Portsmouth in 2016 and 2017 - census snapshot	9
4. Effectiveness of Portsmouth planning policies	10
4.1. Progress towards the development of major regeneration sites	10
4.2. Design, townscape and heritage	16
4.3. Housing	20
4.4. The natural environment	36
4.5. The economy & access to shops, jobs and services	40
4.6. Health	52
4.7. Infrastructure & community benefit	53
5. Conclusions and recommendations	58
Appendices	60

1. Introduction

- 1.1.** This is the thirteenth Authority Monitoring Report (AMR) - previously known as the Annual Monitoring Report, covering the monitoring period of 1st April 2016 to 31st March 2017.
- 1.2.** The aim of the document is to show how the Council's planning policies are contributing towards regenerating the city and bringing forward sustainable development, while safeguarding the environment. It sets out what progress we have made on the policy framework for decisions on planning applications, and reviews what effect policies are having on the delivery of priorities for the city.
- 1.3.** Planning policy has the potential to contribute greatly towards many of the Council's priorities, namely increasing the availability and affordability of homes; regenerating the city; making the city cleaner and greener; reducing crime and the fear of crime; and making it easier for people to access shops and services close to where they live. Therefore this report has an invaluable role in assessing whether the policies are delivering what they set out to do in contributing to Council priorities, or whether they need to be changed to work better towards achieving them.

Monitoring Framework

- 1.4.** A set of indicators was introduced to monitor the Portsmouth Plan when it was adopted in January 2012 and the full list of indicators can be found in Appendix 1. The Localism Act removed the requirement for local authorities to report on specific indicators and submit a report to the Secretary of State (Section 113, Localism Act 2011). In line with this change, not all indicators will be reported on each year to ensure that the monitoring report is interesting, informative and useful. Instead a selection of indicators will be chosen, which show significant facts or trends, or which are key to the delivery of the city's future development. As the Council is bringing forward a new Local Plan where appropriate this report provides a more comprehensive review of development to inform consideration of the emerging new strategy.

Structure of the monitoring report

- 1.5.** The first part of this report considers the Council's current progress on and future programme for producing policy documents. Currently this work programme is primarily concerned with the Local Plan Review.
- 1.6.** The second part of the report monitors the effectiveness of the Council's planning policies under the following headings:
 - 2012 to 2017 - Progress towards the development of major regeneration sites
 - Design, townscape, & heritage
 - Housing
 - The natural environment
 - The economy & access to shops, jobs and services
 - Health

- Infrastructure & community benefit

1.7. The indicators set to monitor the Portsmouth Plan (and set out in Appendix 1) are used to assess policy effectiveness under each of these headings.

1.8. The last part of the monitoring report contains overall conclusions and recommendations.

2. Progress on preparing a planning policy framework

Key monitoring news in this section

- The Council has consulted on and subsequently adopted a reviewed Statement of Community Involvement.
- Work has commenced on the Portsmouth Plan Review. An Issues and Options document setting out the Council's understanding of the planning issues concerning the city, and options for how to deal with them, was published for consultation to inform the early work in this review process.
- The planning service has also been consulting on amendments to the Houses in Multiple Occupation SPD.

Progress against the Local Development Scheme

- 2.1. In order to give local residents and key stakeholders an understanding of the Council's timetable for the production of the Local Plan and its wider development plan over the next couple of years, a Local Development Scheme (LDS) has been produced and approved by Cabinet as of June 2017 (amended July 2017). This details the timeframe for the various stages of the Plan's production and other associated documents, as well as detailing the content and geographical area covered by the documents. Part of the AMR's role is to report upon the progress the Council has made against the timetables set out in this Local Development Scheme, which is the purpose of this chapter.

Statement of Community Involvement

- 2.2. Portsmouth's Statement of Community Involvement sets out how the Council will focus its resources to enable the community to take part in the process of planning for the future of Portsmouth and have their say on the issues that affect them in the city.
- 2.3. The statement was reviewed during the monitoring period and subsequently subject to a four week consultation period which concluded on 13 March. The reviewed statement was subsequently approved by the Leader of the Council who has responsibilities for Planning, Regeneration and Economic Development on 21 June 2017.

The Portsmouth Plan Review

- 2.4. The City Council adopted the current Portsmouth Plan in January 2012 which has set the direction of development planning for the city over the last five years and served as the primary document in the planning policy framework for Portsmouth. The Council has now commenced work on a review of the Portsmouth Plan and although much of the initial work in this process falls outside of the monitoring period of this report, it is necessary to provide an update on the work completed so far.
- 2.5. The new Local Plan will set out the planning strategy for meeting future development needs in the city for the period up to 2034. The intention is that the new Local Plan will contain:
- policies for the development and protection of land; and

- site allocations for land that is being chosen for new development or for the re-development of existing buildings.

2.6. One of the first stages in the Plan production process (formally known as the regulation 18 consultation stage), involved the production of an Issues and Options document setting out the Council's understanding of the planning issues concerning the city, and options for how to deal with them. The document, along with supporting material, was published for consultation for 8 weeks which closed on 28 September 2017.

2.7. The collation and processing of the feedback from the issues and options consultation has now been completed and work is beginning in preparation of publication of the draft plan which is timetabled for July 2018. The Council will continue to assess its progress against the timetable set out in the LDS and will publish any amendments to the proposed programme through an update to the document.

HMO Supplementary Planning Document (SPD)

2.8. Alongside the initial work on the Portsmouth Plan Review, the Planning Service has also been consulting with residents and stakeholders on proposed amendments to the Houses in Multiple Occupation Supplementary Planning Document (SPD) which was adopted in 2012.

2.9. The SPD details how policy PCS20 is applied when considering planning applications for HMOs. Amendments have been proposed to the document to:

- Ensure mixed and balanced communities
- Manage matters relating to change of use from C4 to Sui Generis HMOs, thresholds, living conditions and the impact on amenities of neighbours specifically relating to the change of use of smaller homes.

2.10. The amendments to the document were agreed and adopted with immediate effect at the meeting of PRED on 21st November 2017. At that meeting it was further agreed that an additional public consultation would take place for suggested further amendments to the SPD to address the issue of sandwiching of residential properties between HMOs and instances of three or more HMOs in a row. The results of this consultation will be detailed in the next AMR.

The Duty to Cooperate

2.11. Portsmouth City Council is a member of the Partnership for Urban South Hampshire (PUSH) and this platform is the principal method by which the authority achieves its duty to cooperate with neighbouring local authorities. PUSH published a spatial

position statement for the sub-region in 2016, this position statement sets out development targets for Portsmouth and the wider area up to 2034 and will help inform the development of the new local plan for the city.

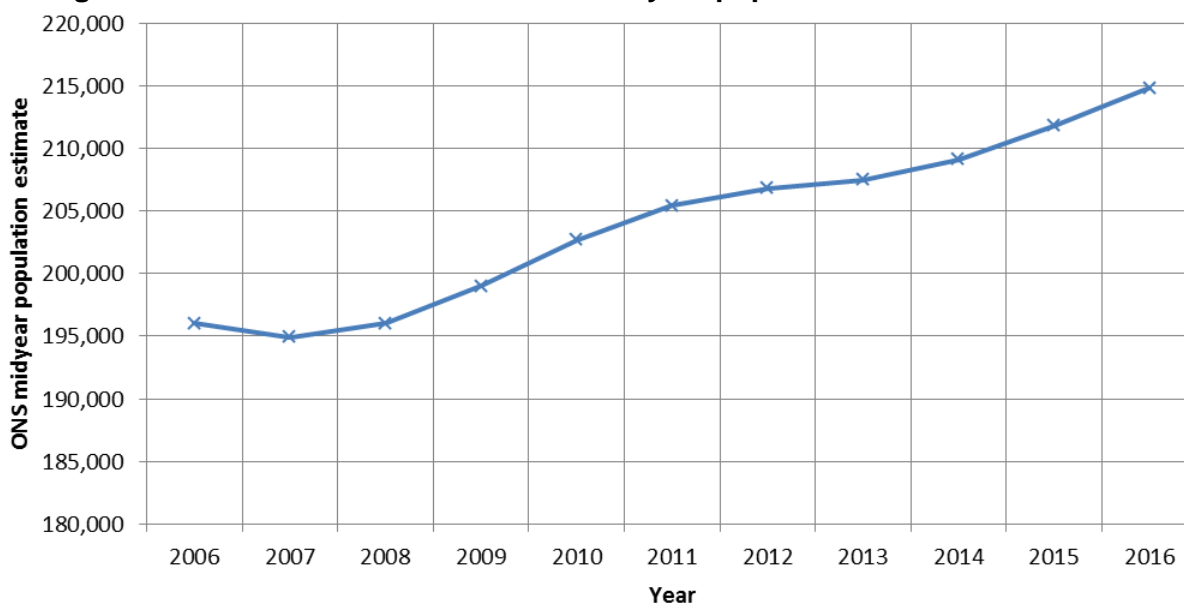
- 2.12.** During the monitoring period, several pieces of monitoring work were undertaken through PUSH in order to gather information for the preparation of the Local Plan; this included technical work looking into water quality and treatment, as well as air quality and transport issues.
- 2.13.** The Government has announced its intention to publish new requirements related to the Duty to Cooperate including a Statement of Common Ground with neighbouring authorities. The announcement is anticipated in March and will be reported in due course.

3. Portsmouth in 2016 and 2017 - census snapshot

3.1. The Office for National Statistics¹ produces population estimates each year based upon the figures gathered in the most recent census. These figures are then adjusted to accommodate ageing since the census, as well as expected births, deaths, internal and international migration. Using these estimates a current snapshot of Portsmouth's population can be ascertained to provide some context for this year's AMR.

- The current overall population of Portsmouth is 214,800, of those 145,300 are aged between 16-64 years old.
- 111,300 individuals are economically active compared with 32,600 individuals who are thought to be economically inactive. Unemployment is estimated at 5,500 or 4.9% of the city's population, which is higher than the South East and UK averages (3.5% and 4.6% respectively).
- 7.2% of the resident population aged between 16-64 (10,100 individuals), have no qualifications. This figure is above average for the South East (5.5%) but below the national average (8%).
- Gross weekly earnings in Portsmouth are about £26 less than the UK in general.
- Portsmouth has 5,775 business enterprises currently; these are predominantly micro enterprises (employing 9 people or less) at 5,085 enterprises. There are 25 large enterprises (employing 250 people or more) in the city.

Figure 3.1 Office for National Statistics midyear population estimates 2006-2016



¹ ONS - Nomis - Official Labour Market statistics:
<https://www.nomisweb.co.uk/reports/lmp/la/1946157284/report.aspx>

4. Effectiveness of Portsmouth planning policies

4.1. 2012 to 2017 - Progress towards the development of major regeneration sites

Key monitoring news in this section

- Good progress has been made on a number of allocated strategic sites since adoption of the Portsmouth Plan in 2012.
- The Council continues to progress on developing land at Tipner and Horsea Island and is working towards the submission of a planning application.
- This year has seen the opening of the Hotwalls Studios in Old Portsmouth, and the final refurbishment work on the South Parade Pier prior to its opening in April 2017.
- This year has also seen the continuation of public improvement works in the city centre along with retail surveys of Commercial Road and Southsea town centre.
- Final work was also completed on the Hard Interchange before its opening in May 2017.

4.1.1. It has been five years since the adoption of the Portsmouth Plan and as comprehensive work has begun on the Plan's review, it is considered appropriate to take the opportunity to reflect upon the work that has been completed in relation to the major regeneration sites and their respective policies during this period as well as during the 2016-17 monitoring year more specifically.

Tipner and Horsea Island (policies PCS1 and PCS3)

4.1.2. Previous progress on the sites includes:

- The 2012 AMR reported that three initial planning applications for the area were approved. Two planning applications, to build shops and 80 new homes on the former PD Fuels site; and to prepare the site and three other plots for development, were made by the council and the HCA. Whilst the Tipner Regeneration Company (TRC) submitted an application for cleaning up the Tipner East site which includes the greyhound stadium, and building up to 518 homes.
- In November 2013 a City Deal was signed between Portsmouth City Council, Southampton City Council, the Solent LEP, Hampshire County Council and the Government to support further growth in the city's key marine and maritime sectors through the development of key sites on the western corridor at Tipner and Horsea Island.
- In April 2014 Portsmouth Park and Ride service opened after the former PD Fuels site at Tipner was transformed into a facility with 650 car parking spaces.
- Alongside the Park and Ride in April 2014, a new motorway junction on the M275 was opened which will serve the park and ride as well as wider development at

Tipner and Horsea Island. The project was funded by £19.5m from the Department for Transport and £8.5 million from the City Council.

- The City Council continued its work in coordinating land assembly throughout 2015 and 2016.

During this monitoring period:

4.1.3. The Council is continuing to work on developing the land at Tipner and Horsea Island with ambitions of creating a sustainable new community within Portsmouth that will contribute to the city's housing and employment needs. In order to work towards the submission of a planning application, work is continuing on identifying the capacity and potential of the site; there are also plans for the building of a bridge that will link Horsea Island with Tipner West and further development of the Park and Ride scheme.

Port Solent & Horsea Island (policies PCS2 and PCS3)

4.1.4. Policies for this area were agreed as part of the adoption of the Portsmouth Plan in 2012. Previous progress on these sites includes:

- A large amount of background work was done during the development of the plan to assess the viability and infrastructure needs of development on these sites.
- In subsequent years Veolia have worked closely with the Environment Agency on their closure plan for the landfill site, and have progressed with the landscaping to provide the planting for a new Country Park. This includes over 50,000 trees, wildflower meadows, footpaths and a cycle route.

4.1.5. The country park is expected to open in summer 2019.

Portsmouth City Centre (policy PCS4)

4.1.6. The policy framework for the city centre changed significantly with the adoption of the Portsmouth Plan. The policy area for the city centre was extended down to the Hard and Gunwharf Quays, allowing greater flexibility for the regeneration of the centre within the frameworks of a series of character areas. Previous progress on this area since adoption of the plan includes:

- In January 2013, the City Council adopted a City Centre Masterplan. It identified opportunity sites for development and key public realm opportunities for the Commercial Road, North of Market Way, Station Square and Station Street and Guildhall localities.
- In May 2013, planning permission was granted for Midland House (in the Station Square and Station Street locality) to be demolished and for the building of an 84 bedroom hotel, to be occupied by Premier Inn. The development also included a 134m² coffee shop and a 300m² retail unit on the ground floor, to be occupied by a Costa Coffee and Tesco Express.
- In recent years there has been a series of applications for student housing schemes in the centre, with 129 bedrooms delivered prior to this monitoring period.

During this monitoring period:

- 4.1.7. Work was on-going relating to a series of public realm improvement works in the city centre during the monitoring period; these were subsequently completed as of June 2017. The works involved a number of interventions in the public areas along Commercial Road including new tree planting, the removal of old sculptures, relocation of cycle racks, resurfacing and general cleaning/refurbishing.
- 4.1.8. Background work also continued on the proposed new city centre road, which is set out in policies PCS4 and PCS17 of the Portsmouth Plan, with plans being published for public consultation in November 2017 and a planning application submitted in December 2017.
- 4.1.9. 1,101 student bedrooms were delivered this monitoring year, with more expected to follow in subsequent years. More detail about this delivery and the impact of this type of development is covered in Section 4.3.
- 4.1.10. Finally a retail survey was completed just after the end of the monitoring period (April 2017) and the results of this survey are reported in Section 4.5.

The Hard Interchange

- 4.1.11. The Hard Interchange development was envisioned as the first step in the regeneration of the area located between the world-famous Historic Dockyard and Gunwharf Quays. It would also set the benchmark for that part of the city and the tone for an impressive new gateway to Portsmouth where rail, bus and boat services come together acting as the first place many visitors will see as they arrive in the city. Progress on The Hard Interchange in previous years included:
- Submission of a planning application in April 2014 for the reconfiguration of The Hard Interchange, including the construction of a new terminal building, altered site layout, changes to the entrance to Portsmouth Harbour Station and landscaping proposals. The planning permission was granted on 11th June 2014 and work began on the reconfiguration the following year in autumn 2015.
 - By early 2016, progress was made on: waterproofing the deck, changing the levels of the site using foam concrete, laying the foundations of the terminal building, placing ducting for services, fitting kerbing for the bus bays and steelwork for the terminal building.

During this monitoring period:

- 4.1.12. Development of the Hard Interchange progressed throughout the year. The interchange was subsequently opened in May 2017, and further details about its first year in operation will be provided in next year's AMR.

Lakeside Business Park (Policy PCS5)

- 4.1.13. Previous to the Local Plan's adoption, permission had been granted in October 2010 for the redevelopment of this site to a mixed use campus including B1a office use. Progress on the Business Park in subsequent years includes:

- As of 2012 development and highway works in the area had begun.
- The 2014 AMR reported that the business park continued to expand and flourish with developments that included a new Porsche centre, a nursery and a retail hub together with an expanded café.
- An application for the construction of a six storey hotel was granted permission on 15 December 2015, as of the 31st of March 2017; construction has yet to start on this site.

During this monitoring period:

4.1.14. Permission was granted for an access road including junction onto Western Road, spine road improvements, associated infrastructure and replacement car parking provision in the area. Work on the hotel permitted as part of the scheme has commenced during this period.

Southsea Town Centre (Area Action Plan)

4.1.15. During this monitoring period a new retail survey was completed of the area just at the end of the monitoring year (April 2017), the results of which are detailed in section 4.5 of this report.

Somerstown & North Southsea

4.1.16. Progress on this area in previous years includes:

- The Winston Churchill Roundabout improvements were completed in May 2011 reducing the size of the roundabout. Also during 2011-12, development began on the 22 new homes and 3 retail units in the land unlocked by the new road layout whilst families moved into the first new houses in the transformation programme of Somerstown.
- Work on Somerstown Central, which received planning permission in November 2011, was completed and the facility officially opened in July 2014. The £10.8 million project made new facilities and activities available in the Somerstown area and houses several services including a community centre, sports facilities, a housing office, health centre, café and youth centre. The building's innovative design spans Winston Churchill Avenue and was intended to bring the two sections of Somerstown back together.

The Seafront

4.1.17. Progress on the seafront in previous years includes:

- In order to maximise the potential of the Seafront, the City Council drew up the Seafront Masterplan, which sets out how the area should be improved, enhanced and protected over the next 15 years. This was adopted in April 2013.
- 2014 saw the first of a new set of food and drink outlets open at the Seafront in the form of the Southsea Beach Café on the beach by Canoe Lake. Whilst in 2015, the Coffee Cup on the promenade in Eastney was opened near the beach huts, replacing a small stand that used to be there.
- In the week that the world celebrated the 70th anniversary of D-Day in 2014, it was announced that the City Council's D-Day museum had received initial support for £4.1 million of Heritage Lottery Funding to completely upgrade the museum.
- In April 2015 the boarding on the front deck of South Parade Pier was removed and the Ice Cream Parlour and Newsagents resumed trading. The rest of the pier remained closed to the public whilst further refurbishment and renovation work continued in subsequent years.

During this monitoring period:

- 4.1.18. The development of the Hotwalls studios, a series of 13 creative studios alongside a deli-style eatery on the site of a former military barracks in Old Portsmouth, was completed and opened in July 2016. The 13 studios have been created for both new and established artists and offer competitive rates on leases from 3 months and up to three years and offers resident artists the opportunity to sell their work directly to customers from their studio spaces. Through the £1.75 million development, which was funded from the government's coastal communities fund, PUSH and the Council itself, the future of the historic monument has helped to be secured for future generations to experience. It was also a significant step in the pursuit of the Seafront Strategy's aspiration of turning the area into a vibrant arts and crafts quarter.
- 4.1.19. Also during the monitoring period, the redevelopment work on the grade II listed South Parade Pier continued so that it was able to be reopened to the public in April of 2017. As previous AMRs have reported, the pier had fallen into disrepair and was declared unsafe in 2012. Subsequent work was undertaken to ensure the structure was safe, whilst an amusement arcade and a fish and chip shop and restaurant was opened. Further development is expected to continue in the future and will be highlighted in later AMRs.
- 4.1.20. Finally work continued on the D Day museum, which is expected to re-open in spring 2018, with completely new displays about D-Day and the Battle of Normandy told through the stories of those who took part.

Fratton Park

4.1.21. The Portsmouth Plan includes a policy for Fratton Park (PCS7) to guide development should Portsmouth Football Club look to provide a new stadium on the site. Progress on this site in previous years includes:

- The Pompey Supporters Trust took over ownership of the club on 19th April 2013.
- Point Estates own the section of land between Fratton Way and the stadium building itself. On 11th February 2014, Point Estates submitted an application for a Tesco supermarket (up to 10,475 square metres) with a petrol filling station. The supermarket itself is located at first floor to maximise the use of the site. The new store is accessed from a new roundabout on Fratton Way and includes a new 221 space car park adjacent to the North Stand, improved access to the stadium for fans, players and club officials on match days.
- The Tesco store at Fratton was subsequently opened at the end of 2015.

4.1.22. The football club now has a new owner. The Council continues to hold discussions with the club and will continue to support it in its work to determine the appropriate long-term home.

4.2. Design, townscape and heritage

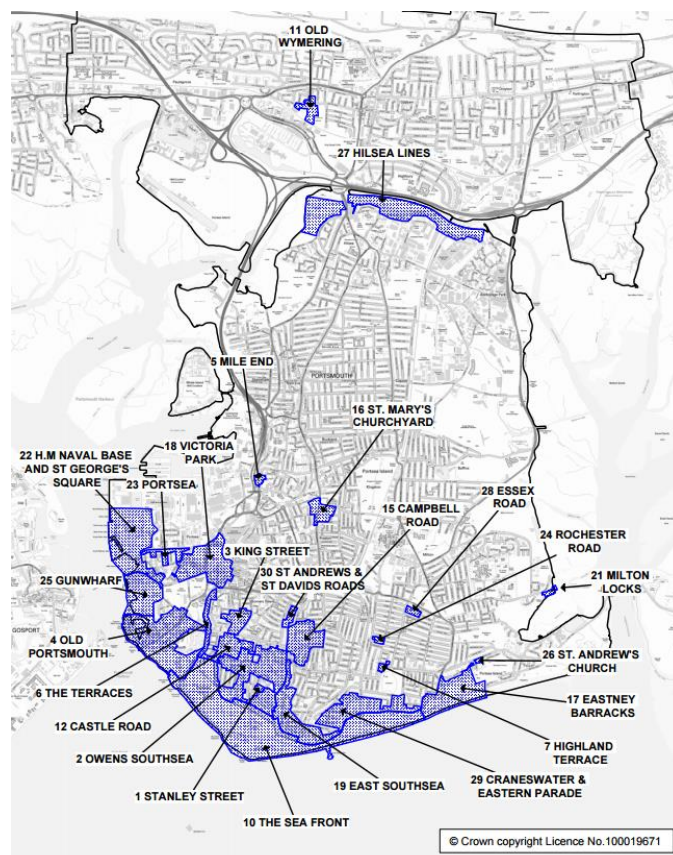
Key monitoring news in this section

- Many of Portsmouth's heritage assets are being affected by development in the city.
- No listed buildings were lost during the monitoring period.
- Regarding tall building planning permissions, 75% of these were granted to sites in preferred tall buildings locations around the city during the monitoring period.
- The Land Rover BAR building has won and been nominated for a couple of awards, as have several other buildings around the city.
- The reported quality of life of individuals in the city has marginally increased in the city, which continues the recorded trend since 2012.

Heritage

- 4.2.1. Portsmouth has twenty-five Conservation Areas (mapped in figure 4.1 below), which have not changed since the previous monitoring period. These include Old Portsmouth, the older part of the Royal Navy Base and Thomas Ellis Owen's Southsea (the architect and developer responsible for many notable buildings in Southsea and Gosport).

Figure 4.1: Conservation areas in the city



- 4.2.2. The city currently has 454 entries on the statutory list of historic buildings and a breakdown of the numbers of each grade of listing is included in table 4.1 below. In

addition to the city's 25 conservation areas, other valuable heritage assets include 15 scheduled monuments, and 3 registered parks.

Table 4.1: Listed buildings entries in Portsmouth

Number of Listed Entries	
Grade I	13
Grade II*	33
Grade II	408
Total	454

Source: Historic England website²

4.2.3. An indication of the issues facing the city's heritage assets can be found in Historic England's register of heritage at risk. At present there are 17 assets in the city which Heritage England consider to be 'at risk', which comprise of 13 buildings or structures and four places of worship.

4.2.4. A developer is required to obtain listed building consent (LBC) to make alterations or to extend or demolish a listed building. Data on the numbers of consent decisions made each year are displayed in figure 4.2 below. Portsmouth's listed building consents have steadily increased over the last three years from 33 in 2014-15 to 49 as of the end of this monitoring period.

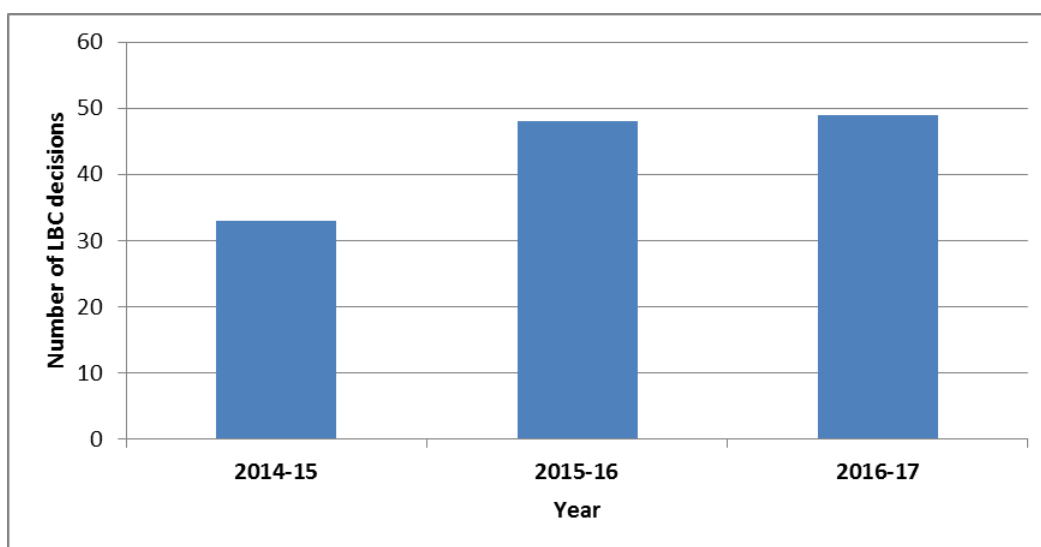


Figure 4.2: Numbers of listed buildings consent (LBC) decisions made over the last three years

4.2.5. The above demonstrates that there has been some increase in development occurring that could affect the heritage assets in the city. It is likely that the increased rates of

² <https://historicengland.org.uk/research/heritage-counts/2017-conservation-areas/indicator-data/>

applications affecting such assets is because of growing levels of development occurring in the city in general, but is also likely to be because more work is being conducted on heritage assets themselves. Development has a role in ensuring listed buildings have an ongoing function, however, the activity requires the Council to take a leading role in ensuring that the city's heritage is safeguarded.

4.2.6. Across the monitoring period, there were no listed buildings lost in the city.

Tall buildings applications

4.2.7. The Tall Buildings SPD was adopted in June 2012 and defines a tall building in the Portsmouth context as any building that is either:

- Above five storeys in height (i.e. 6 storeys or higher)
- Any building that is above 20m in height

4.2.8. Any building that meets or exceeds one of the above thresholds would therefore be defined as 'tall' and subject to policy PCS24 and the assessment criteria of the SPD.

4.2.9. Policy PCS24 aims to steer new tall buildings towards a selection of preferred locations throughout the city, where it has been determined that particular characteristics of these areas makes them the most appropriate locations for this scale of development. The preferred locations for this type of development as designated in policy PCS24 are:

- The Hard
- The City Centre/Dockyard/Ferry port
- Kingston Crescent/Estella Road
- Fratton
- Tipner
- Port Solent/Horsea Island
- Cosham
- Western Road/Southampton Road

4.2.10. In the 2016-17 monitoring period there were four applications relating to tall buildings that were decided by the Council, all of which were granted permission. Of the four applications, three were for sites within one of the PCS24 preferred areas for tall buildings, and the other was outside of these areas.

4.2.11. The previous year 2015-16, there were seven applications, five of which were on sites falling within preferred tall buildings areas. Of the seven applications, the Council granted permission to five of the applications, two of these were located outside of the preferred areas for tall buildings.

4.2.12. Overall, it is considered that the policy is working well. The majority of permitted applications fall within the identified preferred locations; whilst the policy allows for buildings outside those areas to be considered on their own merits.

Design awards

- 4.2.13. One indicator for the potential effectiveness of the tall buildings policy is the achieving of design awards during the monitoring period. There was one notable award for 'Best new building' which was given to the Land Rover Ben Ainslie Racing (BAR) building in Old Portsmouth by the Portsmouth Society as part of their 2016 Design awards. The Land Rover BAR building was also nominated for a RIBA South Award 2016.
- 4.2.14. Beyond tall buildings, the Portsmouth Society also granted several other awards to buildings in the city, including 'Best Restoration' for the Clock Tower building in Castle Road, Southsea, and 'Best Re-use' which was awarded to Boathouse 4 in the Historic Dockyard.

Quality of life

- 4.2.15. The indicators selected for the Design & Heritage theme of the Local Plan include reviewing the percentage of people satisfied with their local area as a place to live. While the survey that included this question is no longer undertaken, a comparative indicator is found in the Community Safety Survey (CSS)³, which includes a question about quality of life.
- 4.2.16. The 2016 Community Safety Survey interviewed 1,245 residents of Portsmouth and asked them to rank their quality of life on a scale of between 1 (poor quality) and 5 (very good quality). The mean average score reported by the respondents was 3.98. Whilst there is no data for 2015, this score is marginally higher than that reported in the 2014 survey (mean average score reported was 3.95) and is a further improvement on the 2012 survey result (3.59).

³ <http://www.saferportsmouth.org.uk/home/our-research/>

4.3. Housing

Key monitoring news in this section

- **Housing completions this monitoring period are slightly down on previous years.**
- **The number of student bedrooms completed in the city has increased considerably as a result of a number of larger schemes permitted in previous years now reaching completion stage.**
- **The Council is able to demonstrate a five year supply of housing land (5.1 years), but the position remains marginal. In the short term, the position is dependent upon the delivery of student accommodation and the potential for it to release existing stock back for occupation by other groups. It should also be recognised that should the Government confirm its proposals for a standardised methodology for calculating housing need, then that is likely to impact upon the position.**
- **The gross number of affordable housing completions in the city is lower than the previous couple of years. The percentage of market led schemes delivering a policy compliant amount of affordable dwellings is slightly reduced on last year at 40%.**
- **Whilst the number of HMO applications received by the Council is higher, the percentage of HMO applications permitted by the Council is slightly lower than last year.**
- **Due to changes in legislation, the Council is now required to keep a self-build register and Brownfield Land register, which this AMR and subsequent AMRs will report on.**

Housing Delivery

- 4.3.1. The Portsmouth Plan was adopted on 24th January 2012. It forms a robust and up-to-date housing target for the city. The Plan sets out the city's housing capacity from 2006/07 up to 2026/27 and states that between 11,484 and 12,754 net additional homes could be provided, depending on the provision of infrastructure. As the motorway junction at Tipner has been delivered, so the target arising from the Portsmouth Plan is 12,254 net additional homes in the city between 2006/07 and 2026/27.
- 4.3.2. This total housing target of 12,254 equates to an average of 584 homes per year over the 21 years. This annual target is reassessed each year, based on previous completions. This ensures that any over-delivery or under-delivery is compensated for if necessary.
- 4.3.3. Completions from 2006/07 to 2016/17 are shown in table 4.2 on the next page. The requirement under the Portsmouth Plan, based on a target of 584 homes per year, is for 6,424 homes to have been delivered up to 31 March 2017. Delivery is expected to vary year by year due to the different types of sites involved and economic circumstances. During the 2016/17 monitoring period, 393 net additional dwellings were delivered; this is almost 200 dwellings short of the annual target and is slightly lower than the last couple of years.

- 4.3.4. Taking this year's completions figure along with the additional allowance from student accommodation completions (explained in the next part of this chapter), and due to previous years of under delivery, the current amount of housing delivered as of 31st March 2017 is equivalent to 5,981 dwellings. This is 443 completions below the target 6,424 homes.

Table 4.2: Housing completions between 2006 and 2017

Year	Completions
2006/07	526
2007/08	712
2008/09	1,309
2009/10	726
2010/11	317
2011/12	276
2012/13	351
2013/14	222
2014/15	406
2015/16	436
2016/17	393
Total delivery between 2006/07 and 2016/17	5,674
Additional allowance for student accommodation	307
Total delivery towards housing target	5,981
Total target between 2006/07 and 2016/17	6,424
Difference	443 (under)

- 4.3.5. Beyond the completed dwellings reported above, construction has started on 467 dwellings in this monitoring period.
- 4.3.6. As the previous AMR started to do, the figures in table 4.2 have been adjusted to take into account changes in how student accommodation contributes towards housing supply. This reflects the outcome of an appeal hearing regarding a decision in Exeter in 2015 which considered the delivery of bespoke student housing and the extent to which it contributes to meeting overall housing need. The adjustment made means that student housing is now recorded separately which has resulted in a slight reduction in the recorded delivery for earlier years.

Student Accommodation

- 4.3.7. The issue with student accommodation is considering the contribution, if any, it makes towards meeting the Council's overall housing target. National Planning Practice Guidance states that *all student accommodation, whether it consists of communal halls*

of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market⁴.

- 4.3.8. As was highlighted in last year's AMR, monitoring reports and statements of housing completions and supply will continue to record the delivery of student accommodation separately from other forms of housing. Alongside this, there will be an ongoing assessment as to the extent to which the delivery of student housing releases other housing on to the market, and an adjustment to the housing delivery and supply made accordingly.
- 4.3.9. The Council's most recent evidence for informing the approach to student housing in the city at present is set out in the July 2017 student accommodation background paper which can be found on the Council website⁵. This paper concluded that *on average, the delivery of four new student bedrooms will release one existing dwelling back onto the market, and so the contribution made by new bespoke student accommodation towards meeting housing requirements will be recorded on that basis*. However, this calculation will require ongoing monitoring to see if this approach continues to be appropriate going forwards.
- 4.3.10. In the monitoring period there were 1,101 student bedrooms completed in Portsmouth in total (table 4.3 on the next page). A large proportion of these rooms (836) were delivered through the Unite Student Greatham Street development (application 14/00771/FUL), with the rest spread amongst five other applications. This is a considerable increase in completions compared with the previous AMR which reported 129 completed bedrooms, but is not unexpected, as the previous AMR noted many of these proposals to have planning permission/or being under construction, at the time of its publication.
- 4.3.11. On the basis of four completed student bedrooms releasing one existing dwelling currently occupied by students back onto the market to meet general housing needs, this delivery of 1,101 student bedrooms during the monitoring period is reflected in the additional 275 general housing units which has been added to the previous recorded 32 (2016 AMR) to reach a figure of 307 given in table 4.2 on page 22.
- 4.3.12. If the figure of 275 additional dwellings released back onto the market is added to the physical completions of 393 dwellings achieved this year in the city, this would mean the yearly housing target of 584 dwellings needed to meet the overall Local Plan housing target has been met this year (668 homes). However, those adjustments for student accommodation completions are considered a short term measure and it would not be appropriate to rely on these in order to meet shortfalls in market housing completions across the city in the medium to long term. Therefore whilst student accommodation completions are helpful in meeting housing provision in the short term, this cannot be relied on going forwards.

⁴ Paragraph: 038 Reference ID: 3-038-20140306

⁵ <https://www.portsmouth.gov.uk/ext/development-and-planning/planning/the-local-plan>

Table 4.3: Bedroom completions for student accommodation this monitoring period

Application ref	Address	Proposal	Bedrooms
13/01414/FUL	22 Middle Street	Construction of 8-Storey build to form student hall of residence (C1) with two Commercial Units To Gf (A1/B1)	124
15/01362/FUL	28 - 40 Lake Road	Change of use from Childrens' Play Centre(D2)	30
14/00771/FUL	Former Car Park Greetham St / Dugald Drummond Street	Construction of part 7/9/17/25 Storey Building to form halls of residence (C1) with GF 1249m2 Storage Units (B8)	836
16/00214/FUL	3 St Michaels Road	Change of use to halls of residence (C1)	13
15/01240/FUL	The Trafalgar, 16 Edinburgh Road	Exterior Alterations, construction of bridge link at 3 & 4 Floor Levels & Use Of Upper Floors As Halls Of Residence	83
14/01665/FUL	Cavendish House, 18 Victoria Road South	Change Of Use From Purposes within D1 to a 15 bed hall of residence (C1)	15
Total			1,101

4.3.13. As of the end of the current monitoring period, 31st March 2017, there were 10 schemes with planning permission and another 9 schemes identified. Together it is anticipated they will deliver a further 3,402 bedrooms of accommodation. Going by the calculation that every four bedrooms is expected to release 1 new dwelling back onto the market, these outstanding bedrooms would equate to 850 dwellings which would represent a significant contribution to the outstanding housing need in the city. However, it remains to be seen if that contribution continues to be justifiable and will continue to be monitored.

4.3.14. Student accommodation continues to represent a significant change in the pattern of development across the city as noted in previous AMRs. The Council, as part of the Local Plan review and through other mechanisms, will be considering how this impacts upon local neighbourhoods, for instance in delivering local services, providing footfall to support local businesses, transport and movement patterns and the impact that releasing significant amount of housing, currently occupied for students, will have on the housing market.

Portsmouth's five year housing land supply from 1 April 2017

- 4.3.15. The National Planning Policy Framework requires an annual update on the supply of deliverable sites sufficient to provide five years' worth of housing against the Council's housing requirements.
- 4.3.16. In considering the five year position, there are two factors to be considered: the housing requirement to be assessed; and the housing supply itself.

Housing requirement

- 4.3.17. To date the Council has assessed delivery against the target established in the adopted Portsmouth Core Strategy. The NPPG states that the starting point for housing requirement figures is an up-to-date adopted Local Plan, and considerable weight should be given to this. However there is a need to assess the suitability of this target as new evidence becomes available. In June 2016, the Partnership for Urban South Hampshire published a SHMA update⁶ and Position Statement⁷ on planning across the region which indicated a higher figure. However, the recent Housing White Paper⁸ indicated the Government's intention to amend the basis on which housing requirements are calculated, and the Government has now consulted upon a standard methodology⁹ which would, if confirmed, result in a higher figure. However, at present it is considered appropriate in this AMR, which covers the period up to 31st March 2017, to continue to use the Council's adopted plan target for the purposes of assessing the five year supply position, though this will be reviewed in future monitoring reports.
- 4.3.18. When calculating the requirement, paragraph 47 of the NPPF requires local planning authorities to identify an additional buffer of 5% of the target to ensure choice and competition in the market for land. In addition, Government guidance advises that councils should seek to make up for any past under-supply of housing against targets within the next five years. The resultant figures for both of these measures are detailed in table 4.4 and have the result of increasing the overall target for the next five years to 3,532 homes, or 707 dwellings per year. After those five years of increased delivery, the annual target reverts back to 584 dwellings per annum as set out in the Portsmouth Core Strategy.

Table 4.4: Housing Requirement in Portsmouth 2017-2022

Initial requirement (5 x 584 homes per annum)			2,920
Plus shortfall	Target 2006-2017	6,424	
	Delivery 2006-2017	5,981	443
Plus 5% buffer (of initial requirement + shortfall)			169
Total requirement 2017-2022			3,532

⁶ http://www.push.gov.uk/2c_objectively_assessed_housing_need_update.pdf

⁷ http://www.push.gov.uk/item_12_-_appendix_1_-_position_statement.pdf

⁸ <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

⁹ *Planning for the right homes in the right places*, available at:

<https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

Housing land supply

- 4.3.19. The sites which will form the city's future housing land supply are
- i. sites with planning permission;
 - ii. potential housing sites;
 - iii. an adjustment for housing released onto the market as a result of the delivery of bespoke student accommodation; and
 - iv. windfall sites
- 4.3.20. Table 4.5 summarises the identified supply over the next five years.

Table 4.5: Housing Supply in Portsmouth 2017-2022

Year 1-5 (2017/18- 2021/22)	
Sites with permission ¹⁰	1,771
Net increase in units from identified housing sites across the city ¹¹	808
Identified contribution from development of student accommodation ¹²	850
Small sites windfall ¹³	159
TOTAL predicted delivery in 2017-2022	3,588
Total requirement under the Portsmouth Plan	3,532
Surplus / Shortfall against Plan Target for this period	56

- 4.3.21. Therefore, the Council has a five year supply of housing land (5.1 years), but the position remains marginal. In the short term, the position is dependent upon the delivery of student accommodation and the potential for it to release existing stock back for occupation by other groups. It should also be recognised that should the Government confirm its proposals for a standardised methodology for calculating housing need then that is likely to impact upon the position. To improve the position on housing supply, the council will be undertaking a full review of the capacity of the city and significant additional work on the capacity and delivery of strategic sites, in particular the city centre, Tipner and Port Solent.

Affordable Housing Provision

¹⁰ As per Appendix 2

¹¹ As per Appendix 3

¹² As set out in paragraph 4.3.12 and Appendices 4 and 5 of this report

¹³ A review of dwellings delivered since 2006 has indicated that 53 is a reasonable estimate. The figure of 159 included in the calculation represents three years of windfalls, to reflect both the lead in time from permission to delivery, and to reduce the risk of double counting.

4.3.22. In 2016/2017 the total number of affordable housing units built in Portsmouth was 127 which represents 30.8% of the total completions this year. There has been some fluctuation in affordable housing completion numbers from year to year due to time frames that deliveries have been recorded. Going forwards, the following numbers will be recorded for affordable housing completions. This year's figure is down on the final figures for the last couple of years, with 178 completions in 2015/16 and 190 recorded in 2014/15, but is up on 2013/14 which had 96 units completed.

Affordable housing secured from the market

4.3.23. Policy PCS19 seeks to secure appropriate affordable housing provision from market built housing, however previous reports were reporting total affordable housing delivery across Portsmouth, yet not reporting on the numbers of market housing schemes complying with levels of affordable housing required by the policy specifically. This AMR and subsequent AMRs will ensure that compliance of affordable housing provision within market housing schemes will be reported.

4.3.24. Table 4.6 provides a summary of performance in securing affordable housing from market developments over the last five years. As the table demonstrates, policy compliance for schemes that were required to provide affordable housing under policy PCS19 has varied over this time period, with the strongest years of performance being 2012/13 and 2015/16 and the poorest performance in years 2013/14 and 2014/15.

Table 4.6: Affordable housing secured as part of market developments 2011-2016

Year	Total number of schemes which are large enough to provide affordable housing	Total number of schemes exempt from affordable housing requirements	Schemes with an agreement to provide affordable housing in full accordance with policy	Schemes which did not have an agreement to provide in full accordance with policy	Percentage of eligible schemes complying	Total units secured
2011/12	18	6	5	7	42%	120
2012/13	6	1	4	1	80%	226
2013/14	14	7	3	4	30%	77
2014/15	15	9	2	4	33%	57
2015/16	15	11	2	2	50%	30

4.3.25. In this monitoring period, the following table (4.7) demonstrates that there were five market developments permitted during the monitoring period that met the minimum number of dwellings required to engage the affordable housing provision requirements of policy PCS19 and were required to provide affordable housing. Of these, two of the developments (40%) agreed to the provision of a policy compliant proportion of affordable housing which were secured through S106 obligations. Three of the developments did not provide a compliant amount of affordable dwellings, however of these, one agreed to a commuted sum of £70,000 in place of the building of physical

units, whilst the other two submitted viability studies demonstrating that they could not comply with policy because it was not viable. The viability and deliverability of affordable housing on larger market schemes requires careful consideration in the emerging local plan which these outcomes will inform.

Table 4.7: 2016-17 planning applications delivering enough dwellings to require inclusion of affordable housing under PCS19

Application ref	Address	Proposal	Total units	Affordable units	Comments
15/02081/FUL	235-249 Goldsmith Avenue	70 apartments	70	21*	These developments are all providing a policy compliant level of affordable housing. * In reality all 70 apartments in 15/02081/FUL are proposed to be affordable with S106 obligation formally securing the policy compliant amount.
16/00731/FUL	Land at the rear of 244-248 Southampton Road	10 dwellings	10	2	
Developments which do not require provision of affordable housing					
16/00194/MMA	Europa House, Havant Street	242 bedroom student accommodation	242	0	PSC19 sets out that affordable housing will not be required from extra care or student accommodation developments.
16/00214/FUL	3 St Michaels Road	13 bedroom student accommodation	13	0	
16/00885/FUL	Chaucer House and 32-40 Isambard Brunel Road	484 bedroom student accommodation	484	0	
16/00142/FUL	Number One, 8 Surrey Street	576 bedroom student accommodation	576	0	
16/00534/FUL	15-16 Hampshire Terrace	22 bedroom and 2 studio flat student accommodation	24	0	
Developments under the General Permitted Development Order					
16/00003/PACOU	Brunel House	242 Dwellings	242	0	It is not possible to apply the affordable housing policy to applications for prior approval under the General Permitted Development Order.
16/00008/PACOU	Wingfield House 316 Commercial Road	145 flats	145	0	
16/00010/PACOU	Enterprise House Isambard Brunel Road	16 flats	16	0	
16/00016/PACOU	Enterprise House Isambard Brunel Road	52 flats	52	0	
16/00019/PACOU	Enterprise House Isambard Brunel Road	48 flats	48	0	
17/00001/PACOU	101 Commercial Road	9 flats	9	0	

Development which did not provide the full level of on-site affordable housing					
15/01217/FUL	Cornerstone House 120 London Road	18 flats and 1 maisonette	19	0	Viability study submitted and considered
16/00085/FUL	Former Kingston Prison, Milton Road	230 dwellings	230	0	Viability study submitted and considered
16/01220/FUL	Land at 158 & Rear 154-172 Southampton Rd	30 dwellings	30	0	A commuted sum of £70,000 was agreed

Supply of Family Homes & Internal Size of Dwellings

- 4.3.26. In response to an identified need for family homes, policy PCS19 of the Local Plan seeks at least 40% of new dwellings contain 3 or more bedrooms. It is acknowledged that it would not be appropriate in all types of development to seek to achieve this standard, whereas in others the percentage of family homes could be higher.
- 4.3.27. The figures for 3 bed, 4 bed and 5 bed housing (family homes) completed in the 2016-17 monitoring period are recorded in the table below. Portsmouth achieved a net gain of 57 homes with 3 bedrooms or more in the monitoring period. This figure represents 14.5% of the overall net completions in the city (393) during the monitoring period, which means that the building of family sized homes has not been at a proportion that is sought through policy. Performance in relation to this policy is down on last year when the policy compliant 40% was attained (marginally at 41% of net completions) through the building of 178 family homes out of 436.

Table 4.8: Proportions of family homes completed during the monitoring period

Size of Home	Gains	Losses	Net gain
3 bed family homes	51	7	44
4 bed family homes	19	4	15
5 bed family homes	1	3	-2
Total	71	14	57
Total amount of housing completions 2016/17	413	20	393

- 4.3.28. The 2014 PUSH Strategic Housing Market Assessment (SHMA) showed that the need for larger dwellings is high and the estimated requirement for dwellings with 3 or more bedrooms is 59%. This year's housing completions fall considerably short of the estimated dwelling need, as have the completions for the proceeding five years, as is demonstrated in table 4.9 below.
- 4.3.29. There have been some fluctuations in the numbers of family homes delivered reported in previous years, but going forward the following is the summary for the completions.

Table 4.9: Net numbers of family homes completed between 2012 and 2017

Year	3 bedrooms	4 bedrooms	5 bedrooms	Total family homes	Percentage of total dwellings
2012-13	33	16	12	61	17.4%
2013-14	68	9	2	79	35.6%
2014-15	62	34	0	96	23.6%
2015-16	129	33	16	178	40.8%
2016-17	44	15	-2	57	14.5%
Total	336	107	28	471	26.1%

4.3.30. Over the last five years there have been 1,808 net completions of dwellings in Portsmouth; of which 471 completions (26.1%) were family sized homes of 3 bedrooms or above. Whilst there were actually 575 family size homes built, there were 104 losses of the family size dwellings which results in this net 471 dwellings figure.

Density of new residential development

4.3.31. The Local Plan policy PCS21 seeks a minimum density requirement of 40 dwellings per hectare (dph) and in high density areas, expects densities of 100dph and above. 71.7% of all dwellings completed in this monitoring period met the minimum density requirement (296 of 413), and 65.6% were at densities of 100dph or more (271 of 413). 13 developments had begun work, or completed dwellings within high density areas around the city during the monitoring period, and of these 11 were at densities of 100dph or higher sought by policy PCS21.

4.3.32. Of the schemes completed within high density areas, those which did not reach these standards included application 14/01186/FUL for the construction of a three storey building to form 5 flats which achieved 42 dph. The other application was 15/01362/FUL which was for a change of use to from a children's play centre to form student accommodation of 30 flats, however it should be noted that student accommodation is not subject to the same space standards as other accommodation and as such cannot be influenced by policy PCS21 in the same way as other applications.

4.3.33. With the majority of schemes completed in high density areas achieving the required density requirements, overall, it is considered that this policy is currently working well.

Houses in Multiple Occupation

- 4.3.34. The City Council introduced Policy PCS20 (HMOs: ensuring mixed and balanced communities) as part of the Portsmouth Plan to avoid situations where existing communities become unbalanced by the narrowing of household types towards domination by a particular type, such as shared housing (HMOs). Due to an Article 4 direction, planning permission is required in Portsmouth for changes of use from Class C3 dwelling houses to Class C4 HMOs for 3-6 unrelated people. This is a special planning regulation adopted by the City Council and operates by removing permitted development rights from whatever is specified in the Article 4 direction.
- 4.3.35. In order to determine such applications effectively and fairly, the Council has produced a Supplementary Planning Document, which sets out the approach that will be taken. As was detailed in section 2, this is currently in the process of being amended and any impacts from those amendments will be reported in the next AMR. The Council also keeps a database of existing HMOs to help determine how many are already in a given area.
- 4.3.36. A review of applications (138 in total for the 2016/17 monitoring period) relating to HMOs shows that 18% (25) of these applications were for existing C4 HMOs to become mixed C3/C4. As previous AMRs have noted, landlords generally apply for this type of mixed use, as it means that a property can be let to families or unrelated people alternately, without the need to apply for planning permission each time the property's use changes from Class C3 to C4. All applications of this type were approved in the monitoring period, reflecting the fact that these units were already in HMO use when they applied, and a mixed use would not have any greater impact.
- 4.3.37. There were 85 applications for change of use from an existing single family dwelling (C3) to mixed C3/C4 HMO use and four from C3 to either purely C4 HMO or sui generis HMO use in this monitoring period. Of these applications, the Council refused 17, two of which were subsequently permitted on appeal by the Planning Inspectorate. It is useful to note in both the allowed appeal cases, the proposals would not have led to the Council's threshold of no more than 10% of residential properties within a 50m radius of the area surrounding the application property already being HMO use, being exceeded.
- 4.3.38. The following table shows the applications in this monitoring period.

Table 4.10: HMO related planning applications decided during the monitoring period

Use before application made	Application for change of use to	Applications determined	No. permitted	No. refused
Any	C4	2	2	0
Any	HMO sui generis	25	16	9*
C3 dwelling house	Mixed C3/C4	85	70	15**
C4 HMO	Mixed C3/C4	25	25	0
Any (excl C3 or C4)	Mixed C3/C4	1	1	0
ALL:		138	114	24
<p>* 7 of these refusals were appealed and allowed by the Planning Inspectorate during the monitoring period, 1 has been appealed but has not yet been decided. ** 1 of these refusals was appealed and allowed by the Planning Inspectorate during the monitoring period.</p>				

- 4.3.39. Whilst the total number of HMO applications is higher than was reported last year, which recorded 91 applications altogether compared with this year's 138, the percentage of HMO applications permitted by the Council (114 out of 138 this year which equals 82.6%), is lower than in 2016 (79 out of 91 which equalled 86.8%).
- 4.3.40. As is demonstrated in figure 4.3 over the page, the distribution of HMOs in the city is largely concentrated in the southern part of the city. There is a further spread of HMOs moving up the central spine of the island although these are clustered at lower densities. HMOs are even more dispersed off the island in an east-west line across the Cosham area and along the neck of the mainland and there have been a few more properties in this area than previous years.

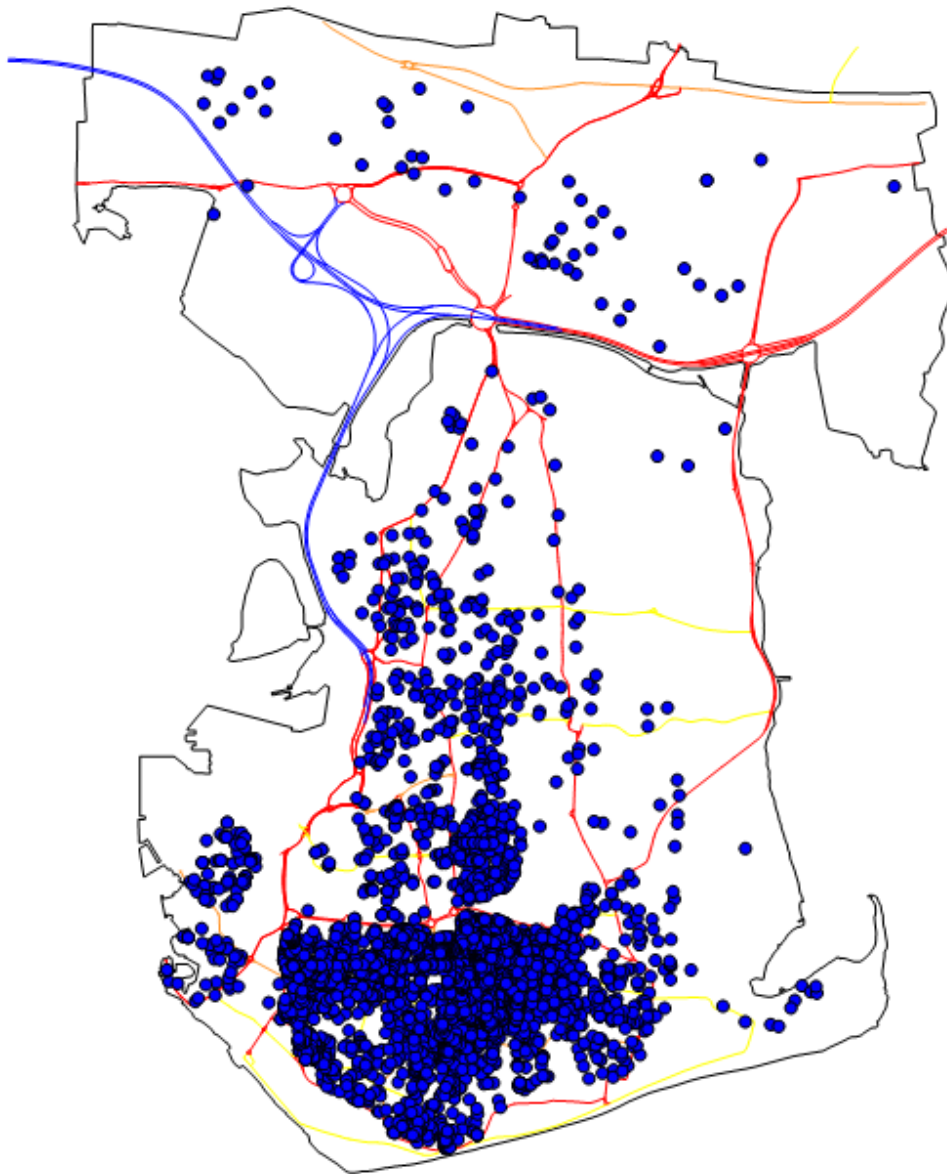


Figure 4.3: Distribution of HMOs in the city

Self-build and Custom Housebuilding Register

4.3.41. Self-build or Custom Build housing, are homes built or commissioned by individuals or groups of individuals for their own use. As of the 1st April 2016 Portsmouth City Council had a statutory responsibility for keeping a Self-build and Custom Housebuilding Register as set out in Section 1 of the Self-build and Custom Housebuilding Act 2015. This is a list of individuals or associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses to live in.

- 4.3.42. The Self-build register records in base periods with the first base period beginning on the day on which the register was established (29th March 2016) and ending on 30th October 2016. Subsequent base periods cover the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods therefore run from 31 October to 30 October each year. This AMR will therefore report on base periods one and two of the register with subsequent AMRs reporting on subsequent base periods.
- 4.3.43. At the end of each base period, the Council has three years in which to grant planning permission to an equivalent number of suitable plots of land, as there are entries for that base period.
- 4.3.44. Figure 4.4 shows that requests for self-build plots have increased from base period one to two; although it should be noted that base period one only covered seven months whilst base period two covered a full year which could explain at least some of this difference. Regarding permissions granted during the two base periods, the Council have not allocated any plots specifically for self-build, or granted permissions explicitly for self-build and these figures are therefore inferred from claims for self-build CIL exemption. These claims will be subject to further monitoring, however, at the point of writing there are 7 sites across the two base periods (5 in base period 1 and 2 in base period 2) that have applied for CIL exemption for the purpose of being self-builds.

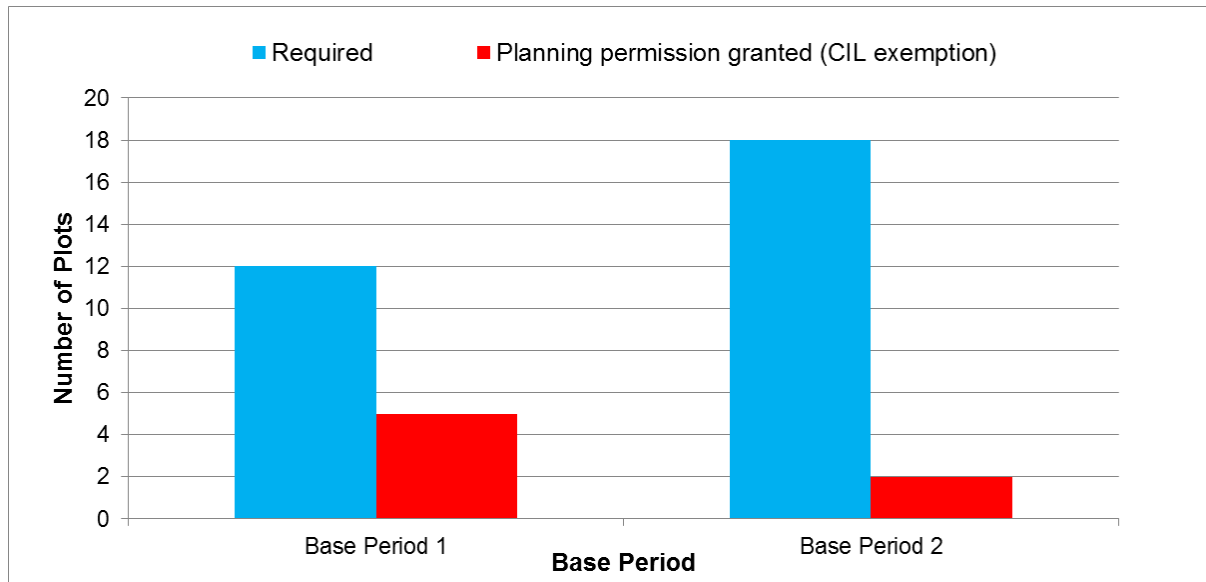


Figure 4.4: Requests and planning permissions granted relating to the self-build register during the first two base periods (covering 29th March 2016 - 30th October 2017)

Brownfield land register

- 4.3.45. Portsmouth City Council is now required to prepare, maintain and publish a register of previously developed (brownfield) land in the city, with the first version of the register to be published by 31st December 2017; this was set out in Regulation 3 of the Town and Country Planning (Brownfield Land Register) Regulations 2017.
- 4.3.46. The Brownfield Land Register provides a level of certainty to potential developers about what land the Council considers to be appropriate for redevelopment through the provision of up-to-date and consistent information about the sites on the register. The Register has two parts which are:
- Part one of the register will be for sites assessed as previously developed land which are 'suitable', 'available' and 'achievable' for residential development of 5 or more dwellings.
 - Part two of the register includes sites to be granted permission in principle (PiP) for housing-led development. PiP will establish the fundamental principles of development in terms of the use, location and amount of development. However, planning permission is not granted until Technical Details Consent is applied for and approved by the Council. At present Portsmouth City Council is not allocating any sites for permission in principle, so all sites are on part one of the register only.
- 4.3.47. The Register was published on the website on 19 December 2017 and upon publication there were 26 sites published under part one. Of these 26, 11 were without planning permission at present, three were pending a decision and 12 had planning permission. Of those with planning permission, the majority were full permissions (8 out of 12).

Applications for gypsy, traveller and travelling show people accommodation

- 4.3.48. There have been no applications received relating to applications for gypsy, traveller and travelling show people during the monitoring period.

4.4. The natural environment

Key monitoring news in this section

- Veolia are progressing with the landscaping to create a new Country Park which is expected to open in summer 2019.
- Open Space provision within new developments as required by the Portsmouth Local Plan is predominantly being complied with through provision of monetary contributions in the local area rather than physical provision on site. A number of large developments that have occurred recently have been exempt from policy required provision due to being classed as general permitted development or student accommodation.
- Work on the city's coastal flood defences continues on the north of the island with preliminary consultation work beginning on the southern stretch around Southsea.
- The Solent Recreation Mitigation Partnership which the Council is a part of, has been working on a revised strategy for addressing disturbance to special protected areas around the area from additional pressures of new development.

Open Space

- 4.4.1. During this monitoring period the Council commissioned work on two key pieces of evidence which will form a basis for the direction of the new Local Plan in the future and that have direct relevance to open space in the city:
- The first document is the Portsmouth Open Space Needs and Opportunities Assessment, which will assess the current provision and quality of various types of open space in Portsmouth and determine the future needs that should be planned for, based upon projected population growth.
 - The second document is the Portsmouth Playing Pitches Strategy, which specifically assesses the current provision and quality of various types of playing pitch in the city and again determines future needs for provision to be considered in the new Local Plan.
- 4.4.2. The findings of both of these studies will help to build a fuller and more up-to-date picture of open space across the city and the next AMR will endeavour to report upon the main findings from these pieces of research.

Progress towards the delivery of the country park

- 4.4.3. In relation to the greener Portsmouth policy (PCS13) and the creation of open space, as noted in section 2.1, Veolia have made good progress with the Environment Agency on their Closure Plan for the landfill site. Veolia are progressing with the landscaping to create a new Country Park which is expected to open in summer 2019. This includes over 50,000 trees, wildflower meadows, footpaths, cycle route and car park.

Provision of open space in new development

4.4.4. Policy PCS13 sets the expectation that developments of 50 dwellings or more will provide open space as part of their development at a standard of 1.5ha per thousand population. This is expanded on in the Housing Standards SPD. During the monitoring period, five applications of more than 50 dwellings were permitted. Three of these applications were for prior approval under the General Permitted Development Order and it is not therefore possible to apply the policy requirements of open space provision to them. The remaining proposals are listed in the table (4.11) below:

Table 4.11: HMO related planning applications decided during the monitoring period

Planning application	Address	Proposal	PCS13 compliant open space provision
15/02081/FUL	235-249 Goldsmith Avenue	70 apartments	Two S106 contributions secured totalling £42,500 for improvements in the Orchard Road play area.
16/00085/FUL	Former Kingston Prison, Milton Road	230 dwellings	One S106 contribution secured for £46,000 for upgrades to facilities at Kingston Park.

4.4.5. The Housing Standards SPD states that where on-site provision of open space is not possible, off-site provision will be an acceptable alternative and failing this, the provision of a financial contribution through a section 106 agreement. As can be seen in the table 4.11, both of the proposals with over 50 dwellings permitted in the monitoring period agreed to the provision of a monetary contribution for improvements to areas of open space in the local area, rather than supply open space on the developments themselves.

4.4.6. In addition, there were a number of applications for larger developments of student housing that would feasibly introduce additional pressures on local open spaces but that are not currently engaging the requirements of policy PCS13 to provide new open space. Considering the increased amounts of applications for student accommodation in the city, there is a need for the consideration of whether the requirements of the policy need to be expanded to include this form of development in the new Local Plan.

4.4.7. Overall however, it should be recognised that this policy is not delivering a significant number of 'pocket parks' with new development. Given the role that open space plays in the quality of life in the city, the effectiveness of this approach needs to be considered carefully in the new Local Plan.

Flood Risk -Improvements to Sea Defences

- 4.4.8. Policy PCS12 of the Portsmouth Plan sets out the City Council's approach to flood risk. As well as seeking to avoid or mitigate flood risk in new development, it is also key that the city's coastal defences are maintained and improved.
- 4.4.9. The work needed in the city to defend it for the next hundred years from inundation by the sea includes raising seawalls, building new defences and improving seawall structural integrity, as well as establishing sustainable methods of retaining beach materials. These projects are currently at various stages of development around the island; particular progress to highlight includes:

North Portsea

- 4.4.10. The North Portsea coastal defence scheme is made up of several phases. Construction began here in 2015 – 2016 to manage the flood and erosion risk to properties of the Anchorage Park area in the north west of the city.
- 4.4.11. The defences in the Anchorage Park and Milton Common areas of the scheme are now complete and open to the public. The next phase due for completion is the defences at Tipner Lake which are due to be finished Autumn 2019 with further phases of construction planned at Kendall's Wharf and Ports Creek.

Southsea

- 4.4.12. The coastal defence project at Southsea in the south of the city has also now commenced work and is now in the early stages of the project. Design development work has been taking place through August 2017 and consultation and engagement with the local community is taking place in 2018.

SPA mitigation contributions

- 4.4.13. The Portsmouth Plan's Greener Portsmouth policy (PCS13) sets out how the Council will ensure that the European-designated nature conservation sites along the Solent coast will continue to be protected. A particular concern is that of the coastal bird species that over winter in the area and their wellbeing is the purpose of several Special Protected Area (SPA) designations in the surrounding area. Research shows that the numbers of new houses planned around the Solent area will lead to more people visiting the coast for recreation and these visits have potential knock on impacts for the protected bird species. The City Council is part of the Solent Recreation Mitigation Partnership (more publically known as Bird Aware Solent), which has been set up to coordinate efforts from local authorities to ensure that the Special Protection Areas along the Solent continue to be protected.

- 4.4.14. During the monitoring period, work was started on the production of the long term Solent Recreation Mitigation Strategy; this long term strategy replaces the Interim one. The document sets out how recreational pressures arising from visitors to coastal areas will be mitigated so as to prevent disturbance to bird species that overwinter in the Solent area. This is of increasing concern as the city's population rises bringing with it increasing recreational demands on protected sites. The strategy was endorsed by PUSH in December 2017.
- 4.4.15. The Council's Solent Special Protection Areas Supplementary Planning Document (SPD) was adopted on 16 April 2014. Residential development may result in a significant effect on the Special Protection Areas (SPAs) along the Solent coast through increased activity in sensitive areas. The SPD sets out how development schemes can provide a mitigation package to remove this effect and enable the development to go forward in compliance with the Habitats Regulations.
- 4.4.16. Table 4.12 below summarises the amount of planning permissions that have been granted subject to developer contributions to mitigation packages for the SPA. The table shows the number of schemes which have made a contribution.

Table 4.12: Planning permissions granted subject to a developer contribution to Solent recreation disturbance mitigation

	2014/15 (and earlier)	2015/16	2016/17
Standard rate (per dwelling)	380	440	183
Reduced rate (per 5 bedrooms)	197	252	179
Total	577	692	362

Source: Bird Aware Solent

- 4.4.17. Of the 362 total, 179 permissions were granted subject to a reduced rate. This reduced rate applies to dwellings such as self-contained student accommodation whose inhabitants are deemed to have a less significant recreational impact upon protected habitats/species than standard dwellings. The reasoning behind the reduced rate is that the majority of student accommodation occupants do not live with a dog, or possess a car whilst at university and do not live in their accommodation for 100% of the year.

4.5. The economy & access to shops, jobs and services

Key monitoring news in this section

- Floor space in the city centre has benefitted from a couple of completions of employment use developments, as well as completions of new leisure related developments.
- Employment floor space gains in Portsmouth as a whole since adoption of the Portsmouth Plan have been limited due to significant losses in B1 office space that have continued during this monitoring period.
- Occupied retail frontage is generally declining in the centres across the city with associated policy thresholds not being met as a result.
- The proportion of vacant frontage in Commercial Road has improved on the last couple of years, as have vacancies in the North End District Centre. There have however been increases in vacant frontage in Southsea Town Centre and the other District Centres.
- Cosham High Street visitor footfalls have increased this year, whilst footfalls have decreased on Commercial Road and Palmerston Road.

New floor space

Portsmouth City Centre

- 4.5.1. Policy PCS4 seeks to increase the amount of employment, retail, food and drink and other town centre uses in the city centre.

Employment floor space in the city centre

- 4.5.2. There were two applications for employment related floor space completed during the monitoring period providing an additional 2,122m² of floor space in the city centre. These applications can be broken down into 1,249m² of B8 use floor space (student halls of residence with B8 storage at ground floor) and 873m² of B1a use floor space (change of use from casino to B1a offices). The latter application (16/00560/FUL) was also the only permission granted during the monitoring period solely for employment floor space in the centre.

Retail floor space in the city centre

- 4.5.3. As of the end of the monitoring period, there were two outstanding retail permissions in the city centre from previous monitoring periods, one of which was under construction whilst the other had yet to be started; these totalled 491m² of floor space. One of these applications (application: 15/01084/FUL) was located on Commercial Road specifically and was for a change of use from amusement arcade to retail, construction has yet to start on this development however. There were no new permissions granted for A1 retail floor space in the city centre during the 2016-17 monitoring period specifically.

- 4.5.4. In terms of completions, there was no new retail floor space completed in Commercial Road specifically, but in the wider city centre area the new transport terminal The Hard accommodated 300m² of floor space which included A1 retail.

Food and drink

- 4.5.5. As of the end of the monitoring period there was one outstanding permission for food/drink use floor space in the city centre which had been granted during a previous monitoring period; this related to a conversion/extension to form student flats with an A3 café and was yet to have commenced work.
- 4.5.6. As of this monitoring period no new A3/A4/A5 floor space had been granted permission in the city centre or was physically completed during the year.
- 4.5.7. In the Commercial Road frontage, food and drink uses equated to 7.33% (192.93m) at the time of the 2017 survey. This amount is an increase upon last year where it made up only 156.15m (6.42%) and 2015's figure of 170.7m (6.98%).

Hotel (C1) development in the centre

- 4.5.8. There were two outstanding permissions for C1 use in the city centre as of the end of the monitoring period; these were granted permission in previous years. No new permissions were granted during this monitoring period, furthermore, there was no new C1 floor space completed during the 2016-17 monitoring period either.

Other uses

- 4.5.9. There were no permissions granted for other leisure uses in the city centre during the monitoring period. Relating to completions during the monitoring period, two gym developments were completed in the city centre, one was a change of use from retail, and the other was an application for the use of the remaining vacant part of a building, the rest of which is used as a nightclub; these developments equated to 1,313m² of floor space.

Wider city employment floor space gains and losses

- 4.5.10. Looking at the city as a whole rather than just the city centre, as of the end of the monitoring period, there were five planning applications granted planning permission during the monitoring period including the one for change of use from a casino, located in the city centre (and discussed in paragraph 4.5.2). There were ten applications for industry or office development in the city which had been granted permission and were either not yet started, or under construction. Four of these were ones granted permission during the monitoring period, the rest were existing permissions from previous years.

4.5.11. Relating to physically completed floor space during the monitoring period, the city overall had gained approximately 16,622m² of employment floor space as of the end of the monitoring period, which can be broken down into 1,387m² B1 office use and 15,235m² B1-B8 mixed-industrial uses.

4.5.12. On the other hand, the city did experience a larger amount of losses of employment space losing 18,918m² of B1 floor space during the monitoring period, which was predominantly due to applications for change of use from B1 related uses to other uses such as flats, or student accommodation. This means that during the monitoring period, the city experienced a net loss of employment floor space of 2,296m² overall (figure 4.5).

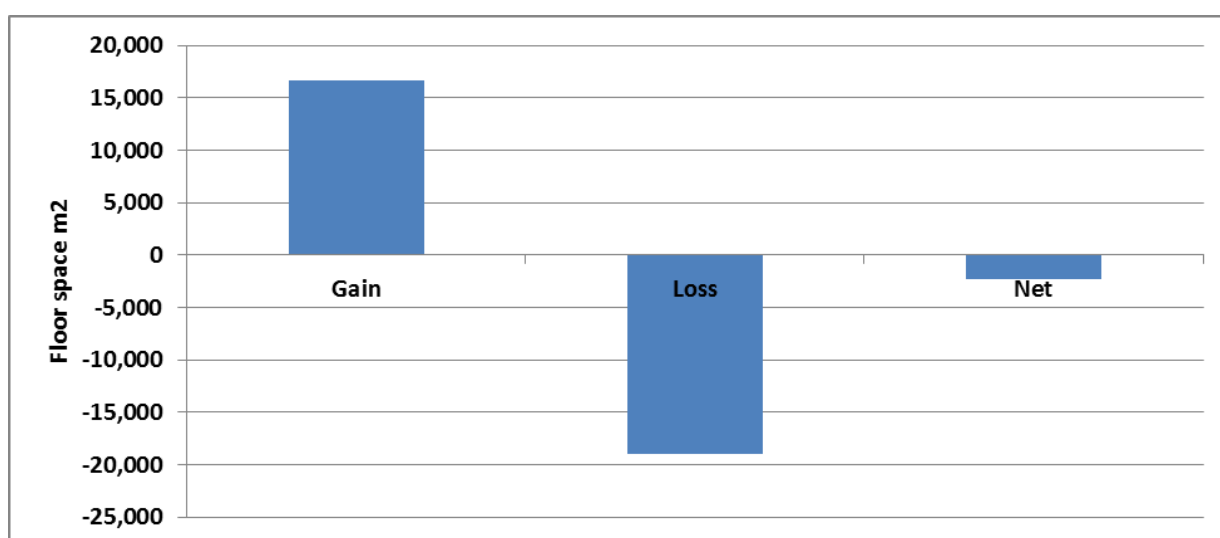


Figure 4.5: B1 and B1-B8 mixed employment floor space gained/lost and net total change during the monitoring period (m²).

4.5.13. Looking at the longer term trend in employment floor space permissions since the Portsmouth Plan's introduction, table 4.13 on the next page details the total gains and losses permissioned in the city since 2010. Over this longer period it demonstrates that because of some significant losses in B1 use floor space, net total gain in employment floor space has been limited to 8,328m² (including this year's net loss as detailed above). The loss of B1 floor space is largely due to three reasons:

- Planning permissions for hotel development and student accommodation on identified sites for regeneration in the city centre;
- Extended permitted development rights for office to residential conversions introduced by the Government from May 2013; and
- An accumulation of approved changes of use.

Table 4.13: Portsmouth Employment floor space planning permissions (sq m) April 2010 to March 2017

	B1	B1-B8	Total
Total Gain	14,933	132,643	147,576
Total Losses	77,572	41,169	118,741
Net Total	-62,639	70,967	8,328

- 4.5.14. Policy PCS11 of the Portsmouth Plan identified a target delivery of 243,000m² of employment space by 2027 and when the net totals of table 4.13 are compared against this, it appears that the policy has significantly fallen short of this aim so far. Taking into account the floor space of the ten existing permissions for employment uses currently granted across the city, but yet to be delivered, these should amount to a further gain in 99,660m² of floor space once all these developments are complete, which will go some way towards meeting this identified need. Obviously this does not take into account any further gains or losses as part of future planning applications that might be permitted in the future however.
- 4.5.15. Going forwards, as there has been a net loss of B1 floor space over the plan period to date, seeking to protect existing employment land and ensuring the delivery of allocated floor space will be key employment issues to be addressed in the new Local Plan.

Retail development across the city

- 4.5.16. National Planning Practice Guidance advises that assessments of the vitality of town centres should cover between a three and five year period, therefore reporting on the policy indicators relating to retail in Portsmouth in the following section will try to cover at least three years in order to reflect this guidance and understand wider trends in their performance.
- 4.5.17. Use Class surveys of the city's retail frontages are carried out annually, usually in April. The results are therefore a 'snapshot' of the frontage uses at that point in time. It should be noted that adjustments have been made to the previous years' frontage figures that are featured in this section, which may result in some slight differences to what has been reported in previous AMRs. This is because the vacant units have been recorded separately in order to better assess the performance of the retail policies in Portsmouth's centres.

Portsmouth City Centre

Shopping frontage in the Commercial Road shopping area

- 4.5.18. Policy PCS4 of the Portsmouth Plan requires that at least 75% of the frontage in the Commercial Road shopping area remains in use as shops (A1) in order to retain its principal function as a shopping destination. Table 4.14 sets out the level of A1 shop provision in this locality at the time of the survey. In 2017 the retail survey was extended to cover some additional units at the southern end of Commercial Road which may slightly alter the proportions of uses compared to previous years.

Table 4.14: A1 shop provision in Portsmouth City Centre at the end of the monitoring period

75% of City Centre frontage equates to...	1974.5m	75%
Current level of A1 frontage	1602.3m	60.9%
Current deficit under target	372.3m	14.1%

- 4.5.19. As table 4.14 demonstrates, the recorded provision of A1 shops in the city centre in 2017 is just over 14% below the 75% threshold set out in policy PCS4. The provision of A1 shops has decreased from last year which was reported as 66.4% of A1 frontage (8.6% below the policy threshold).
- 4.5.20. As the amount of A1 retail frontage remains below the target level, further loss of A1 frontage will generally not be supported by the City Council.

Table 4.15: Current mix of uses in Commercial Road Area (Ground Floor Level)

Land use class		Frontage (m)	Percentage
A1	Shops	1602.25	60.9%
A2	Financial Institutions	240.91	9.2%
A3	Restaurants and Cafés	128.5	4.9%
A4	Drinking Establishments	28.79	1.1%
D1	Non-residential institutions	180.42	6.9%
SG	Uses without use classes	72	2.7%

Note that the % figures do not add up to 100% as table shows only main use classes featured in the Centre and not all are represented.

Vacant frontage in the Commercial Road shopping area

- 4.5.21. The vacancy rate for the city centre was recorded as 9.1% which shows some recovery from the last couple of years which recorded city centre vacancy rates of 11.6% (in 2015) and 12.7% (in 2016). It should be highlighted however, that within this vacancy figure are some prominent units such as the former Warehouse/Miss Selfridge building that takes up 33.79m of frontage and the unit previously taken up by BHS that comprises 26.98m of frontage. The vacancy rate in Portsmouth City Centre remains below the national average for large centres of 12.1%.¹⁴

Southsea Town Centre

- 4.5.22. There are two strands to the policy framework for Southsea Town Centre as set out in the Southsea Area Action Plan (AAP): one is a focus on maintaining a

¹⁴ Source: Retail and Leisure Trends Summary Report H1 -Local Data Company (2017)

predominantly healthy level of retail shops in the primary shopping area around Palmerston Road, the other is to create a restaurant / café quarter in the southern part of Palmerston Road and Osborne Road and also limit the number of drinking establishments and hot food takeaways in the areas around the main pedestrianised area.

Protection of shops in Southsea

4.5.23. Similar to policy PCS4, the Southsea Area Action plan policy STC3 requires that at least 75% of primary frontage in Southsea town centre is A1 use. As table 4.16 demonstrates, the most recent primary frontage breakdown is in compliance with this policy with 78% of the total frontage being currently in A1 use. The percentage of A1 frontage has however decreased marginally from last year (2016) where it was reported that 79% of total frontage was A1 use, and from the year before (2015) which reported 81%.

Table 4.16: Current mix of uses in Southsea Town Centre Primary Area (Ground Floor Level)

Land use class	Frontage (m)	Percentage
A1 Shops	606.77	77.9%
A2 Financial Institutions	83.6	10.7%
A3 Restaurants and Cafés	26.12	3.4%
A4 Drinking Establishments	10.69	1.4%
D1 Non-residential institutions	12.42	1.6%
SG Uses without use classes	6.87	0.9%

Note that the % figure do not add up to 100% as the table shows only main use classes featured in the Centre and not all are represented.

4.5.24. 2017 vacancy rates in Southsea town centre are at 3.3% (25.4m) of the primary frontage and 8.5% (99.5m) of the secondary frontage. In comparison to previous years these vacancy figures have increased, being recorded at 0.7% (2016) and 0.9% (2015) for primary frontage and 7.9% (2016) and 7.6% (2015) for secondary frontage. This is still below the national average for vacancy rates in medium centres of 10.7%.¹⁵

Percentage of A4/A5 in the Southsea secondary frontage

¹⁵ Source: Retail and Leisure Trends Summary Report H1 -Local Data Company (2017)

- 4.5.25. Policy STC5 of the Southsea AAP states that no more than 8% of secondary frontage should be in A4/A5 use to ensure bars and takeaways do not adversely affect residential amenity through increased noise, disturbance and anti-social behaviour. 2017 secondary frontage in A4/A5 use is at 10% (A4 use being at 8% whilst A5 is at 2%), which is 2% over the policy threshold. Compliance with the policy thresholds can be affected by existing (non A4/A5) businesses closing, permitted changes of use and by the amount of vacant units at the time of the survey. In the previous years (2016 and 2015) the percentage of A4/A5 use had been achieving a policy compliant amount at 7% in both years.

Number of A3 units in the Southsea secondary frontage

- 4.5.26. Cafés and restaurants are encouraged to locate within Osborne Road and Palmerston Road South through implementation of policy STC4 of the AAP. The Council aims to improve the vitality of the centre and to create a restaurant quarter that utilises the existing concentration of restaurants and cafés in the area.
- 4.5.27. At the time of the survey, the percentage of secondary frontage in A3 use in Southsea was 15%. The percentage of A3 frontage has reduced steadily over the last few years at marginal rates, being recorded as at 17% in 2016 and 18% in 2015.

Markets and Events

- 4.5.28. Policy STC6 of the Southsea Town Centre Area Action Plan promotes the existing Farmers' Markets and encourages proposals for any additional markets and events in the Palmerston Road precinct.
- 4.5.29. The pedestrian precinct, hosts a variety of markets and festivals throughout the year. Most notably, the monthly Hampshire Farmers Market, Love Southsea Market, SMT Arts and Collectables and the new Woodland Crafts market, which started in March 2017. The annual Southsea Food Festival is held every July.

District Centres

- 4.5.30. As part of policy PCS8 the Portsmouth Plan designates four areas as district centres: Albert Road & Elm Grove, Cosham, Fratton and North End.

Albert Road & Elm Grove

- 4.5.31. This is a long, linear centre which runs east-west through Southsea. The centre has a variety of independent, niche retailers and food and drink outlets which draws people to the centre, and makes it a popular and successful destination locally.
- 4.5.32. The policy contains a number of requirements which guide the mix of uses in the centre to balance its complementary roles and its proximity to people's homes. The

table below demonstrates the area's performance against these at the time of the survey.

Table 4.17: Policy compliance of various types of frontage along Albert Road and Elm Grove

Policy indicator	Current frontage	Current percentage	Policy percentage
How much of the Albert Rd primary frontage is A1?	565.98m	40.8% (Not compliant)	At least 50.00%
How much of the Elm Grove primary frontage is A1?	176.03m	45.7% (Not compliant)	At least 50.00%
What is the total A3, A4 and A5 in the centre?	623.51m	23.9% (Not compliant)	No more than 23.00%
What is the total A3, A4 and A5 in the west of Albert Road?	304.62m	32.3% (Compliant)	No more than 35.00%

4.5.33. The centre is currently only complying with one of the requirements detailed in table 4.15, this is the total A3, A4 and A5 use frontage in the west of Albert Road, which the plan states should not exceed 35% of the total frontage; this percentage has improved on the last couple of years which were directly on the threshold of 35%.

4.5.34. Regarding the levels of A1 frontage in Albert Road and Elm Grove, Albert Road has consistently recorded a below policy compliant level of A1 frontage, falling to 40.8% in 2017, although it was performing slightly better in 2016 (46.2%) and 2015 (44.4%). A1 occupation in Elm Grove also declined in 2017 (45.7%); it was previously achieving a policy compliant level of A1 frontage in 2016 (53.4%) and was just short in 2015 (49.3%). However, the recorded A1 occupation levels of all frontages should also be considered in context to the proportion of vacant frontage, which was 7% across the centre in 2017.

Cosham

4.5.35. Cosham is the only district centre in Portsmouth on the mainland and is partly pedestrianised. PCS8 seeks at least 55% of the primary frontage to be used as shops to preserve the centre's role. Table 4.18 on the next page demonstrates however, that the centre is currently not achieving this objective, with only 49.8% of primary frontage in use as A1 shops.

Table 4.18: Level of A1 shops in Cosham district centre at the end of the monitoring period

55% of the frontage is	550.56m	55.00%
Current level of A1	498.56m	49.81%
Additional non-A1 frontage which can be accommodated	-52.00m	-5.19%

4.5.36. The percentage of A1 frontage has dropped compared from what was reported in previous years, with the 2016 retail survey reporting a policy compliant 55% and the 2015 survey reporting 52.5% of frontage as A1. The vacancy rate had also increased to 7.7% from 5.9% in 2016. As the percentage of A1 frontage is below the 55% target, this generally means that the City Council will seek to resist any further losses of A1 going forward.

Fratton

4.5.37. Fratton is only 1km to the east of the city centre and consists of a shopping centre with a large supermarket and a number of smaller shops on Fratton Road. To ensure the retail offering of the centre, Policy PCS8 requires that at least 55% of the primary frontage remain as shops. The amount of frontage at the time of the 2017 survey is demonstrated in table 4.19 below, this is presently not in compliance with the targets of the policy with only 50.1% of frontage being in A1 use. However, Fratton had the highest vacancy rate of the District Centres in 2017 at 18.6%, an increase of 5% from the previous year (13.3%).

Table 4.19: Level of A1 shops in Fratton district centre at the end of the monitoring period

55% of the frontage is	427.29m	55.0%
Current level of A1	388.72m	50.1%
Additional non-A1 frontage which can be accommodated	-38.57m	-4.9%

4.5.38. When comparing this year's figure for A1 frontage to previous years, the level of primary frontage as shops in the Fratton area has reduced, with the 2016 amount at 54.4% and the 2015 amount at 54.3%.

North End

4.5.39. North End is a fairly linear centre, focussed on London Road. It serves the immediate area with a supermarket and a variety of comparison goods stores. Policy PCS8 requires that 65% of the primary frontage be used as shops. As table 4.20 demonstrates, the centre is not currently meeting this proportion with the current level

of A1 occupying 54.16% of the primary frontage. 11% of the frontage was recorded as vacant.

Table 4.20: Level of A1 shops in North End district centre at the end of the monitoring period

65% of the frontage is	478.86m	65.00%
Current level of A1	398.98m	54.16%
Additional non-A1 frontage which can be accommodated	-79.88m	-10.84%

4.5.40. In comparison to the recorded figures for the last couple of years, the rate of A1 frontage seems to be showing a continuing decline down from 58.7% in 2016 and 59.6% in 2015 and 2014.

Vacancies in all District Centres

4.5.41. The graph below compares vacancy rates in the district centres across the last five years.

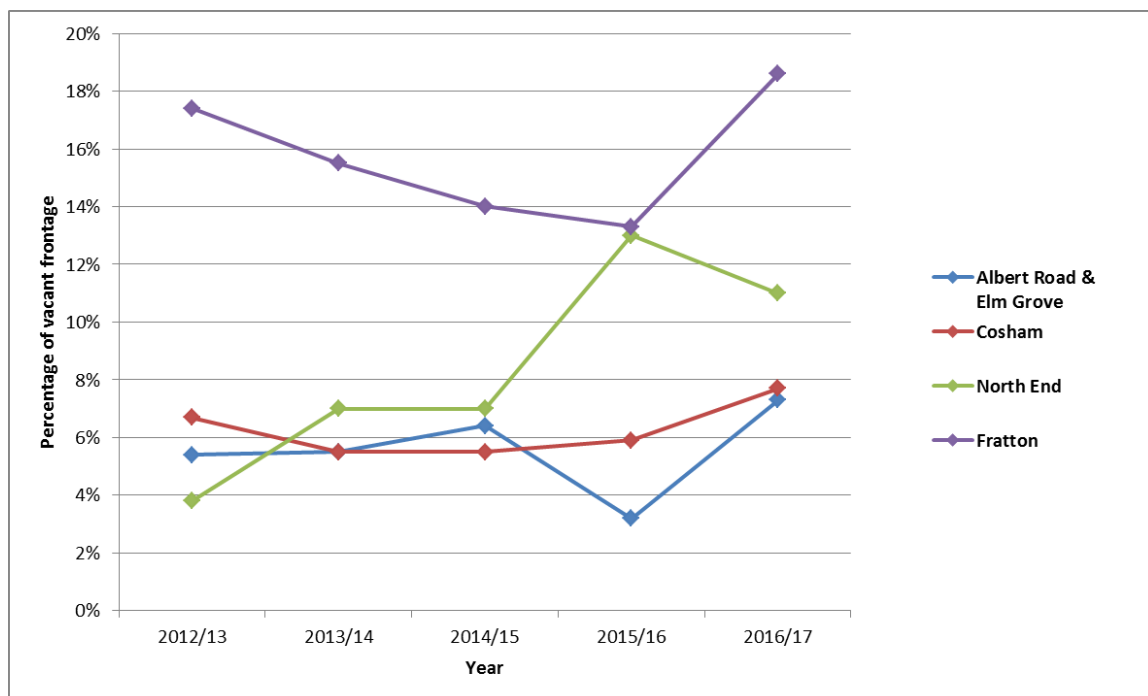


Figure 4.6: Vacancy rates in the District Centres (2012/13 - 2016/17)

4.5.42. As the graph shows, vacancy rates are up for all district centres this year, other than at North End which has seen reduced vacancies from 13% to 11%. While the trends are not clear cut, with percentages of vacant space increasing and decreasing across the centres from year to year, overall there has been an average upward increase in

vacancy rates. It should be noted that these vacancy rates are below 10% in most cases and below 20% in all cases. The national average for vacancy rates in 2017 was 5.6%.¹⁶

Visitor footfalls in the city

4.5.43. The Council records the numbers of visitors to key retail areas around the city which can help contribute to understanding how the popularity of these areas is changing over time (table 4.21). This data can then potentially provide an indication of the effectiveness of council policies at protecting the vitality of these retail areas.

4.5.44. Of the three areas for which there is data, Cosham is the only area of the three that has recorded a rise in footfall rates for each consecutive year between 2014 and 2017. Both Commercial Road in Portsmouth City Centre and Southsea have seen drops in visitor footfall across the three years.

Table 4.21: Footfall rates across key retail areas of Portsmouth*

	2014-2015	2015-2016	2016-2017
Portsmouth Commercial Road	11,233,976	10,903,463	10,537,520
Cosham High Street	3,932,451	3,923,581	4,016,723
Southsea Palmerston Road	5,293,776	5,057,183	4,926,380

*Note that these years run October to October.

Access to Local Shops and Services

4.5.45. As well as protecting the vitality and viability of the designated town and district centres, the Council is also keen to ensure that people have access to shops and services near to where they live.

4.5.46. The Council has designated a number of local centres across the city through policy PCS18. These are small parades of shops, often including a small convenience store, some takeaways and a collection of other small businesses.

4.5.47. Retail surveys of the Local Centres are planned to be completed every two years and a survey of the centres was not completed in 2017, therefore, the 2018 AMR will present the results of the next retail survey of the Local Centres.

Summary

¹⁶ Source: Retail and Leisure Trends Summary Report H1 -Local Data Company (2017)

- 4.5.48. The policy indicators reported on in section 4.5 portray a mixed picture for the economy of the city, with a lot to be positive about. Whilst employment floor space has reduced across Portsmouth during this monitoring period specifically, the number of existing proposals with permission granted should contribute significantly towards the identified employment floor space needs in the longer term once completed. Shopping frontage in Southsea continues to comply with policy targets and the pedestrian precinct, hosts a variety of markets and festivals throughout the year. Equally the proportion of vacant frontage decreased along Commercial Road in the City Centre and remains below the national average.
- 4.5.49. There are however areas for concern, such as the proportions of occupied A1 retail frontage generally declining across the city and failing to comply with the levels being sought through the Local Plan policies. Also the vacant units across the majority of the District Centres are up on last year as well as in Southsea Town Centre, although they have improved along Commercial Road and in North End. Furthermore B1 office space has experienced significant losses in the last seven years, which has continued during this monitoring period and has had the impact of limiting overall employment floor space gains across the city as a whole since 2011.
- 4.5.50. The Council needs to consider the right policy responses in the new Local Plan to address these observations as well as its investment in the public realm in Commercial Road and its role in the regeneration of the city.

4.6. Health

Key monitoring news in this section

- **Over three quarter of the population of the city lives within a ten minute walk of a GP surgery, whilst 95% are within ten minutes by public transport.**
- **According to the most recent data, there is a 9.8 year difference in life expectancy between males in the least and most deprived areas of the city and a 7 year difference for females.**
- **Just over a tenth of reception year pupils are classified as obese.**

4.6.1. Policy PCS14 'a healthy city' sets out how the Council will work to improve the wellbeing of Portsmouth residents and generally work to create a healthier city. Whilst health of the population is not only an important concern in its own right, it also has a significant influence on the area's economic performance. Naturally the health of the local population at present gives an important insight into the effectiveness of this policy and the Local Plan set out several more specific indicators for monitoring in relation to this topic:

- **Proportion of households within 10 minutes by walking / public transport of health services** - According to Public Health England, 77% of Portsmouth's population lives within 10 minutes' walk of a GP practice whilst 95% live within a ten minute journey by public transport. 83% live within a ten minute walk of a pharmacy and 98% within a ten minute journey by public transport.¹⁷
- **Gap in life expectancy between worst quintile and rest of PCT** - As of 2013-16, Portsmouth males in the most deprived 10% of LSOAs¹⁸ relative to England are expected to live 9.8 years fewer than Portsmouth males in the least deprived 10% of LSOAs relative to England (1 year higher than 2012-15). As of 2013-16, Portsmouth females in the most deprived 10% of LSOAs relative to England are expected to live 7.0 years fewer than Portsmouth females in the least deprived 10% of LSOAs relative to England (same as 2012-15).¹⁹
- **Obesity in reception year children** - In 2016-17, 10.7% of reception year pupils (who are residents of Portsmouth) were classified as obese.²⁰

4.6.2. In relation to the final key indicator for policy PCS14 '**Number of new healthcare facilities**', the NHS Portsmouth Clinical Commissioning Group state that they have one new premises in primary care in Portsmouth, which is the new Milton Park Surgery based at the St Mary's Community Health Campus. This effectively replaced the old Milton Park site in Goldsmith Avenue for the East Shore Partnership.

¹⁷ Source: SHAPE Place, Public Health England

¹⁸ Lower Super Output Areas - These are geographic areas which the country is broken down into in order to help support the reporting of small area statistics.

¹⁹ Source: Primary Care Mortality Database, NHS Digital and ONS (2012-15 and 2013-16).

²⁰ Source: NHS Digital

4.7. Infrastructure & community benefit

Key monitoring news in this section

- Work continues on the Infrastructure delivery projects set out in the Local Plan.
- £3,676,793 has been collected through developer contributions this monitoring period.
- Infrastructure CIL spend has been £213,946, which was predominantly spent on the City Centre Road development, with smaller amounts on the Tipner Park and Ride and the Hard Interchange projects.
- £551,520 was collected into the neighbourhood specific CIL fund. Neighbourhood CIL money has been spent on a range of projects in four of the city's wards this year, these were: Milton; Paulsgrove; Nelson; and Eastney and Craneswater.
- The city has received £3,314,661 in New Homes Bonus Grant this monitoring period.

Delivery of infrastructure

4.7.1. Through Policy PCS16 of the Portsmouth Plan, the Council has committed to working with its partners to bring forward infrastructure projects that are required as a result of its development strategy. The table below is adapted from what is given in appendix 2 of the Portsmouth Plan. It sets out the key infrastructure projects that are still needed to support development in the city. The final column gives an update on the delivery of each project.

Table 4.22: Progress on infrastructure delivery projects set out in the Local Plan

Category	Project	Portsmouth Plan policy	Estimated Timescale	Progress towards this project made during monitoring period
Education	Primary School Places	PCS1 & 9	ongoing - when needed for development	The City Council continues to carefully monitor the need for school places. Additional places will be needed and the Council is working up options for delivery through the new Local Plan.
Flood risk management	Link from western to eastern interceptor sewer	PCS2, 3 & 12	2011 - 2016	Preferred options have been investigated, but schemes have not been progressed during this monitoring period.
	Portsea Island Coastal Defence Strategy	PCS12	2011 - 2016	See section 4.4.
	Portchester Castle to Emsworth Coastal Flood and Erosion Risk Management Strategy	PCS12	2016 - 2021	The Environment Agency has signed off the Strategy, and work is moving on to the project design phase.

Category	Project	Portsmouth Plan policy	Estimated Timescale	Progress towards this project made during monitoring period
Green infrastructure (GI)	Southsea Common & the Seafront	PCS9 & 13	Seafront strategy action plan splits actions into short term (1yr), medium term (2-5 yrs), long term (6-16yrs)	See section 4.1. for details
	Paulsgrove Country Park	PCS3 & 13	2011 - 2016	See section 4.4.
	Pocket parks for Portsmouth	PCS13	ongoing - when needed for development	See section 4.4.
	Open Space enhancements at Port Solent	PCS2 & 13	2016 - 2021	Not yet needed
Health	Additional GPs	PCS1 & 14	2011 - 2016	Development at Hilsea Bus Depot development is well underway, and includes a Health Centre.
Transport and Access	Bridge Link Tipner - Port Solent	PCS1, 3 & 17	2016 - 2021	See section 4.1.
	City Centre North Road Improvements	PCS4 & 6	2016 - 2021	See section 4.1.
	Highway and access improvements to link Lakeside to Cosham	PCS5	2011 - 2016	Development and highway improvements are underway
	Station Square Interchange	PCS7 & 17	2016 - 2021	Nothing to report
Utilities	Electricity Sub-station for Tipner & Port Solent	PCS1, 2 & 3	2016 - 2021	Not yet needed
	Water Supply Pipeline for Tipner West	PCS1	At same time as Tipner junction	The City Council continues to explore funding opportunities for development at Tipner West, as well as the required infrastructure
Waste Management	Waste Water at Lakeside	PCS5	2011 - 2016	Development has commenced

Developer contributions towards infrastructure

- 4.7.2. The Council is clear that new development should only be permitted where appropriate and timely provision has been made or can be made for the necessary infrastructure to serve the development, and not to put undue pressure on existing infrastructure.
- 4.7.3. Since 1st April 2012, the Council has been collecting developer contributions through the Community Infrastructure Levy (CIL). CIL takes the form of a charge per square metre of new development. The City Council uses the monies raised to bring forward infrastructure projects to support the development of the area.
- 4.7.4. CIL money is split into two 'pots' of money, Infrastructure CIL and Neighbourhood CIL. Infrastructure CIL makes up 80% of the CIL money collected. Since 25th April 2013, 15% of all CIL collected is retained to be spent on infrastructure projects in the neighbourhood in which it was collected, as the 'neighbourhood proportion'. As there are no Parish Councils in the city, this proportion is allocated at the Ward level, with Ward Councillors working with their communities to decide on neighbourhood infrastructure projects. The remaining 5% of CIL is retained by Portsmouth City Council as the administrative charge for management of CIL collection and expenditure.
- 4.7.5. In order to plan the spending of CIL, an estimate of the projected CIL income is calculated on a quarterly basis. The estimate is based on the City Council's projection of housing completions in future years (the housing trajectory in the Strategic Housing Land Availability Assessment (SHLAA)). This income projection is used to assist in the preparation of the City Council's capital programme and to identify available new resources that can be used to finance new capital expenditure.
- 4.7.6. In 2016 - 2017, the fifth year of operation of the levy, **£3,676,793** was collected through developer contributions; this is lower than that collected in total the previous year (**£4,258,023**). Infrastructure CIL spend this year totalled **£213,946**, this has been spent on the following projects:
- **£176,080** - City Centre Development Road
 - **£35,061** - Tipner Motorway Junction Park and Ride
 - **£2,805** - Hard Interchange
- 4.7.7. A breakdown of the neighbourhood proportion of CIL collected and spent during the monitoring period is shown in the following two tables.

Table 4.23: Neighbourhood CIL collected by year and ward

Ward	2012/13	2013/14	2014/15	2015/16	2016/17
	£	£	£	£	£
City Wide	0	0	87,977	327,713	191,342
Baffins	0	19,563	3,693	1,846	0
Central Southsea	0	1,928	274	822	21,732
Charles Dickens	0	1,409	11,715	30,719	130,519
Copnor	0	0	0	1,146	0
Drayton & Farlington	0	9,685	157,560	92,488	1,494
Eastney & Craneswater	0	0	827	953	126,109
Fratton	0	659	4,442	1,086	968
Hilsea	0	4,443	2,258	0	806
Milton	0	0	36,851	110,552	30,266
Nelson	0	0	19,675	2,838	2,284
Paulsgrove	0	0	308	456	5,098
St Jude	0	0	1,311	3,206	759
St Thomas	0	0	0	55,269	24,328
Cosham	0	1,709	1,086	9,609	15,815
Total collected	0	39,396	327,975	638,703	551,520

Table 4.24: Neighbourhood CIL spent by year and ward

Ward	2012/13	2013/14	2014/15	2015/16	2016/17
	£	£	£	£	£
City Wide	0	0	0	0	0
Baffins	0	0	0	0	0
Central Southsea	0	0	0	900	0
Charles Dickens	0	0	0	0	0
Copnor	0	0	0	0	0
Drayton & Farlington	0	0	0	126,000	0
Eastney & Craneswater	0	0	0	0	10,000
Fratton	0	0	0	0	0
Hilsea	0	0	0	0	0
Milton	0	0	0	28,000	7,487
Nelson	0	0	0	0	2,000
Paulsgrove	0	0	0	0	1,672
St Jude	0	0	0	0	0
St Thomas	0	0	0	0	0
Cosham	0	0	0	0	0
Total spent	0	0	0	154,900	21,159

4.7.8. The spending of the neighbourhood proportion of CIL for 2016-17 can be broken down as follows:

- **Milton Ward** - Milton Village Community Association to part fund a new kitchen at Milton Village Hall (£3,040), Milton Defibrillator (£4,447).
- **Paulsgrove Ward** - Paulsgrove defibrillator (£1,672)
- **Nelson Ward** - Defibrillator for Buckland CC (£2,000)
- **Eastney and Craneswater Ward** - Capital for Edwardian seafront shelter (£10,000)

New Homes Bonus (NHB) allocation

4.7.9. Each year central government allocates funding to local authorities to reflect and incentivise housing growth in their areas. The grant is based upon the amount of extra council tax revenue raised on newly constructed homes, long term empty homes brought back into use, and conversions. This monitoring period, the amount of funding received was £3,314,661; for reference the amount available each year since 2013 is detailed in the below table 4.25.

Table 4.25: Total yearly New Homes Bonus funding between 2013 and 2018

	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
New Homes Bonus funding	£2,131,394	£2,238,843	£2,770,307	£3,314,661	£2,471,883

4.7.10. The New Homes Bonus was initially calculated on the basis of matching the council tax payment for new homes for the first six years following their construction. However the Government has since stated that the period for which payments are to be made to councils in the future will be reduced down to four years, which will reduce the amount of payments received for each new property. Ultimately, the amount of NHB received in future years will depend upon the amount of new housing built, but given the changes in methodology it is likely that overall receipts in future years will be lower than that received in 2016/17.

5. Conclusions and recommendations

5.1. This is the 13th Annual Monitoring Report charting the city's progress against its planning policy framework and wider regeneration aims.

5.2. Elements of the monitoring framework that are particularly positive include:

- The Council is now well into its initial work on the new Local Plan, which will replace the current development plan and set out the planning strategy for meeting development needs in the city for the period up until 2034. The Council held an Issues and Options consultation and is now preparing its programme of work for composing the draft Plan ready for further consultation in 2018.
- Since adoption of the Portsmouth Plan in 2012 there have been significant developments made in many of the strategic sites for regeneration that were identified in that document. This work has continued during the current monitoring period with particular new developments completed on the Seafront in the form of the Hotwalls development and Pier refurbishments, and elsewhere in the city such as at the Hard.
- The Council has a five year supply of housing land (5 years), but the position remains marginal. In the short term, this position is dependent upon the delivery of student accommodation and the potential for it to release existing stock back for occupation by other groups. It should also be recognised that should the Government confirm its proposals for a standardised methodology for calculating housing need, then that is likely to impact upon this current position.
- The majority of tall building applications that have been permitted during the monitoring period have been in the identified preferred locations across the city.
- Flood defence works have continued on the north of the island and initial consultation work has commenced in Southsea. These developments are vital to ensuring the ongoing resilience of the city and safety of its inhabitants to future climate change.
- Residents in the city are reporting a marginally higher quality of life according to the annual Community Safety Survey.
- The new Land Rover Ben Ainslie Racing (BAR) tall building has been recognised with an award from the Portsmouth society for best new building in the city as well as being nominated for a regional RIBA south award.

5.3. There are however some areas where policy indicators show a more challenging picture:

- Numbers of new housing completions for this monitoring period continue to fall below the housing targets set by the Local Plan with 393 net additional dwelling completed. However, if numbers of properties released back onto the market as a result of student housing completions are factored into this year's totals, then the annual target for completions has been met. The Council considers that adjustments for student accommodation completions are a short term measure though and it would not be appropriate to rely on these in order to meet shortfalls in housing completions across the city in the medium to long term; therefore completions are still an area for concern going forwards.

- Completions of family size dwelling (3, 4 and 5 bedrooms) are falling well below the policy threshold of 40% of new completions and also not meeting PUSH estimated requirements for the area (59% of completions).
- The report highlights that current policy is not delivering a significant number of 'pocket parks' with new development for various reasons. Recent large applications were either providing financial contributions to existing spaces instead, or exempt due to being classed as general permitted development or student accommodation. Given the role that open space plays in the quality of life in the city, the effectiveness of this approach needs to be considered carefully in the new Local Plan.
- B1 office space has experienced significant losses in the last seven years, which has continued during this monitoring period and has had the impact of limiting overall employment floor space gains across the city as a whole since 2011.
- Occupied proportions of A1 retail frontage continue to show declines across the city, and whilst vacancy rates have improved along Commercial Road and in North End, there have however been increases in vacant frontage in Southsea Town Centre and the other District Centres.

Appendix 1 - Monitoring framework

Heading in AMR	Policy	Indicators
Progress on Planning Policy	All	
Regeneration sites & areas	PCS1 Tipner PCS2 Port Solent & PCS3 Horsea Island PCS4 Portsmouth City Centre PCS5 Lakeside Business Park PCS6 Somerstown & North Southsea PCS7 Fratton Park & the South Side of Rodney Road PCS9 The seafront	Tipner <ul style="list-style-type: none"> ▪ Progress towards delivery of the site (information on funding for the transport interchange, provision of infrastructure and progress of any planning applications) ▪ Amount of new housing delivered at Tipner (480 - 1,250 by 2027) ▪ Amount of new employment floor space delivered at Tipner (25,000m² employment) Port Solent & Horsea Island <ul style="list-style-type: none"> ▪ Progress towards delivery of the site (information on funding for the bridge, provision of infrastructure, transport improvements and progress of any planning applications) ▪ Amount of new housing delivered at Port Solent & Horsea Island (500 - 1000 by 2027) Lakeside <ul style="list-style-type: none"> ▪ Progress towards development at Lakeside (assess against timescales set out in planning application) ▪ Amount of new employment floor space delivered at Lakeside Business Park (69,000m² by 2027) Portsmouth City Centre <ul style="list-style-type: none"> ▪ Visitor footfall to the city centre ▪ Amount of hotel (C1) development in the city centre ▪ Progress on public realm improvement projects ▪ Retail ranking of the city centre ▪ Progress towards delivery of key sites identified in SPDs ▪ Funding for the road Somerstown & North Southsea <ul style="list-style-type: none"> ▪ Adoption of the area action plan ▪ Funding sources identified and secured ▪ Amount of housing delivered Seafront <ul style="list-style-type: none"> ▪ Adoption of the Seafront masterplan ▪ Number of new developments coming forward in the seafront area ▪ Development at the key opportunity areas - South Parade Pier, Clarence Pier, Canoe Lake and Southsea Castle Area ▪ Visitor numbers to the seafront

Homes for everyone	<p>PCS10 Housing Delivery PCS19 Housing mix, size & the provision of affordable housing PCS20 HMOs – mixed and balanced communities PCS21 Housing density PCS22 Gypsy, traveller & travelling showpeople accommodation</p>	<p>Housing Delivery</p> <ul style="list-style-type: none"> ▪ Net additional dwellings (420 per annum) ▪ Progress towards the overall housing requirement ▪ Update of housing trajectory <p>Housing Mix</p> <ul style="list-style-type: none"> ▪ Gross affordable housing delivered per year ▪ Number of new 3 bedroom family homes (on average 40% of total dwellings delivered per year) ▪ Average internal size of new dwellings ▪ Percentage of qualifying applications providing affordable housing <p>HMOs</p> <ul style="list-style-type: none"> ▪ Change in number of homeless (particularly the 25 - 34 year old age group who will be affected by changes to the Local Housing Allowance which will mean they can no longer afford to rent whole properties and will increasingly turn to HMOs) ▪ Changes in the concentration of HMOs across the city ▪ Number of planning applications received for HMOs and whether approved or refused ▪ Any appeal decision relating to HMOs <p>Housing density</p> <ul style="list-style-type: none"> ▪ Average density of housing (at least 40dph) ▪ Average density of housing developments in high density areas <p>Gypsy, traveller & travelling showpeople accommodation</p> <ul style="list-style-type: none"> ▪ Number of applications for gypsy, traveller and travelling showpeople accommodation
Design & Heritage	<p>PCS23 Design & Conservation PCS24 Tall Buildings PCS15 Sustainable Design & Construction</p>	<p>Design & Conservation</p> <ul style="list-style-type: none"> ▪ New developments meeting Buildings for Life standards ▪ Area of the city designated as conservation areas ▪ Percentage of people satisfied with their local area as a place to live ▪ Improvements in design quality of new development <p>Tall Buildings</p> <ul style="list-style-type: none"> ▪ Number of tall buildings developed in identified areas of opportunity ▪ Design awards for tall buildings <p>Sustainable Design & Construction</p> <ul style="list-style-type: none"> ▪ 30% reduction in the carbon footprint of the city council from 2010/2011 by 2016/2017

The Natural Environment	PCS12 Flood Risk PCS13 A Greener Portsmouth	<p>Flood Risk</p> <ul style="list-style-type: none"> ▪ Number of dwellings at risk from flooding ▪ Percentage of the city's coastline protected to a 1 in 200 and 1 in 1000 flood year event standard ▪ New flood risk management measures installed ▪ Number of sustainable urban drainage schemes <p>Greener Portsmouth</p> <ul style="list-style-type: none"> ▪ Amount of open space in the city ▪ Condition of SSSIs ▪ Access to open space ▪ Area of the city covered by local nature conservation designations ▪ Progress towards delivery of the country park ▪ Open space provision complied with on sites of more than 50 dwellings
The Economy & Access to shops, jobs and services	PCS4 Portsmouth City Centre Southsea Town Centre AAP PCS8 District Centres PCS18 Local Shops & Services PCS11 Employment Land PCS14 A Healthy City PCS17 Transport	<p>Portsmouth City Centre</p> <ul style="list-style-type: none"> ▪ Amount of new shopping (A1) floor space provided in the Commercial Road shopping area ▪ Amount of new employment floor space provided in the city centre ▪ Percentage of A1, A3-A5 and vacant frontage in the Commercial Road shopping area ▪ Amount of food and drink (A3, A4 and A5) development in the city centre ▪ Quantitative and qualitative assessment of development in each locality <p>Southsea Town Centre</p> <ul style="list-style-type: none"> ▪ Percentage of A1 frontage in the centre ▪ Percentage A4/A5 frontage in the centre (more specifically in the secondary frontage as per STC5) ▪ Percentage of vacant units in the centre (detail as percentage of primary and secondary frontages) ▪ Number of A3 units in the secondary frontage (Osborne Road and Palmerston Road South as per STC4) ▪ Number of markets, festivals and similar events held in the the Palmerston Road precinct ▪ Implementation of improvements to the precinct in accordance with the adopted programme ▪ Progress towards the development of opportunity sites (Knight and Lee, Grosvenor Casino, 14-18 Osborne Road) <p>District Centres</p> <ul style="list-style-type: none"> ▪ Total amount of A1 frontage in each town centre ▪ Retail ranking of each centre ▪ Total amount of A3, A4 and A5 frontage within each centre ▪ Total number of vacant frontage in each centre ▪ Total floor space for town centre uses (A1, A2, B1a and D2) across town centres

		<ul style="list-style-type: none"> ▪ Number of complaints received regarding antisocial behaviour <p>Local Centres</p> <ul style="list-style-type: none"> ▪ Total amount of A1 frontage in each local centre ▪ Total amount of A3, A4 and A5 frontage in each local centre ▪ Total amount of vacant shop frontage in each local centre ▪ Mix of uses within each local centre <p>Employment Land</p> <ul style="list-style-type: none"> ▪ Total amount of additional employment floor space by type ▪ Employment land available by type ▪ Development of the key sites ▪ Number of existing employment sites lost <p>A Healthy city</p> <ul style="list-style-type: none"> ▪ Gap in life expectancy between worst quintile and rest of PCT ▪ Obesity in reception year children ▪ Proportion of households within 10 minutes by walking / public transport of health services ▪ Number of new healthcare facilities provided <p>Transport</p> <ul style="list-style-type: none"> ▪ Peak Period Traffic Flow ▪ Proportion of trips made by non-car modes ▪ Non-residential development in high accessibility zones ▪ Percentage of new residential development within 10 minutes' walk / public transport of a school and major retail centre ▪ Progress towards transport proposals
Infrastructure & Community Benefit	PCS16 Infrastructure & Community Benefit PCS17 Transport	<p>Transport</p> <ul style="list-style-type: none"> ▪ Short term (within 5 years) - junction improvements at Tipner and Port Solent, all elements of the Tipner major scheme bid, pedestrian and cycle schemes between QA Hospital and the City Centre. ▪ Medium - long term (5 years and beyond) - provision of the Tipner - Horsea bridge, provision of 2 new 'Zip' bus routes, local bus service improvement, new bus only link road between Port Solent and Horsea Island, improvements specifically for Lakeside, improvements for the wider Western Corridor, smarter choices to support the preferred strategy <p>Infrastructure & Community Benefit</p> <ul style="list-style-type: none"> ▪ Provision of critical infrastructure as set out in Appendix 2 of the Portsmouth Plan ▪ Level of CIL collected towards critical infrastructure projects ▪ Funding identified and secured for infrastructure projects

Appendix 2 - Sites with planning permission which contribute towards 5 year housing land supply

Reference	Site address	Total net additional dwellings	Anticipated within 5 years
20262/AB*C	103 FMR WIGHTLINK WORKSHOPS BROAD STREET	14	14
14/00790/FUL	SITE OF SAVOY BUILDINGS & SAVOY COURT SOUTH PARADE	98	98
08/00344/FUL	8-10 THE OCEAN HOTEL AND APARTMENTS ST HELENS PARADE	6	6
14/01672/FUL	FORMER ALLDERS WAREHOUSE CROSS STREET	90	90
15/00765/REM	LAND AT REAR OF 50 MAGDALEN ROAD	1	1
11/00832/REM	191 EASTNEY ROAD	9	9
08/01941/FUL	NIGHTCLUB QUEENS HOTEL OSBORNE ROAD	60	60
12/00204/FUL	44B HIGH STREET	2	2
11/01040/FUL	138 CLARENDON ROAD	1	1
10/01247/FUL	LAND ADJACENT TO HOMEHEIGHTS AND QUEENS HOTEL OSBORNE ROAD CLARENCE PARADE	38	38
10/00849/OUT	LAND OFF AND BETWEEN M275 SOUTH OF TIPNER LAKE INCLUDING GREYHOUND STADIUM TWYFORD AVENUE	518	290
15/01854/REM	TIPNER EAST - PHASE 4 TWYFORD AVENUE	80	80
11/00997/FUL	306 FRATTON ROAD	2	2
16/00514/PLAREG, 12/01119/FUL	47 - 49 KINGSTON ROAD	5	5
16/00579/FUL	229 - 231 FIRST AND SECOND FLOORS COMMERCIAL ROAD	6	6
16/00389/FUL	1 LAND ADJACENT BODMIN ROAD	2	2
13/00228/FUL	19 LENNOX ROAD SOUTH	2	2
16/01588/FUL	LAND ADJ. 1A EVELEGH ROAD	1	1
13/01484/FUL	29-31 HAMPSHIRE TERRACE	7	7
13/01123/FUL	LAND REAR OF PORTLAND HOTEL TONBRIDGE STREET	6	6
14/00837/FUL	22 - 30 FRATTON ROAD	3	3
16/00116/FUL	MARINE LODGE CLARENCE ROAD	1	1
13/01378/FUL	LAND BETWEEN 9 - 11 MANOR ROAD	1	1
14/00848/FUL	13-15 FRATTON ROAD	1	1
15/00863/FUL	22 INGLIS ROAD	2	2
16/01212/FUL	47 EASTERN PARADE	1	1
16/01911/REM	251-253 NEW ROAD	9	9

14/01438/FUL	41 WINDSOR ROAD	1	1
14/00001/PASBD	REAR OF 40 GLADYS AVENUE	1	1
14/00007/PACOU	UNIT 6 CUMBERLAND GATE CUMBERLAND ROAD	4	4
14/00008/PACOU	BUILDING 003 FORT SOUTHWICK JAMES CALLAGHAN DRIVE	5	5
16/00737/FUL	GARAGE AND WORKSHOPS TRAFALGAR PLACE	7	7
15/00661/CS3	FORMER SOUTHSEA COMMUNITY CENTRE KING STREET	23	23
14/01194/FUL	11 ANGERSTEIN ROAD	2	2
14/01290/HOU	11 THE OLD ROAD	1	1
16/01474/FUL	13 FARLINGTON ROAD	1	1
14/01617/FUL	REAR OF 163 GOLDSMITH AVENUE	3	3
16/01583/FUL	10 BINNESS WAY	1	1
14/01487/FUL	1 - 14 THE HORSESHOE APARTMENTS, 1-3 KINGS ROAD	2	2
14/01265/FUL	17 CLIVE ROAD	1	1
15/00113/FUL	BRANKSMERE HOUSE QUEENS CRESCENT	1	1
15/00295/FUL	FLATS 16 & 20 PARK HOUSE CLARENCE PARADE	-1	-1
15/01646/FUL	DIANE RUSSEL COURT 81 KINGSTON ROAD	3	3
15/00241/FUL	DIANE RUSSEL COURT, 81 KINGSTON ROAD	6	6
15/00397/FUL	53B HIGH STREET	2	2
15/00587/FUL	48 A - E HIGH STREET	4	4
16/00921/FUL	200 KINGSTON ROAD	1	1
15/00676/FUL	222 KINGSTON ROAD	1	1
15/00476/PACOU	UNIT 1 CUMBERLAND GATE CUMBERLAND ROAD	3	3
16/00012/PACOU	125A LONDON ROAD	4	4
15/00904/FUL	36 LONDON ROAD	2	2
15/00551/FUL	GARAGES REAR OF 81 KINGSTON ROAD HANWAY ROAD	3	3
16/02111/FUL	63 KINGSTON ROAD	3	3
15/00435/FUL	LAND FRONTING 32 - 40 MALVERN ROAD	1	1
15/00877/FUL	WALBERANT BUILDINGS COPNOR ROAD	6	6
16/00003/PACOU	BRUNEL HOUSE 42 THE HARD	153	153
15/00686/FUL	106 & 108 QUEENS ROAD	7	7
15/01178/FUL	LAND AT JUNCTION OF HASLEMERE ROAD AND HIGHLAND ROAD	1	1
15/01891/FUL, 15/01183/FUL	24 26 MERTON ROAD	2	2

15/01011/CS3	ARTHUR POPE HOUSE AND FROMER SOMERS TOWN HEALTH CENTRE BLACKFRIARS ROAD	60	60
15/01105/FUL	197 - 201 HIGHLAND ROAD	7	7
16/00009/PACOU	44 LONDON ROAD	1	1
15/02080/FUL	64 LONDON ROAD	2	2
15/01308/FUL	193 HIGHLAND ROAD	2	2
15/01687/FUL	ADJACENT TO 81 LEOMINSTER ROAD	1	1
16/00002/PACOU	PART 1ST, PART 2ND, PART 3RD AND PART 4TH FLOORS 34-54 ARUNDEL STREET	2	2
15/00060/FUL	34 - 54 ARUNDEL STREET	9	9
15/02081/FUL	235 - 249 GOLDSMITH AVENUE	70	70
15/01330/FUL	VACANT LAND ADJ 291 LOCKSWAY ROAD	3	3
15/00996/FUL	REAR OF 5 & 6 CLARENCE PARADE	1	1
15/01836/FUL	CAMPBELL ROAD SURGERY 2A CAMPBELL ROAD	2	2
15/01841/FUL	GARAGES ADJACENT TO 1A ST CHADS AVENUE	7	7
15/01788/FUL	25 STUBBINGTON AVENUE	2	2
15/01988/FUL	117 HIGH STREET	3	3
15/01917/FUL	3 LEONARD COURT, 1A HELENA ROAD	1	1
15/01768/FUL	40 HIGH STREET	4	4
15/01950/FUL	7 HELENA ROAD	-3	-3
15/01870/FUL	255 ALBERT ROAD	-1	-1
16/01384/FUL	94 SHEARER ROAD	1	1
15/01911/FUL	OLD CANAL INN 2 SHIRLEY ROAD	4	4
15/02035/FUL	48 STATION ROAD	1	1
15/01574/FUL	REAR OF 151 LONDON ROAD	1	1
16/00280/FUL	61 GAINS ROAD	-1	-1
14/01664/FUL	FORMER LIGHT VILLA & GLEAVE VILLA ST JAMES HOSPITAL LOCKSWAY ROAD	30	30
16/00041/CS3	EX BUCKLAND FAMILY CENTRE NESSUS STREET	4	4
16/00165/FUL	7 STAFFORD ROAD	-1	-1
15/02037/FUL	FIRST FLOOR 119 GUILDFORD ROAD	1	1
16/00004/PACOU	226 HAVANT ROAD	6	6
16/00126/FUL	26 & 26A SOLENT ROAD	2	2
16/00047/FUL	9 CLARENDON ROAD	1	1
16/00158/FUL	85 FAWCETT ROAD	3	3
16/00341/FUL	155 LONDON ROAD	3	3
16/00007/PACOU	OFFICES PART FIRST FLOOR AND SECOND FLOOR 121-123 LONDON ROAD	4	4
16/00421/FUL	17 FRATTON ROAD	1	1

16/00926/FUL	10 VICTORIA ROAD NORTH	-1	-1
16/00008/PACOU	WINGFIELD HOUSE, 316 COMMERCIAL ROAD	145	145
16/00717/FUL	14 BRUCE ROAD	-2	-2
16/00621/FUL	LAND TO REAR OF 111 TALBOT ROAD	1	1
16/00666/FUL	34 KENT ROAD	1	1
16/00606/FUL	LAND BETWEEN 125 AND 131 EMSWORTH ROAD	3	3
16/00618/FUL	66 ST CHADS AVENUE	1	1
16/00798/FUL	1 - 7 AYLWARD LODGE AYLWARD STREET	1	1
16/00659/FUL	25, LAND TO REAR HATHERLEY ROAD	1	1
16/01078/FUL	5 BASIN STREET	1	1
16/00002/PASBD	102 - 104 FAWCETT ROAD	1	1
16/01152/FUL	131 FIRST FLOOR LONDON ROAD	1	1
16/01171/CS3	SITE OF 415 - 425 EASTERN ROAD	6	6
16/00611/FUL	REAR OF 70/70A ALBERT ROAD	1	1
16/01153/FUL	2-3 THE PROMENADE GLADYS AVENUE	2	2
16/00731/FUL	244 - 248 LAND AT REAR SOUTHAMPTON ROAD	10	10
16/01259/FUL	39 - 41, UPPER FLOORS PALMERSTON ROAD	2	2
16/00651/FUL	GARAGES SERPENTINE ROAD	7	7
16/01459/FUL	11 MALVERN ROAD	3	3
16/01317/FUL	LAND ADJACENT TO 263 TANGIER ROAD	1	1
16/00019/PACOU	ENTERPRISE HOUSE FLOORS 5, 6, 8 & 9 ISAMBARD BRUNEL ROAD	48	48
16/00016/PACOU	ENTERPRISE HOUSE ISAMBARD BRUNEL ROAD	52	52
16/00017/PACOU	121B GUILDFORD ROAD	2	2
16/01597/FUL	108 NEW ROAD	1	1
16/01799/FUL	29 WIMBLEDON PARK ROAD	1	1
16/01436/FUL	75 TANGIER ROAD	2	2
16/01872/FUL	208 KINGSTON ROAD	1	1
16/01840/FUL	22 ST HELENS PARADE	-1	-1
16/01722/FUL	4 & 6 SOUTH ROAD	2	2
16/01680/FUL	143 HIGHLAND ROAD	5	5
17/00162/FUL	173 ALBERT ROAD	1	1
17/00001/PACOU	FLOORS 1, 2 & 3 101 COMMERCIAL ROAD	9	9
17/00066/FUL	99 LONDON ROAD	4	4
17/00002/FUL	176 BATH ROAD	1	1
16/02106/FUL	75 WAVERLEY ROAD	4	4
16/01950/FUL	LAND ADJACENT TO ELECTRICITY SUB STATION CLIVE ROAD	1	1

16/01942/FUL	PALM HOTEL 38-39 CLARENCE PARADE	7	7
16/01220/FUL	158 AND LAND AT REAR OF 154 - 172 SOUTHAMPTON ROAD	29	29
16/01777/FUL	3 ST DAVIDS ROAD	-2	-2
16/00085/FUL	FORMER KINGSTON PRISON MILTON ROAD	230	194
Totals		2,035	1,771

Appendix 3 - Other identified sites which contribute towards 5 year housing supply

Emerging SHLAA reference	Site Name	Ward	Total net additional dwellings	Status	Anticipated within 5 years
4	Port Solent	Paulsgrove	500	Allocation PCS2	150
185	St James's Hospital and Langstone Campus	Milton	390	Draft allocation	110
27	QinetiQ - Fraser Battery	Eastney & Craneswater	131	SHLAA site	131
61	St George's Building - University of Portsmouth	St Thomas	30	Draft allocation	30
109	Clinic south of Alexandra Lodge	Hilsea	26	Draft allocation	26
75	117-127 Fratton Road	Fratton	30	Application submitted	30
44	Land at Halliday Crescent	Eastney & Craneswater	20	Draft allocation	20
163	185-191 Highland Road	Milton	10	SHLAA site	10
156	Serpentine Road Southsea r/o 67 Osborne	St Jude	4	Application submitted	4
201	South east of Zurich House	Charles Dickens	147	Application received	147
166	Post Office sorting office	Charles Dickens	150	SHLAA site	150
Totals			1438		808

Appendix 4 - Student Accommodation with permission as at 31 March 2017

Reference	Site Address	Proposal	Total units
13/01492/FUL	42-56 GKN Autoparts Ltd Middle Street	Construction of 5 storey building to form 66 bed student halls (C1) and 3 commercial units (B1c) on ground floor.	66
16/00534/FUL	15-16 Hampshire Terrace	Conversion and change of use to halls of residence (class C1) with 22 bedrooms & 2 studio flats.	23
16/00194/MMA	Europa House Havant Street	New reception hall and reduction of student bed spaces from 262 to 242	242
12/01199/NMA	Site of former swimming baths Victoria Park Anglesea Road	Non material amendment to 11/00071/FUL to create an additional 31 studio bedrooms (629 in total)	629
14/01452/FUL	12 - 18 Guildhall Walk	Construction of 2 additional floors & conversion of existing to halls of residence (C1) for 80 students and restaurant (A3)	80
16/00142/FUL	Number One 8 Surrey Street	Construction of 23 storey halls of residence with additional single storey basement and ground level shop	576
16/00885/FUL	12 - 40 Isambard Brunel Road	Construction of buildings to east & west of margaret rule hall for 484 bed student halls of residence, 704sqm ground floor commercial use	484
15/00821/FUL	Zurich House Stanhope Road	Change of use from offices (B1a) to 405 bed student halls C1; construction of 595 bed halls C1; including 186m2 of retail (a1); and car parking	1,000
14/01649/FUL	Church Hall 151 & 3 Heyward Road Fawcett Road	Construction of 3/4 storey building to form student halls with 41 study bedrooms; doctors and pharmacy on ground floor and basement	41
15/00346/REM	110 - 112 Elm Grove	Reserved matters in respect of landscaping for 17 student bedrooms	17
Total amount of units granted planning permission			3,158
Anticipated to come forward within 5 years			2,529
Contribution towards housing supply			632

Appendix 5 - Other identified student accommodation schemes which contribute towards 5 year housing supply

Application ref	Address	Proposal	Total units
17/01051/FUL	Venture Tower 57 - 67 Fratton Road Portsmouth PO1 5DL	Change of use of building (1st-8th floor) to form a student hall of residence (Class C1) comprising 97 study bedrooms (within 86 units) and managers accommodation; external alterations to include construction of extensions and alterations to all elevations, replacement cladding, windows & shopfronts; provision of communal facilities, bicycle and refuse storage.	97
16/01175/FUL	Wingfield House 316 Commercial Road Portsmouth PO1 1BN	Change of use of building from offices (Class B1(a)) to student hall of residence (Class C1); external alterations to include construction of two/three new storeys following removal of roof top plant room resulting in a 13 storey building providing 295 study studios, recladding of external elevations, provision of communal facilities, cycle storage, vehicle parking and servicing area.	295
17/00453/FUL	Catherine Booth House And Land To Rear 1 Aylward Street Portsmouth PO1 3PH	Construction of part 6-/part 5-/part 3 storey building to form student halls of residence (Class C1) comprising 20 study bedrooms, caretakers flat and associated facilities; reconfiguration of rear of Catherine Booth House to incorporate new entrance and associated management offices.	20
17/00877/FUL	29-31 Hampshire Terrace Portsmouth PO1 2QF	Change of use from hotel (Class C1) to 18 bed student halls of residence together with the demolition of rear projections and the installation of new windows and doors to rear elevation; construction of a three and a half storey block providing 20 study bedrooms (also Class C1 Student Halls of Residence), landscaping and associated works.	38
16/01537/FUL	91 - 95 Commercial Road Portsmouth PO1 1BQ	Demolition of existing building and construction of building for mixed use development comprising retail (class a1) use (levels 0 and 1) and Student Accommodation (256 study bedrooms in a combination of cluster flats and studios - levels 1-18) with associated basement storage (cycle parking/bin storage/plant room).	256
17/02065/OUT	Social Club Unity Hall Coburg Street Portsmouth	Outline application for construction of up to 10 storey building to form student halls of residence (Class C1) comprising 80 no studios, communal facilities, cycle and refuse storage following demolition of existing building (principles of appearance, layout and scale to be considered).	80
16/01998/FUL	12 Victoria Road South Southsea PO5 2DB	Change of use of building from doctor's surgery (Class D1) to 10-bedroom student halls of residence (within Class C1) including communal facilities, cycle store and bin store with external alterations to include new doors and windows to	10

		ground floor and removal of existing fire escape (Resubmission of 16/01545/FUL).	
14/00237/FUL	Land Rear Of 2-10 St Georges Way Kent Street Portsmouth	Construction of part single-/part 2-/part 3 storey building to form a student halls of residence comprising 24 study bedrooms with a ground floor link to 6-10 St Georges Way.	24
16/02097/FUL	16 Edinburgh Road Portsmouth PO1 1DE	Change of use of the building to form Student Halls of Residence (136 study bedrooms) at part ground, first, second, third & fourth floor level, public house (Class A4) & cafe/restaurant (Class A3) at part ground floor level with external alterations to include alterations to windows & doors (Amended Scheme to 16/01557/FUL).	53
Anticipated to come forward within 5 years			873
Contribution towards housing supply (at a rate of 4 bedrooms:1 dwelling)			218

Planning Policy
Portsmouth City Council
Civic Offices, Guildhall Square
PO1 2AU

Planningpolicy@portsmouthcc.gov.uk

www.portsmouth.gov.uk



Corporate member of
Plain English Campaign
Committed to clearer communication.

264