

Authority Monitoring Report 2016

Covering the period 1 April 2015 - 31 March 2016

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1. INTRODUCTION

- 1.1 This is the twelfth Authority Monitoring Report (AMR) - previously known as the Annual Monitoring Report, covering the monitoring period of 1st April 2015 to 31st March 2016.
- 1.2 The aim of the report 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 has been made in implementing the policy framework through decisions on planning applications and also reviews what effect policies are having on the delivery of priorities for the city. The AMR assesses whether the policies are delivering what they set out to do.

Structure of the report

- 1.3 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, the approach taken in each AMR is to report on a selection of key indicators which show significant facts or trends rather than report on all indicators every year.
- 1.4 The monitoring indicators were selected to monitor the Portsmouth Plan when it was adopted in January 2012 and reflect the overall strategy of the plan. The indicators chosen each year are selected from - progress on Policy Framework; Regeneration Sites & Areas; Design & Heritage; Homes for Everyone; The Natural Environment; The Economy & access to shops, jobs and services; and Infrastructure & Community Benefit.
- 1.5 Since the last AMR, the Partnership for Urban South Hampshire (PUSH) published its Spatial Strategy Position Statement, in June 2016. The Position Statement addresses the distribution of future development across South Hampshire, potential major development locations in the longer-term and key infrastructure to support sustainable growth. However, until this is reflected within the new Portsmouth Local Plan we will not be monitoring these new targets.
- 1.6 The indicators selected for review in this AMR are shown in Appendix 1.

2. 2015/16 FINDINGS ON KEY INDICATORS

2.1 Progress towards the development of major regeneration sites

Tipner and Horsea Island (Policies PCS1 and PCS3)

- 2.1.1 Plans to transform Tipner and Horsea Island with new homes, jobs and greenspace have continued to progress during the monitoring period. The delivery of the sites is being made through a City Deal between Portsmouth City Council, Southampton City Council, the Solent LEP, Hampshire County Council and the Government. Other organisations involved include the Homes and Communities Agency, the Ministry of Defence, private landowners (Tipner Regeneration Company and Premier Marinas) and the Department for Environment, Food and Rural Affairs.
- 2.1.2 Further growth in the city's key marine and maritime sectors will be supported through the development at Tipner and Horsea Island. Once developed, these sites will provide new employment space, new housing and lever in significant amounts of new private sector investment into the economy. To complement this, City Deal will also implement programmes to:
- Align skills provision to employer needs
 - Tackle long term unemployment and youth unemployment, and
 - Enable small and medium sized enterprises to grow through the provision of effective business support
- 2.1.4 The sites element of the City Deal will unlock brownfield land in a prime location for employment and housing development. However, all the sites require significant remediation and infrastructure to make them attractive for development and the project will be implemented over the period up to 2030. The city council are coordinating land assembly and City Deal will provide upfront infrastructure to make the site attractive to the development market. Masterplanning work is being undertaken and an outline planning application will follow.
- 2.1.5 Overall, the development of the site will help to exploit its competitive advantage in the marine and maritime sector and improve economic prosperity in Portsmouth and the wider sub region. Marine and maritime activities have been a growth sector for the city over recent years despite the economic downturn, driven by domestic and international trade. The city and surrounding area, have significant natural assets including deep water harbours and double tides, good transport links and an established defence and marine manufacturing business cluster.
- 2.1.6 The City Deal will deliver the Portsmouth Plan's proposals for Tipner (PCS1) and Horsea Island (PCS3) through the following outputs:
- 2,370 homes across the sites
 - 58,000 sqm of employment space across the sites
 - 3,742 new permanent jobs by 2025
 - 13,000 temporary construction jobs

- £640m of private investment
- 2.1.7 Implementation of the sites will be managed on a site-by-site basis. The site works will take place over the period to 2030. The main phases will be:
- Phase 1 - MoD land transfer including an overage agreement, site investigation works, procuring lead planning consultants, soft market testing and/or demand analysis, land assembly evaluation, other preparation works, design land remediation and enabling infrastructure works, obtaining outline planning permission, procuring land remediation and enabling infrastructure works
 - Phase 2 - implementing land remediation and enabling infrastructure works, options appraisal of delivery methods, procure developers, detailed design, full planning permission; implement final schemes, housing and employment space and remaining infrastructure

Port Solent & Horsea Island (Policies PCS2 and PCS3)

- 2.1.8 Policies for this area are set out in the Portsmouth Plan in 2012. The delivery of these areas is now being considered in the context of the City Deal (see above).
- 2.1.9 Veolia are working closely with the Environment Agency on their Closure Plan for the landfill site, and are progressing with the landscaping to provide the planting for a new Country Park which is expected to open in summer 2018. This includes over 50,000 trees, wildflower meadows, footpaths and a cycle route.

Portsmouth City Centre (Policy PCS4)

- 2.1.10 In January 2013, the city council adopted a City Centre Masterplan. It identifies 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. The masterplan can be found at:
<https://www.portsmouth.gov.uk/ext/development-and-planning/planning/city-centre-masterplan.aspx>.
- 2.1.11 In the city centre, there has been no new retail development since the Cascades Centre opened in 1987 (with refurbishment in 2006 - 2007). The Tricorn Centre built in the 1960s was demolished in 2004 to provide opportunities for new retail development. Currently the site remains vacant.

The Hard Interchange

- 2.1.12 The Hard is an important area for Portsmouth as a transport interchange for buses, trains and boats and is a key gateway to the city.
- 2.1.13 Reconfiguration of The Hard Interchange, including the construction of a new terminal building and an altered site layout, began in Autumn 2015. This is the first part of the regeneration of the area and a catalyst for future development projects. The project will cost around £7 million with the council contributing £2 million and a further £4.8 million funding from the Solent Local Enterprise Partnership. By early 2016, the following progress was made; 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.

2.1.14 Further progress on the ongoing regeneration of The Hard area will be reported in future AMRs.

The Seafront

2.1.15 The Seafront Masterplan in 2013 sets out how the area should be improved, enhanced and protected over the next 15 years. During the monitoring period, progress has been made on implementing the masterplan including improvements to Osborne Road in 2015. The ARTches Project (now called Hotwalls Studios) was being developed in the monitoring period as a dedicated artistic and cultural centre and a deli style eatery for the city. Bringing this historic site back to life was the aim of the £1.75m development from the government's coastal communities fund, with an additional £40k from PUSH and £100k from the council.

2.1.16 A former substation at Western Parade on Southsea Common was converted to a café which opened in September 2015. The intention of the council is to renovate more of the empty buildings across the seafront to provide new business opportunities.

2.1.17 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.

2.1.18 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, and progress on this will be reported in subsequent AMRs.

2.1.19 South Parade Pier in Portsmouth has fallen into disrepair and was declared unsafe in 2012. The new owners have been repairing and refurbishing it and in April 2015 the boarding on the front deck was removed and the Ice Cream Parlour and Newsagents resumed trading. The rest of the pier remained closed to the public during the plan period and further updates will be reported in later AMRs.

The Historic Environment

2.1.20 Portsmouth has twenty five Conservation Areas. 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).

2.1.21 Of the 25 Conservation Areas in the city 23 of them have published combined area appraisals and management guidelines. The two areas not covered are owned by the Ministry of Defence. The Conservation Areas are re-surveyed annually at the request of Historic England and in 2015-2016, as in previous years, none of the areas were considered to be at risk.

Building retention and re-use

2.1.22 New and imaginative re-uses for historic buildings are often essential to securing a positive future for heritage assets. The importance of this is demonstrated by the ongoing success of the historic dockyard. The Portsmouth Naval Base Property Trust was set up in 1985 by the Ministry of Defence and Portsmouth City Council to take responsibility for the long term preservation of the historic south-west corner of Portsmouth Naval Base. It is a charitable property company specialising in the conservation and re-use of historic buildings associated with the Naval Base.

2.1.23 Over the years, there has been refurbishment of the old pay office and the victory gallery, various storehouse restorations, boathouse restorations, cell block restoration, recreation of the Porters Garden on the original 1754 site, while the Porter's Lodge was built in 1708 (an earlier Porter's Watch House stood at the gate in 1698). Over 55 million has come from the Heritage Lottery fund to help with restoration work in Portsmouth Historic Dockyard.

2.1.24 The Royal Marines Museum is planned to move into a boathouse in the Dockyard from Eastney and progress on this will be reported once the move is complete in 2020. The project will take three years and cost an additional £14 million of Heritage Lottery funding.

Palmerston Sea Forts

2.1.25 There are four Palmerston Sea Forts built in the Solent to protect the eastern approaches to Portsmouth Harbour from the threat of a French Invasion in the 1800s. They are Spitbank Fort, St Helens Fort, Horse Sand Fort and No Mans Land Fort and have been adapted for modern use. St Helen's Fort is in private hands and not open to the public.

2.1.26 Spitbank Fort is a luxury hotel, Horse Sand Fort is open to the public to show off the historical features (although it is still on the Historic England Heritage at Risk Register) and No Man's Land Fort opened as a hotel in the monitoring period in April 2015.

Kingston Prison

2.1.27 Kingston Prison is another example of successful re-use. It was built in 1877 to a Victorian radial design and was one of seven prisons in England that closed in 2013. A development company (City & Country) were in negotiations in the plan period to convert it to residential use and progress will be reported in subsequent AMRs.

St James' Hospital

2.1.28 St James' Hospital is a Grade II Listed building on which negotiations have been ongoing during the monitoring period for redevelopment and re-use and progress will be reported in subsequent AMRs.

2.2 Homes for Everyone

Housing Delivery

- 2.2.1 The Portsmouth Plan, identifies the housing target for the city. The plan sets out the city's housing capacity from 2006/7 to 2026/7 as being between 11,484 and 12,754 net additional homes, depending on the provision of supporting infrastructure. Some of this infrastructure has been delivered, so the housing target is 12,254 net additional homes in the city between 2006/07 and 2026/7.
- 2.2.2 The housing target of 12,254 equates to an average of 584 homes per year over the 21 years.
- 2.2.3 Based on this, there was a target of 5,840 dwellings in the period between 2006/07 and 2015/16. The table below shows that completions to 31 March 2016 were 5,281.
- 2.2.4 Delivery is expected to vary year by year due to the different types of sites involved and economic circumstances. During the 2015/16 monitoring period, 436 net additional dwellings were delivered, which is the highest amount recorded since 2008/09. However, this is short of the annual target.
- 2.2.5 The figures below have been adjusted to take into account changes in how student accommodation contributes towards housing supply. This reflects the outcome of an appeal hearing 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.

Table 1: Housing delivery in Portsmouth, 2006 - 2016

Year	Completions
2006/07	526
2007/08	712
2008/09	1309
2009/10	726
2010/11	317
2011/12	276
2012/13	351
2013/14	222
2014/15	406
2015/16	436
Total delivery	5,281
Additional allowance for student accommodation	32
Total delivery towards housing target	5,313
Target delivery to date	5,840
Difference over / under (-)	- 527

- 2.2.6 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 market*¹.
- 2.2.7 Future 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.
- 2.2.8 Current information indicates that the delivery of four bedrooms of bespoke student accommodation, whether studio flats or other accommodation with shared facilities, will on average release one existing dwelling currently occupied by students back onto the market to meet general housing needs. Therefore the delivery of 129 bedrooms of student accommodation detailed in the following section is reflected in an additional 32 general housing units. However, this issue will require ongoing monitoring to see if this approach continues to be appropriate.

5-year Housing Land Supply

- 2.2.9 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.
- 2.2.10 In considering the five year supply position, there are two factors to be considered:
- The housing requirement to be assessed; and
 - The housing supply.

Housing requirement

- 2.2.11 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 update² and Position Statement³ on planning across the region which indicated a higher figure. However, the recent Housing White Paper⁴ has indicated the government's intention to amend the basis on which housing requirements are calculated which will need further consideration. Therefore, it is

¹ Paragraph: 038 Reference ID: 3-038-20140306

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

³ http://www.push.gov.uk/item_12_-_appendix_1_-_position_statement.pdf

⁴ <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

considered appropriate in this AMR, which covers the period up to 31st March 2016, 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.

2.2.12 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 and any past under-supply of housing against targets within the next five years. The result of both measures is to increase the target for the next five year period to 3,619 homes, or 724 dwellings per year. After that, the target reverts back to 584 dwellings per annum as set out in the Portsmouth Core Strategy.

Table 2: Housing Requirement in Portsmouth 2016-2021

Initial requirement			2920
Plus shortfall	Target 2006-2016	5840	
	Delivery 2006-2016	5313	527
Plus 5% buffer			172
Total requirement 2016-2021			3619
Annual requirement 2016-2021			724

Housing supply

2.2.13 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

2.2.14 The table below summarises the identified supply over the next five years

Table 3: Housing Supply in Portsmouth 2016-2021

Year 1-5 (2016/17- 2020/21)	
Sites with permission ⁵	1,215
Net increase in units from identified housing sites across the city ⁶ :	1,352
Identified contribution from development of student accommodation ⁷	911
Small sites windfall ⁸	159
TOTAL predicted delivery in 2016-2021:	3,637
Total requirement under the Portsmouth Plan:	3,619
Surplus / Shortfall against Plan Target for this period:	18

2.2.15 Therefore, the Council has a five year supply of housing land, but the position is marginal. The Council will be reviewing and revisiting this position throughout the current year, with initiatives such as the brownfield land register, and the public consultation on the emerging Local Plan to consider further how housing delivery and housing supply can be boosted.

Affordable Housing Provision

2.2.16 To review the effectiveness of policy PCS19 'Housing mix, size and the provision of affordable homes', it is important to review the number of market housing schemes complying with the levels of affordable housing required by the Portsmouth Plan. In 2015 - 2016, the net number of affordable housing units completed was 154; this is 37.3% of the net number of dwellings completed during the monitoring period and is close to the target of 40% as set out in Policy PCS19 in the Portsmouth Plan. In 2014 - 2015 there was a higher figure of 45%, in 2013 - 2014, it was 32.77% and in 2012 - 2013 it was 32%. The current figure is slightly above the average achieved in these years.

2.2.17 The figures above, include 100% affordable schemes by Registered Providers, as well as affordable housing secured from market housing developers through S106.

Supply of Family Homes & Internal Size of Dwellings

2.2.18 Policy PCS19 requires 40% of dwellings in new development to be family housing, where it is appropriate. The key monitoring indicator is the provision of 3 bedroom family homes. It is acknowledged this is not appropriate in all developments, whereas in others, the percentage of family homes could be higher.

2.2.19 In 2014/15 there was a net gain of 99 dwellings of 3 bedrooms or more. In 2015/16 there was a net gain of 178 dwellings of 3 bedrooms or more. The figure for this monitoring period shows these larger homes constituted 41% of all net completions.

⁵ As per emerging 2016 SHLAA - set out in Appendix 2 to this report

⁶ As per emerging 2016 SLAA - set out in Appendix 3 to this report

⁷ As set out in paragraph 2.2.31 and Appendices 4 and 5 of this report

⁸ A figure of 100 dwellings has been used in the past as an estimate of small site windfalls. A review of dwellings delivered since 2006 has indicated that 53 is a more appropriate figure. 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.

Table 4: Supply of family homes

Size of Home	Gains	Losses	Net gain
3 bed family homes	133	4	129
4 bed family homes	39	6	33
5 bed family homes	22	6	16
Total completions of family size dwellings	155	15	178
Total amount of housing completions	489	53	436

2.2.20 The 2014 PUSH Strategic Housing Market Assessment (SHMA) shows that the need for larger dwellings remains high and the estimated dwelling requirement for dwellings with 3 or more bedrooms is 59%. This year's housing completions falls short of this showing that 41% of all net completions were 3 or more bedroom dwellings.

Houses in Multiple Occupation

2.2.21 Policy PCS20 (HMOs: Ensuring Mixed and Balanced Communities) in the Portsmouth Plan seeks to avoid over domination of any one particular housing type in existing communities. This includes Houses in Multiple Occupation (HMOs). Planning permission is required in Portsmouth for changes of use from Class C3 dwelling houses to Class C4 HMOs for 3-6 unrelated people, following an Article 4 direction. 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.

2.2.22 To provide further guidance, the council adopted a Supplementary Planning Document in 2012, which sets out the approach that will be taken. The council keeps a record of existing HMOs to help determine how many are already within a given area. Half of applications for new C3/C4 HMO uses in existing single family dwellings were refused by the council during 2015/6 (9 out of 18 applications for such uses).

2.2.23 In the last AMR, it was noted that the number of applications for C3/C4 uses in existing C3 dwellings had more than halved from 81 to 38, however this time it increased to 62. The following table shows the pattern of applications for HMOs during the monitoring period:

Table 5: HMO Applications

Use before application made	Application for change of use to	No. permitted by PCC	No. refused by PCC
Any	C4 or sui generis HMO	20	5
C3 dwellinghouse	Mixed C3/C4	43	7
C4 HMO	Mixed C3/C4	16	0
ALL:		79	12

Self-Build Housing

- 2.2.26 This is the first time the issue has been recorded in the Authority Monitoring Report. Self-build or Custom Build housing are homes built or commissioned by individuals or groups of individuals for their own use.
- 2.2.27 From 1 April 2016 (the day after the current monitoring period ended) 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.
- 2.2.28 Levels of interest in this type of development will be reported in the next AMR.
- 2.2.29 The council is considering local connection criteria to enable it to better understand the need for self-build housing arising from Portsmouth residents. This is also in accord with the Self Build and Custom Housebuilding (Register) Regulations 2016.

Student Accommodation

- 2.2.30 The demand for this type of accommodation has been growing in recent years. The development sector is clearly interested in building student accommodation. In the city centre The Unite Student Greetham Street development is a new 836-bed student accommodation (Halls of Residence Class C1). This was completed in summer 2016 and is now occupied. The existing 'Zurich House' building on Stanhope Road (overlooking Victoria Park) is currently being converted and extended to provide a further 1,000 new bedrooms.
- 2.2.31 The total number of units (bedrooms) of student accommodation with planning permission as at 31 March 2016 was 3,100. Of these, there is reasonable certainty that schemes totalling 2,471 bedrooms will be delivered in the next five years. Using the methodology explained in paragraph 2.2.9, their contribution to meeting housing needs would be equivalent to delivering 617 dwellings towards the overall housing requirement. A full list of sites with permission as at 31 March 2016 is set out in Appendix 4.
- 2.2.32 In addition, a number of schemes have been identified which are anticipated to come forward over the next five years. They total an additional 1,176 bedrooms of accommodation. This is equivalent to an additional 294 completions towards the housing target. Full details of those schemes is set out in Appendix 5.
- 2.2.33 The following tables show the sites completed over the last two years.

Table 6: Student residential completions 2014/15

Application ref	Address	Completed proposal	Bedrooms
13/00059/FUL	15 Landport Terrace, Portsmouth	Conversion of existing offices	10
13/00084/FUL	Upper Floors, 1 Guildhall Walk	Conversion of existing offices	25
13/01179/FUL	130 - 136 Elm Grove	Conversion of existing offices	53
Total amount of bedrooms completed			88

Table 7: Student residential completions 2015/16

Application ref	Address	Completed proposal	Bedrooms
13/00059/FUL	The Registry, 1 - 2 St Michaels Road	Conversion of existing offices	41

2.2.34 Using the methodology explained in paragraph 2.2.8, the delivery of bespoke student accommodation in 2014/15 and 2015/16 will make a contribution to meeting housing needs equivalent to delivering 32 dwellings. However, delivery in 2016/17 and the following years is expected to be significantly higher

2.2.35 This represents a significant change in the pattern of development across the city. The Council, through the new Local Plan and other mechanisms, needs to consider how these new large scale halls impact upon 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.

2.3 Infrastructure & Community Benefit

Delivery of infrastructure

2.3.1 Through Policy PCS16 of the Portsmouth Plan, the council has committed to working with its partners to bring forward infrastructure projects that are required to support its development strategy. Below is an overview of key infrastructure projects delivered or subject to progress during the monitoring period:

Community & Leisure Facilities

2.3.2 Southsea Common & the Seafront -

- The Hotwalls project was under development during the monitoring period
- Funding was secured for an upgrade of the D-Day museum to be completed in 2018
- A former sub-station was converted to a tea room at Western Parade in the monitoring period

Flood Risk:

2.3.3 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. The whole life cost of the scheme (excluding inflation) is £372 million, including a £131 million contingency fund.

Flood Cell 4 - Portsea North

2.3.4 Flood Cell 4 North Portsea contains the largest area of land and properties at risk and goes quite a distance inland, over a kilometre in many places. It encompasses the north of Portsea Island from the Mountbatten Centre to the north of the island and then south along the eastern side to the bottom of Milton Common.

Phase 1: Anchorage Park 2015 - 2016

2.3.5 Construction on new coastal defences here began in 2015 – 2016 to manage the flood and erosion risk to properties of Anchorage Park in the north west of the city. The new defences comprise raised earth embankments with a rock revetment front face. These defences are the first of several phases of construction.

2.3.6 The next stages are listed below and progress will be reported in subsequent AMRs;

- Phase 2: Milton Common 2017
- Phase 3: Tipner Lake 2017 - 2018
- Phase 4: Kendall's Wharf to Milton Common 2019 - 2020
- Phase 5: Kendall's Wharf 2021
- Phase 6: Ports Creek 2022

2.3.7 The map below shows the location of the sea defences.

Flood Cell 1 - Southsea

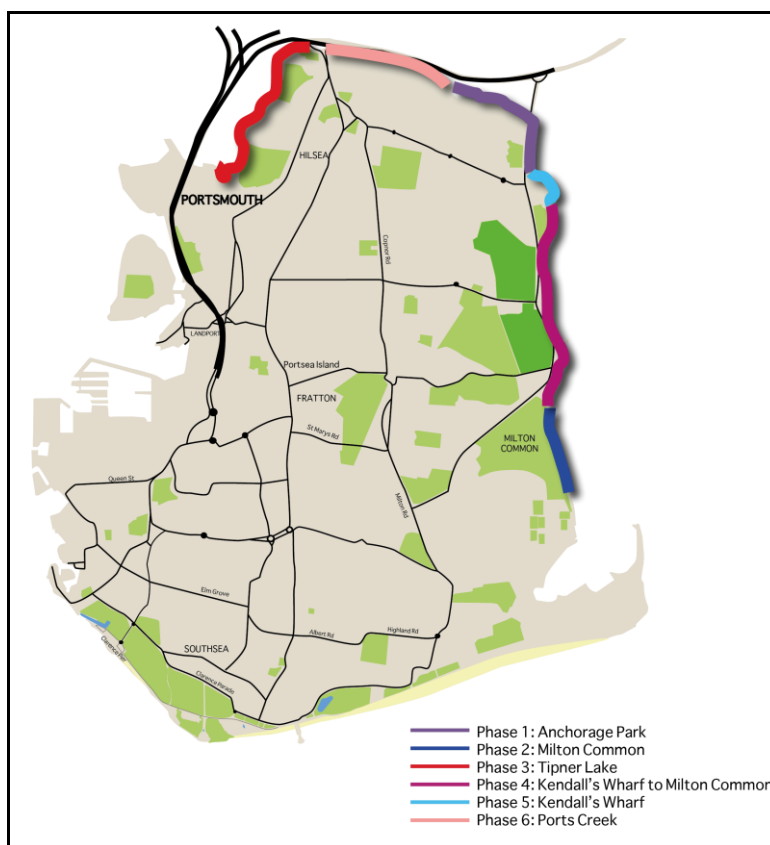
2.3.8 £654 million worth of assets in Southsea are at risk of flooding from the sea over the next 100 years and the Southsea scheme reviewed the existing 4.5 km of coastal defences from the Garrison Church at Old Portsmouth to the Royal Marines Museum in Eastney. The new defences are intended to cover 2.8 miles (4.5km) of the seafront from Long Curtain Moat (near the Royal Garrison Church) to Eastney Barracks.

2.3.9 The Flood Zone 1 Southsea Cell has been divided into a number of sub frontages:

- Sub-Frontage 1 - Long Curtain Moat
- Sub-Frontage 2 - Clarence Pier
- Sub-Frontage 3 - Clarence Esplanade
- Sub-Frontage 4 - Southsea Castle
- Sub-Frontage 5 - South Parade
- Sub-Frontage 6 - Lumps Fort
- Sub-Frontage 7 - Eastney Barracks

Progress on building these elements will be reported in subsequent AMRs.

Fig 1 - The flood defences around Portsea Island



Source: Eastern Solent Coastal Partnership

2.3.7 Further details about the North Portsea scheme can be found here:

<http://www.escp.org.uk/coastal-schemes/portsmouth/protecting-future-north-portsea-island>

2.3.8 As the scheme development continues, further phases will be brought forward in future monitoring periods, as will proposals for improvements at Flood Cell 1 - Southsea.

2.3.9 Extreme weather events can also cause flooding due to the intensities of rainfall. Sustainable Drainage Systems can reduce surface water flood risk at different locations by managing the release of water. Proposals to install one at the seafront between Blue Reef Aquarium and the D-Day Museum were underway in the monitoring period.

Developer contributions towards infrastructure

2.3.10 The council seeks to ensure new development is only permitted where appropriate and timely infrastructure provision has been made or can be made to serve the development and not put undue pressure on existing infrastructure.

2.3.11 Since 1 April 2012, the Council have been collecting developer contributions through the Community Infrastructure Levy (CIL). CIL takes the form of a charge per square metre of new development. The monies raised are collected into a central pot, which the city council uses to bring forward infrastructure projects to support the development of the area.

2.3.12 In 2015 - 2016, the fourth year of operation of the levy, £4,258,023 was collected. In 2015 - 2016 CIL funding was used on the Education Sufficiency Programme Phase 2 and Tipner Motorway Junction and Park and Ride. Funding for all projects is continually kept under review.

2.3.13 CIL money is collected into two 'pots' of money, Infrastructure CIL and Neighbourhood CIL. During this monitoring year, 80% of the money collected was Infrastructure CIL (£3,406,419).

2.3.14 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.

2.3.15 Since 25th April 2013, 15% of all CIL collected has to be retained as the 'neighbourhood proportion', i.e. to be spent on Infrastructure projects in the neighbourhood in which it was collected. 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.

2.3.16 Neighbourhood amounts collected and spent during the monitoring period are shown in the following two tables.

Table 8: Neighbourhood CIL collected by year and ward

Ward	2012/13	2013/14	2014/15	2015/16
	£	£	£	£
City Wide	0	0	87,977	327,713
Baffins	0	19,563	3,693	1,846
Central Southsea	0	1,928	274	822
Charles Dickens	0	1,409	11,715	30,719
Copnor	0	0	0	1,146
Drayton & Farlington	0	9,685	157,560	92,488
Eastney & Craneswater	0	0	827	953
Fratton	0	659	4,442	1,086
Hilsea	0	4,443	2,258	0
Milton	0	0	36,851	110,552
Nelson	0	0	19,675	2,838
Paulsgrove	0	0	308	456
St Jude	0	0	1,311	3,206
St Thomas	0	0	0	55,269
Cosham	0	1,709	1,086	9,609
Total collected	0	39,396	327,975	638,703

Table 9: Neighbourhood CIL spent by year and ward

Ward	2012/13	2013/14	2014/15	2015/16
	£	£	£	£
City Wide	0	0	0	0
Baffins	0	0	0	0
Central Southsea	0	0	0	900
Charles Dickens	0	0	0	0
Copnor	0	0	0	0
Drayton & Farlington	0	0	0	126,000
Eastney & Craneswater	0	0	0	0
Fratton	0	0	0	0
Hilsea	0	0	0	0
Milton	0	0	0	28,000
Nelson	0	0	0	0
Paulsgrove	0	0	0	0
St Jude	0	0	0	0
St Thomas	0	0	0	0
Cosham	0	0	0	0
Total spend	0	0	0	154,900

2.3.17 The spending of the neighbourhood proportion in 2015 - 2016 was:

- Central Southsea - dropped kerb for pedestrian access at Cornwell Court, Haslemere Road
- Drayton & Farlington - £83k on improvements at Drayton Park, £43k on a new roof at the Drayton Centre
- Milton - £18.9k at Milton Skate park, £9.1k on area around the community centre, £3k on a new kitchen at Milton Village Hall and £6k on 3 public access defibrillators at Fratton Park, Eastney Community Centre and Milton Village Hall

2.3.18 A proportion of CIL can also go to a ward with an adopted Neighbourhood Plan. At the moment, Milton is the only ward in the city intending to produce such a plan. It was being drafted during the monitoring period and future AMRs will provide an update on its progress.

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 floorspace 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 floorspace 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	PCS10 Housing Delivery	Housing Delivery

	<p>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>	<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
<p>Design & Heritage</p>	<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 <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
<p>The Natural Environment</p>	<p>PCS12 Flood Risk PCS13 A Greener Portsmouth</p>	<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

		<ul style="list-style-type: none"> ▪ 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
<p>The Economy & Access to shops, jobs and services</p>	<p>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>	<p>Portsmouth City Centre</p> <ul style="list-style-type: none"> ▪ Amount of new shopping (A1) floorspace provided in the Commercial Road shopping area ▪ Amount of new employment floorspace 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 floorspace for town centre uses (A1, A2, B1a and D2) across town centres ▪ 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

		<ul style="list-style-type: none"> ▪ 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 floorspace 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
<p>Infrastructure & Community Benefit</p>	<p>PCS16 Infrastructure & Community Benefit PCS17 Transport</p>	<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 supply

Reference	Site Name	Ward	Total net additional dwellings	Anticipated within 5 years
12/00943/OUTR	11 - 14 CLOCK STREET	Charles Dickens Ward	1	1
08/00344/FUL	8-10 THE OCEAN HOTEL AND APARTMENTS ST HELENS PARADE	Eastney and Craneswater Ward	6	6
11/00832/REM	191 EASTNEY ROAD	Milton Ward	9	9
13/01040/FUL	240 FRATTON ROAD	Fratton Ward	2	2
12/00204/FUL	44B HIGH STREET	Cosham Ward	2	2
11/01040/FUL	138 CLARENDON ROAD	Eastney and Craneswater Ward	1	1
11/00997/FUL	306 FRATTON ROAD	Fratton Ward	2	2
12/01119/FUL	47 - 49 KINGSTON ROAD	Charles Dickens Ward	4	4
13/00416/FUL	229 - 231 COMMERCIAL ROAD	Charles Dickens Ward	6	6
13/00228/FUL	19 LENNOX ROAD SOUTH	St. Jude Ward	2	2
14/00784/FUL	1A EVELEGH ROAD	Drayton and Farlington Ward	1	1
13/00357/FUL	2 ST CATHERINE STREET	St. Jude Ward	1	1
13/01244/FUL	1 LANDPORT TERRACE	St. Thomas Ward	1	1
13/01484/FUL	29-31 HAMPSHIRE TERRACE	St. Thomas Ward	7	7
13/00975/FUL	LAND ADJACENT 4 HUNTLEY CLOSE	Paulsgrove Ward	1	1
13/01123/FUL	LAND REAR OF PORTLAND HOTEL TONBRIDGE STREET	St. Jude Ward	6	6
14/00174/FUL	42, 42A, 42B & 42C CROMWELL ROAD	Eastney and Craneswater Ward	3	3
13/01115/FUL	81 FESTING GROVE	Eastney and Craneswater Ward	-1	-1
14/00837/FUL	22 - 30 FRATTON ROAD	Fratton Ward	3	3
13/01220/FUL	CRESCENT SNOOKER CLUB 136 - 138 KINGSTON ROAD	Fratton Ward	7	7
16/00116/FUL	MARINE LODGE CLARENCE ROAD	St. Jude Ward	1	1

Reference	Site Name	Ward	Total net additional dwellings	Anticipated within 5 years
13/01378/FUL	LAND BETWEEN 9 - 11 MANOR ROAD	Drayton and Farlington Ward	1	1
14/00046/FUL	9 WADHAM ROAD	Nelson Ward	1	1
14/00848/FUL	13-15 FRATTON ROAD	Charles Dickens Ward	1	1
15/00863/FUL	22 INGLIS ROAD	St. Jude Ward	2	2
14/00875/FUL	47 EASTERN PARADE	Eastney and Craneswater Ward	6	6
12/00580/OUT	251 - 253 NEW ROAD	Fratton Ward	9	9
14/01438/FUL	41 WINDSOR ROAD	Cosham Ward	1	1
14/00001/PASBD	REAR OF 40 GLADYS AVENUE	Nelson Ward	1	1
14/00007/PACOU	UNIT 6 CUMBERLAND GATE CUMBERLAND ROAD	Charles Dickens Ward	4	4
14/00008/PACOU	BUILDING 003 FORT SOUTHWICK JAMES CALLAGHAN DRIVE	Paulsgrove Ward	5	5
13/00989/FUL	FONTENOY HOUSE GRAND PARADE	St. Thomas Ward	2	2
14/01186/FUL	NORTH STREET PLAY AREA NORTH STREET	Charles Dickens Ward	5	5
14/01194/FUL	11 ANGERSTEIN ROAD	Nelson Ward	2	2
14/01197/FUL	PARK LODGE 28 PUBLIC CONVIENCES CLARKES ROAD	Fratton Ward	1	1
14/01290/HOU	11 THE OLD ROAD	Cosham Ward	1	1
14/01572/FUL	12 QUEEN STREET	Charles Dickens Ward	8	8
14/01617/FUL	REAR OF 163 GOLDSMITH AVENUE	Central Southsea Ward	3	3
15/00425/REM	DARBY HOUSE SKYE CLOSE	Cosham Ward	8	8
14/01487/FUL	1 - 14 THE HORSESHOE APARTMENTS, 1-3 KINGS ROAD	St. Thomas Ward	2	2
15/00106/FUL	18 STUBBINGTON AVENUE	Nelson Ward	3	3
14/01265/FUL	17 CLIVE ROAD	Fratton Ward	1	1
15/00319/FUL	67 ST ANDREWS ROAD	St. Thomas Ward	4	4
15/00113/FUL	BRANKSMERE HOUSE QUEENS CRESCENT	St. Jude Ward	1	1
15/00315/FUL	22 BEACH ROAD	St. Jude Ward	2	2

Reference	Site Name	Ward	Total net additional dwellings	Anticipated within 5 years
15/00295/FUL	FLATS 16 & 20 PARK HOUSE CLARENCE PARADE	St. Jude Ward	-1	-1
15/00241/FUL	DIANE RUSSEL COURT, 81 KINGSTON ROAD	Charles Dickens Ward	9	9
15/00386/FUL	97 LABURNUM GROVE	Copnor Ward	1	1
15/00397/FUL	53B HIGH STREET	Cosham Ward	2	2
15/00587/FUL	48 A - E HIGH STREET	Cosham Ward	4	4
15/00676/FUL	222 KINGSTON ROAD	Nelson Ward	1	1
15/00476/PACOU	UNIT 1 CUMBERLAND GATE CUMBERLAND ROAD	Charles Dickens Ward	3	3
15/00003/PACOU	OFFICE 125A LONDON ROAD	Nelson Ward	2	2
15/00904/FUL	36 LONDON ROAD	Nelson Ward	2	2
15/00791/FUL	103 HIGHLAND ROAD	Central Southsea Ward	2	2
15/00551/FUL	GARAGES REAR OF 81 KINGSTON ROAD HANWAY ROAD	Charles Dickens Ward	3	3
15/00007/PASBD	63 KINGSTON ROAD	Charles Dickens Ward	3	3
15/00435/FUL	LAND FRONTING 32 - 40 MALVERN ROAD	St. Jude Ward	1	1
15/00877/FUL	WALBERANT BUILDINGS COPNOR ROAD	Hilsea Ward	6	6
15/00761/FUL	VACANT LAND TO REAR OF 208 SOUTHAMPTON ROAD	Paulsgrove Ward	3	3
15/00686/FUL	106 & 108 QUEENS ROAD	Fratton Ward	7	7
15/01178/FUL	LAND AT JUNCTION OF HASLEMERE ROAD AND HIGHLAND ROAD	Central Southsea Ward	1	1
15/01183/FUL	24 26 MERTON ROAD	St. Jude Ward	2	2
15/01105/FUL	197 - 201 HIGHLAND ROAD	Milton Ward	7	7
15/02080/FUL	64 LONDON ROAD	Nelson Ward	2	2
15/01308/FUL	193 HIGHLAND ROAD	Milton Ward	6	6
15/01687/FUL	ADJACENT TO 81 LEOMINSTER ROAD	Paulsgrove Ward	1	1
15/01330/FUL	VACANT LAND ADJ 291 LOCKSWAY ROAD	Milton Ward	3	3
15/00996/FUL	REAR OF 5 & 6 CLARENCE PARADE	St. Jude Ward	1	1
15/01808/FUL	1 - 5 DUNCAN ROAD	St. Jude Ward	5	5
15/01582/FUL	PALM HOTEL 38 - 39 CLARENCE PARADE	St. Jude Ward	3	3
15/01836/FUL	CAMPBELL ROAD SURGERY 2A CAMPBELL ROAD	St. Jude Ward	2	2

Reference	Site Name	Ward	Total net additional dwellings	Anticipated within 5 years
15/01823/FUL	8 LONDON ROAD	Nelson Ward	4	4
15/01841/FUL	GARAGES ADJACENT TO 1A ST CHADS AVENUE	Hilsea Ward	7	7
15/01788/FUL	25 STUBBINGTON AVENUE	Hilsea Ward	2	2
15/01988/FUL	117 HIGH STREET	Cosham Ward	3	3
15/01917/FUL	3 LEONARD COURT, 1A HELENA ROAD	Eastney and Craneswater Ward	1	1
15/01768/FUL	40 HIGH STREET	Cosham Ward	4	4
15/01950/FUL	7 HELENA ROAD	Eastney and Craneswater Ward	-3	-3
15/01362/FUL	28 - 40 LAKE ROAD	Charles Dickens Ward	1	1
15/01911/FUL	OLD CANAL INN 2 SHIRLEY ROAD	Milton Ward	3	3
15/01944/FUL	194 - 196 FRATTON ROAD	Fratton Ward	2	2
15/02035/FUL	48 STATION ROAD	Drayton and Farlington Ward	1	1
15/01574/FUL	REAR OF 151 LONDON ROAD	Nelson Ward	1	1
16/00280/FUL	61 GAINS ROAD	Eastney and Craneswater Ward	-1	-1
16/00001/PACOU	GROUND FLOOR 2 HIGHLAND ROAD	Eastney and Craneswater Ward	1	1
16/00041/CS3	EX BUCKLAND FAMILY CENTRE NESSUS STREET	Nelson Ward	4	4
16/00165/FUL	7 STAFFORD ROAD	St. Jude Ward	-1	-1
13/00367/OUTR	LONGDEAN LODGE HILLSLEY ROAD	Paulsgrove Ward	40	40
10/00194/FULR	THE ROYAL BEACH HOTEL (EAST WING) ST HELENS PARADE	Eastney and Craneswater Ward	40	40
14/00790/FUL	SITE OF SAVOY BUILDINGS & SAVOY COURT SOUTH PARADE	Eastney and Craneswater Ward	98	98
14/01164/FUL	SITE OF 80 HIGH STREET	Cosham Ward	46	46
14/00003/PACOU	BUILDING COMPLEX 9000 LAKESIDE WESTERN ROAD	Cosham Ward	108	0
08/01941/FUL	NIGHTCLUB QUEENS HOTEL OSBORNE ROAD	St. Jude Ward	60	60

Reference	Site Name	Ward	Total net additional dwellings	Anticipated within 5 years
10/01247/FUL	LAND ADJACENT TO HOMEHEIGHTS AND QUEENS HOTEL OSBORNE ROAD CLARENCE PARADE	St. Jude Ward	38	38
20262/AB*C	102 FMR WIGHTLINK WORKSHOPS BROAD STREET	St. Thomas Ward	14	14
15/00661/CS3	FORMER SOUTHSEA COMMUNITY CENTRE KING STREET	St. Thomas Ward	23	23
14/00813/FUL	LAND AT WINSTON CHURCHILL AVENUE	St. Thomas Ward	16	16
14/01664/FUL	FORMER LIGHT VILLA & GLEAVE VILLA ST JAMES HOSPITAL LOCKSWAY ROAD	Milton Ward	30	30
13/00297/REM	ST MARYS HOSPITAL WEST WING & MATERNITY BLOCK MILTON ROAD	Milton Ward	24	24
14/01672/FUL	FORMER ALLDERS WAREHOUSE CROSS STREET	Charles Dickens Ward	90	90
15/00060/FUL	34 - 54 ARUNDEL STREET	Charles Dickens Ward	9	9
16/00002/PACOU	PART 1ST, PART 2ND, PART 3RD AND PART 4TH FLOORS 34-54 ARUNDEL STREET	Charles Dickens Ward	2	2
13/00983/FUL	RIDGEWAY HOUSE UNICORN ROAD	Charles Dickens Ward	10	10
15/01011/CS3	ARTHUR POPE HOUSE AND FROMER SOMERS TOWN HEALTH CENTRE BLACKFRIARS ROAD	Charles Dickens Ward	60	60
12/01382/FUL	249 FORMER CONTENTED PIG PH FRATTON ROAD	Charles Dickens Ward	11	11
15/00002/PACOU	FIRST FLOOR 120 LONDON ROAD	Nelson Ward	10	10
15/00001/PACOU	227 - 229 LONDON ROAD	Nelson Ward	10	10
15/01854/REM	TIPNER EAST - PHASE 4 TWYFORD AVENUE	Nelson Ward	80	0
24209/AC*A	LAND R/O THE LANYARD PH (FMR BAPTIST CHURCH) LONDON ROAD/HEATHFIELD ROAD	Nelson Ward	10	10
13/00002/PACOU	CONNECT CENTRE KINGSTON CRESCENT	Nelson Ward	89	89

Reference	Site Name	Ward	Total net additional dwellings	Anticipated within 5 years
10/00849/OUT	LAND OFF AND BETWEEN M275 SOUTH OF TIPNER LAKE INCLUDING GREYHOUND STADIUM TWYFORD AVENUE	Nelson Ward	518	100
13/01224/FUL	SCOTTISH & SOUTHERN ENERGY DEPOT LOWER DRAYTON LANE	Drayton and Farlington Ward	83	83
13/00544/FUL	93 HAVANT ROAD	Drayton and Farlington Ward	27	27
13/00386/FUL	107 HAVANT ROAD	Drayton and Farlington Ward	26	26
Totals			1821	1215

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
3	Tipner East Phase 4 Twyford Avenue	Nelson	80	Allocation PCS1; Application lapsed	80
4	Port Solent	Paulsgrove	500	Allocation PCS2	150
185	St James's Hospital and Langstone Campus	Milton	444	Draft allocation	130
168	Brunel House	Charles Dickens	242	Prior approval application	242
9	Kingston Prison	Baffins	230	Application submitted	230
27	QinetiQ - Fraser Battery	Eastney & Craneswater	131	SHLAA site	131
19	Goldsmith Avenue (former UPA)	Central Southsea	70	Application submitted	70
61	St George's Building - University of Portsmouth	St Thomas	30	Draft allocation	30
54	Land north of Southampton Road (54-192)	Paulsgrove	29	Application submitted	29
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
119	Portland Hotel, 38 Kent Road	St Jude	12	Application submitted	12
163	185-191 Highland Road	Milton	10	SHLAA site	10
156	Serpentine Road Southsea r/o 67 Osborne	St Jude	7	Application submitted	7
200	Arundel Street	Charles Dickens	55	SHLAA site	55
201	South east of Zurich House	Charles Dickens	100	SHLAA site	100
Totals			1916		1352

APPENDIX 4

Student Accommodation With Permission as at 31 March 2016

Application ref	Address	Proposal	Total units
12/01199/NMA	Site of former swimming baths, Victoria Park Anglesea Road	Construction of 33 storey student halls of residence, and 6 storey building for the University of Portsmouth	629*
14/01452/FUL	12 - 18 Guildhall Walk	Conversion of part ground floor to form restaurant and upper floors to form Halls of Residence in Class C1	80
14/01649/FUL	Church Hall, 151 Fawcett Road & 3 Heyward Road	Construction of 2/4 storey building to form student halls	41
15/00176/FUL	Europa House, Havant Street	Change of use from offices to halls of residence	262
15/00346/REM	110 - 112 Elm Grove	Reserved matters	17
15/00821/FUL	Zurich House, Stanhope Road	Change of use and construction of extension	1,000
13/01414/FUL	22 Middle Street	Construction of 8-Storey Building to for 124 Bed Hall of Residence and two commercial units	124
13/01492/FUL	GKN Motorparts 42-56 Middle Street	Construct 5 storey building to form 66 bed student halls and 3 commercial units to ground floor	66
14/00771/FUL	Former Car Park Greetham Street / Dugald Drummon Street	Construction of part 7/9/17/25 storey building for 836 bedroom Hall of Residence	836
15/01362/FUL	28-40 Lake Road	Change of use from children's play centre to student hall	30
14/01665/FUL	Cavendish House, 18 Victoria Road South	Change of use from D1 to a 15 bed hall of residence	15
Total amount of units granted planning permission			3,100
Anticipated to come forward within 5 years			2,471
Contribution towards housing supply			617

APPENDIX 5**Other Identified Student accommodation schemes which contribute towards 5 year housing supply**

Application ref	Address	Proposal	Total bedrooms
15/01240/FUL	The Trafalgar, 16 Edinburgh Road	Conversion to form student halls of residence	92
16/00885/FUL	Chaucer House, 12-40 Isambard Brunel Road	Construction of 8, 9, 10 and 13 storey building	484
16/00142/FUL	Number One, 8 Surrey Street	Construction of 23 storey halls of residence	576
16/00534/FUL	15-16 Hampshire Terrace	Conversion and change of use to halls of residence	24
Anticipated to come forward within 5 years			1,176
Contribution towards housing supply (at a rate of 4 bedrooms :1 dwelling)			294



Portsmouth
CITY COUNCIL

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