

Interim Sustainability Appraisal of the Portsmouth Local Plan Review: Issues and Options Paper

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1. Introduction

The purpose of undertaking a Sustainability Appraisal is to promote sustainable development in the preparation of the revised Portsmouth Local Plan through the improved integration of social, environmental and economic considerations.

This report is an 'Interim' Sustainability Appraisal (SA) of the policy options presented in the Portsmouth Local Plan 'Issues and Options' consultation document (July 2017). The Interim SA is the second stage in the SA process (Stage B), following on from the draft Sustainability Appraisal Scoping report in March 2017 (Stage A), which developed the proposed framework for undertaking the appraisal.

This report is subject to public consultation alongside the Portsmouth Local Plan Issues and Options paper (July 2017); comments are invited for an eight week period between 24th July and 18th September 2017. Electronic responses are preferred and you can respond via our website¹ or by email to: planningpolicy@portsmouthcc.gov.uk. Alternatively you can send them by post to Policy and Conservation, City Development and Cultural Services, Portsmouth City Council, Civic Offices, Guildhall Square, Portsmouth PO1 2AU.

This report is accompanied by an Interim Habitats Regulations Assessment (HRA) Screening report and an Equalities Impact Assessment report.

Portsmouth City Council Local Plan Review

Portsmouth City Council are preparing a new Local Plan for Portsmouth. This will set out the planning strategy for meeting future development needs in the city for the period up to 2034. The Local Plan will guide future development in the city and protect its key assets such as open space and conservation areas. It will contain details of what types of development are needed and where. Once adopted, the Local Plan will form the basis for taking decisions on planning applications.

The Issues and Options paper (July 2017) is the first phase in the review of the Portsmouth Local Plan. The document sets out the Council's draft vision and objectives for the city's development, the key planning issues facing the city and the Council's proposed approach and/ or potential options to address them. An eight week public consultation will invite comments on the proposed options and supporting evidence documents (including this report). The review and preparation of the Portsmouth Local Plan is currently anticipated to proceed according to the timetable in Table 1 below.

Table 1: Portsmouth Local Plan Project Timetable

Stage	Expected Date
Public Participation	From July 2017
Publication	July 2018
Submission to Secretary of State	October 2018
Examination Hearings	December 2018
Inspectors Report	January 2019
Adoption	June 2019

¹ Go to: <https://www.portsmouth.gov.uk/ext/development-and-planning/planning/the-local-plan.aspx>

2. Sustainability Appraisal and Strategic Environmental Assessment

Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a Sustainability Appraisal (SA) of each of the proposals in a Local Plan during its preparation. SAs incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations'), which implement the requirements of the European Directive 2001/42/EC (the 'Strategic Environmental Assessment Directive') on the assessment of the effects of certain plans and programmes on the environment.

The council's approach to undertaking SA is in accordance with relevant sections of the National Planning Practice Guidance (NPPG), published in 2014, designed to ensure compliance with the requirements of the SEA Directive. Overall, the SA will assess the extent to which the emerging Portsmouth Local Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

The five stages of carrying out an SA are outlined below:

- Stage A: Identifying other relevant policies, plans, programmes & sustainability objectives
- Stage B: Testing the Plan objectives against the SA Framework
- Stage C: Preparing the final SA Report
- Stage D: Consultation with consultation bodies and the public
- Stage E: Post adoption reporting and monitoring

This process is explained in more detail in the introduction of the draft SA Scoping Report (March 2017).

SAs and Recent Planning Policy Developments

A report by the Local Plan Expert Group submitted to Government in March 2016 made a number of recommendations for streamlining the Local Plan process. This included a recommendation that:

*"The preparation of a simple Sustainability Statement auditing the local plan against the NPPF would be sufficient to meet the legal requirement for Sustainability Appraisal - thereby dramatically reducing the burden of one of the most time consuming aspects of plan making."*²

Although this document is not Government guidance or reflected in planning regulations, it could give an indication of the direction that any upcoming changes to SA guidance may take. The underlying message is that the appraisals should focus on the core issues.

Habitat Regulations Assessment

There are currently three Special Protection Areas (SPAs) in Portsmouth, designated for their intertidal habitats and as an internationally important wildlife resource for over wintering birds. These are:

- Portsmouth Harbour SPA

² Local Plans Expert Group (March 2016) Local Plans: Report to the Communities Secretary and to the Minister of Housing and Planning, para.S31

- Chichester and Langstone Harbours SPA
- Solent and Southampton Water SPA

In addition, a potential Solent and Dorset Coast Special Protection Area has been identified and was the subject of a government consultation which closed earlier this year³. This area has not been designated yet but it should be considered as having equal weight as existing sites.

Article 6(3) of the Habitats Directive⁴ requires that any plan likely to have a significant effect on such sites, either individually or in combination with other plans or projects, shall be subject to an 'Appropriate Assessment' of its implications for the European site in view of the site's conservation objectives. A Habitat Regulation Assessment (HRA) of revised Portsmouth Local Plan Local Plan, incorporating an Appropriate Assessment, is being carried out separately. The recommendations of the HRA will be integrated into the SA as the Local Plan progresses.

Equalities Impact Assessment

An Equalities Impact Assessment will also be carried out. This process is related to the Council's duties under the Equalities Act 2010 and the Crime and Disorder Act 1998. This assesses the impact of new policies in the Local Plan on individuals who share any of the characteristics that are protected under the Equality Act to ensure that any potentially disadvantaged groups are not further disadvantaged by the Plan's strategies and policies.

Health Impact Assessment

In April 2013 the Health and Social Care Act (2012) introduced a duty for upper tier and unitary authorities to improve the health of the people in their area, including encouraging healthier lifestyles and addressing health inequalities. This transfer of responsibilities was intended to shift the emphasis from treatment towards a more preventative agenda which tackles the wider social determinants of health such as the environment, housing education and employment.

A Health Impact Assessment (HIA) is a means of assessing the health impacts of policies, plans and projects in diverse economic sectors using quantitative, qualitative and participatory techniques. HIAs help decision-makers make choices about alternatives and improvements to prevent disease/injury and to actively promote health.

The aims of a HIA have been integrated into Portsmouth City Council's SA. This approach is appropriate for with the level of detail required for the SA, in that no objective is specifically assessed in any more detail than the other objectives. Integrating the HIA into the SA process enables the identification of potential positive and negative impacts of proposed policies at an early stage in the plan making process, plus recommendations for their implementation or possible mitigation as the Plan progresses. The *Appraisal Methodology* in Chapter 3 explains how the HIA is included in the SA.

³ Consultation document available at <https://www.gov.uk/government/consultations/solent-and-dorset-coast-potential-special-protection-area-comment-on-proposals>

⁴ Directive 92/43/EEC on the conservation of natural habitats and of wild fauna (the Habitats Directive) transposed into UK law by the Conservation of Habitats and Species Regulations 2010 (as amended) which also includes Directive 2009/147/EC on the conservation of wild birds (the Birds Directive).

Scoping Report

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

The first stage in the SA process is to compile 'baseline' evidence on sustainability topics in Portsmouth to develop a framework for the Sustainability Appraisal. An approach was developed and published in the Portsmouth Local Plan draft Sustainability Appraisal Scoping Report (March 2017).

As the draft Scoping Report was very recently completed, there are no significant changes to the baseline data needed for the Interim Appraisal. The SA baseline data (including the latest relevant plans, policies and programmes) will be updated for the next iteration of the SA at the Preferred Option stage (Reg.19) of the Local Plan review.

Consultation on the Scoping Report

The Scoping Report was subject to consultation with the three statutory consultation bodies (Environment Agency, Natural England and English Heritage) as required by the Strategic Environmental Assessment Directive. Informal comments were invited during May and June 2016 to address any key oversights and aid the development of the document. A formal five week consultation followed from December 2016 to January 2017, closing on 10th January. From this formal consultation, comments requested minor changes to the wording of some of the sustainability topic information in the report, particularly in relation to flood risk management and assessment, sites of nature conservation importance within the Solent and heritage assets. There were no requested amendments to the proposed SA Objectives. Overall the document was favourably received and the majority of the comments were taken account of in the final Draft of the Scoping Report.

Interim Sustainability Report

Stage B: Developing and refining alternatives and assessing effects

What is an 'Interim' Sustainability Appraisal?

This 'Interim' appraisal reflects the current early stage in the preparation of the revised Portsmouth Local Plan. At this stage many of the Options presented in the Portsmouth Local Plan Issues and Options paper (July 2017) lack a specific quantity (e.g. housing numbers in an identified 'Areas of Opportunity') and/ or a specific location, or the likely scale of effect would be strongly influenced by the drafting of more detailed policies for the Plan at a later stage (such as climate change mitigation or urban design principles). Overall this makes the likely magnitude of positive or negative effects on the SA Objectives uncertain for some of the proposed Options at this stage.

At this stage the main purpose of the Interim SA Report is therefore to:

- Offer assessment information so consultees are fully aware of the possible impacts of different options.
- Clearly demonstrate what information is being put into the decision making process.

- Help inform the next iteration of the SA Report that will appraise the Preferred Options for the revised Portsmouth Local Plan.

Any alternative options (including new sites) emerging from public consultation will be appraised in the next iteration of the SA to be published alongside the Local Plan Preferred Options.

3. Sustainability Appraisal Framework

The 'framework' for appraisal of the Portsmouth Local Plan's draft objectives and policy options is based upon the key sustainability issues identified in the Scoping Report (Stage A), set out as number of objectives and related questions.

Key Sustainability Issues

The key issues were identified from evidence gathered (known as the 'baseline data') on sustainability topics in Portsmouth. The key issues are briefly summarised below.

- **Social:** providing sufficient homes for all sections of the community, e.g. the ageing population, sufferers of long term illness or disability and others. The appraisal criteria will also cover the quality of the housing stock, fuel poverty, deprivation and any attendant crime problems and the impact on the health of the population
- **Environmental:** the protection and enhancement the marine environment and the Special Protection Areas (and its supporting habitat), the SSSIs and ensure protection and even enhancement of the supply of greenspace within the city. Congestion is another issue to consider as well as the air quality and there is a need to move towards a modal shift in how people commute and travel in the city.
- **Economic:** the economy is an important issue nationally and locally, and the SA will include consideration of whether Portsmouth could diversify the types of employers while building on its strengths in the marine sector and capitalising on its location.

A full list of all key issues is available in **Appendix A**.

Appraisal Objectives

From these key issues, a number Sustainability Objectives and related sub criteria were formed. The main objectives of the SA framework are:

- SA-1. Building a strong, competitive economy in Portsmouth
- SA-2. Ensuring the vitality of the city centre and other retail centres in Portsmouth
- SA-3. Promoting sustainable transport in Portsmouth
- SA- 4. To tackle climate change, flooding and coastal change in Portsmouth
- SA-5. Delivering high quality homes in Portsmouth
- SA-6. To promote healthy communities
- SA-7. Conserving and enhancing the historic townscape
- SA-8. Requiring good urban design in Portsmouth
- SA-9. Conserving and enhancing the natural environment in Portsmouth
- SA-10. Facilitating the sustainable use of natural resources in Portsmouth

The full SA Framework with the assessment sub criteria is detailed in **Appendix B**.

Appraisal Methodology

A broad assessment was carried out in-line with the Sustainability Appraisal Framework of the 10 SA Objectives and their sub criteria questions (see the Sustainability Appraisal Framework in **Appendix B**). For each of the proposed Options in the Issues and Options Paper, the interim appraisals consists of a commentary and assessment 'score' per SA Objective with a summary of the appraisal findings. The categories for scoring the proposed Options are shown in Table 2. The range of positive and negative scoring relates to how well proposed Options are likely to help meet the SA Objectives. This is a comparative appraisal against the current baseline situation of sustainability issues in Portsmouth, as detailed in the draft Scoping Report (March 2017).

Table 2: Sustainability Appraisal Scoring

++ Significant Positive Effect	The option significantly contributes to the achievement of the objective
+ Positive Effect	The option contributes to the achievement of the objective
0 Neutral	The option does not have any effect on the achievement of the objective
- Negative Effect	The option detracts from the achievement of the objective
-- Significant Negative Effect	The option significantly detracts from the achievement of the objective
~ No relationship	No clear relationship between the option and the achievement of the objective
? Uncertain	The option has an uncertain relationship to the objective or there is insufficient information at this stage for an appraisal to be made

The Issues and Options Paper presents a number of strategic Options to address key planning issues in Portsmouth. Some topics have a single option, as it is currently considered that no 'reasonable alternative(s)' can be proposed. Other topics have multiple options, covering differing approaches or quantities of development for example. Where there is more than one option for a planning issue, the appraisal sought to assess them comparatively. Any assumptions or uncertainties in assessing the significance of effects, such as where information is lacking, are noted in the commentary.

For this Interim SA, Health Impact Assessment (HIA) considerations have been integrated in a dedicated objective: SA Objective 6: "To promote healthy communities" and throughout the framework for the analysis of the Plan. 'Human health' features as a key theme for 8 out of the 10 objectives (see Appendix B: The SA Framework) and is embedded in issues such as promoting social equity, encouraging walking and cycling, improving housing standards and protecting open space.

This Interim SA does not seek to address the likely secondary, cumulative, synergistic or temporal effects of the proposed Options, or propose potential ways of mitigating adverse effects and maximising beneficial effects. Instead the Interim assessment identifies possible issues to be addressed by the Plan at the next stage (Reg.19 - Preferred Options) to assist with the development of the revised Local Plan's policies.

A list of all the Local Plan Objectives and Options appraised can be found in **Appendix C**.

4. Interim Sustainability Appraisal

Vision and Objectives

The Portsmouth Local Plan Issues and Options document sets out the following draft vision for the future of Portsmouth up to 2034:

"To make Portsmouth the premier waterfront city with an unrivalled maritime heritage - a great place to live, work and visit."

To help to deliver the vision, the council has defined eight draft objectives. These objectives will also provide the context for the preparation of the Local Plan's policies.

Portsmouth Local Plan draft Objectives

1. To provide a range of housing in locations where people want to live.
2. To develop a successful and diverse economy with employment opportunities for all.
3. To promote the viability and vitality of the city centre, Southsea town centre and other smaller centres in the city.
4. To protect and enhance the historic character, arts and culture of Portsmouth.
5. To provide supporting infrastructure for Portsmouth's residents, businesses and visitors.
6. To support the health and wellbeing of residents by providing access to health care, protecting/enhancing open spaces, providing sports and leisure opportunities, reducing air pollution and providing for biodiversity.
7. To make Portsmouth accessible with a range of sustainable and integrated travel options.
8. To provide high quality design and an attractive, sustainable and safe city.

A broad assessment looking at compatibility of the draft Local Plan objectives and the SA Objectives was carried out. The assessment commentary and scores follow below.

Commentary

The majority of the draft Portsmouth Local Plan Objectives are compatible and closely aligned with those of the Interim Sustainable Appraisal; all of the SA objectives are supported by at least one or more of the draft Local Plan Objectives. SA Objective 1 on Building a Strong Competitive Economy is particularly well supported by the Plan's draft objectives. This reflects the Plan's focus on a wide range of regeneration opportunities, consistent with providing a range of housing (Local Plan Objective 1), development opportunities (Objectives 2 & 3), green and grey infrastructure networks (Objective 5, 6 & 7) and enhancement of the city's cultural and urban environment (Objectives 4 & 8).

There some natural incompatibilities in terms of increasing the amount of development in the city (Local Plan Objectives on housing, employment opportunities and key centres (Objectives 1-3)) and the SA Objectives on climate change, flooding and coastal change (4) and the protection of the natural environment (9). However, the scale of the impact upon these objectives is uncertain at this stage until the locations and level of development are known. It is possible that any incompatibilities or uncertainties identified between certain SA Objectives and the Local Plan Objectives could be resolved if there is accordance with most or certain key Plan Objectives.

The SA has two additional objectives on climate change, flooding and coastal change (Objective 4) and the sustainable use of natural resources (SA Objective 10). These are the least compatible aspects with the draft Local Plan Objectives at present. The Plan should seek to include these aspects in its own objectives, or as a separate objective(s), to fully incorporate the aims and the scope of the SA. Given the more environmental focus of these two particular objectives this would help to seek a balanced approach to sustainable development in Portsmouth. For example, major development, regeneration or infrastructure projects offer significant potential to maximise the sustainable use or reuse of natural resources. This would help link SA Objective 10 to draft Local Plan Objectives 1 (housing), 2 (the economy), 5 (infrastructure), 6 (health and well-being) and 7 (sustainable transport) as a minimum.

Compatibility Key	+ Compatible	- Incompatible	0 No clear relationship	? Uncertain
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Sustainability Appraisal Objectives	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Local Plan Objectives ↓										
O1.	+	+	+	?	+	+	?	+	-	?
	To provide a range of housing in locations where people want to live									
O2.	+	+	?	?	+	+	0	?	-	?
	To develop a successful and diverse economy with employment opportunities for all									
O3.	+	+	+	?	+	+	0	0	?	?
	To promote the viability and vitality of the city centre, Southsea town centre and other smaller centres in the city									
O4.	+	0	0	0	?	0	+	+	+	?
	To protect and enhance the historic character, arts and culture of Portsmouth									
O5.	+	+	+	+	+	+	+	?	+	?
	To provide supporting infrastructure for Portsmouth's residents, businesses and visitors									
O6.	+	+	+	+	0	+	0	0	+	?
	To support the health and wellbeing of residents by providing access to health care, protecting/enhancing open spaces, providing sports and leisure opportunities, reducing air pollution and providing for biodiversity									
O7.	+	+	+	+	+	+	0	+	?	?
	To make Portsmouth accessible with a range of sustainable and integrated travel options									
O8.	+	+	+	+	+	+	+	+	+	+
	To provide high quality design and an attractive, sustainable and safe city									

5. Options for Key Issues in Portsmouth

Housing

Development Option: Housing - Affordable Housing

Options:

AH1a. Follow NPPF policy and seek affordable housing on sites of 10 or more dwellings.

AH1b. Follow NPPF policy with levels and types of affordable housing depending on housing need and viability of development.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	No clear link between this option and the achievement of the objective. However, the construction of affordable homes may provide training and skills opportunities.	?/+	Consider requirement to seek training and skills opportunities in the provision of affordable housing.
2. RETAIL CENTRE VITALITY	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
3. SUSTAINABLE TRANSPORT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
5. HIGH QUALITY HOMES	AH1a: Delivering affordable housing based on the size of development would help to meet the diverse housing needs of the city and help deliver balanced communities with a range of housing. AH1b: Delivering a range of affordable housing based on need would help to meet the diverse but specific housing needs of the city.	+	Indicate the range and proportions of housing types to meet the diverse needs of the city.
6. HEALTHY COMMUNITIES	AH1a: Delivering affordable housing on the highest number of sites will help benefit deprived communities. AH1b: Delivering a range of affordable housing will help benefit deprived communities by ensuring a range of housing types to suit a range of needs.	+	
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
8. GOOD URBAN DESIGN	Not applicable, no clear relationship between this option and the achievement of the objective.					~				
9. NATURAL ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.					~				
10. SUSTAINABLE USE OF NATURAL RESOURCES	Not applicable, no clear relationship between this option and the achievement of the objective.					~				
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
AH1a	?/+	~	~	~	+	+	~	~	~	~
AH1b	?/+	~	~	~	+	+	~	~	~	~
Affordable Housing	Without further information on housing needs, to help determine the scale of the contribution Option AH1b would make to delivering housing, there is currently little difference between the two Options in terms of sustainability benefits at this stage. Both Options on affordable housing are likely to have positive impacts for social equity, high quality homes and healthy communities. It is recommended that the range and proportions of housing types needed to meet the diverse requirements of the city are investigated.									

Development Option: Housing - Specific Housing Needs

Options:

SH1a. Require strategic development sites to include a range of housing including starter homes, self build, housing for older people and supported housing.

SH1b. Allocate individual smaller sites for specific housing needs.

SH1c. A criteria based policy for meeting specific housing needs.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Delivering housing for specialist needs would have positive benefits for social equity. SH1a: Requiring a range of housing at strategic development sites would have positive benefits for social equity as it would ensure a mixed and diverse new community.	+	Consider the level of need for specialist housing
2. RETAIL CENTRE VITALITY	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
3. SUSTAINABLE TRANSPORT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
5. HIGH QUALITY HOMES	Option SH1a and SH1b: Would provide certainty for landowners, developers and potential occupants on the provision of specialist housing. By comparison, SH1c would provide flexibility for landowners, developers and potential providers. However, there may be a lack of certainty over sites coming forward.	+	Consider the level of need for specialist housing.
6. HEALTHY COMMUNITIES	Specialist housing is in some instances likely to support healthy communities, for instance by supporting those with mobility issues. SH1a: By requiring delivery on strategic sites, the appropriate location and format can be included in the masterplan for each strategic area. SH1b: By requiring delivery on identified sites, the appropriate location can be assessed as part of the site selection process. SH1c: By applying a criteria policy, the circumstances where it will be sought can be	+	Consider the key factors for assessing the suitability of sites for specialist housing needs.

SA Objective	Assessment Comment				Effect	Issues to be Addressed				
	consulted upon and considered at an early stage.									
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.				~					
8. GOOD URBAN DESIGN	Not applicable, no clear relationship between this option and the achievement of the objective.				~					
9. NATURAL ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.				~					
10. SUSTAINABLE USE OF NATURAL RESOURCES	Not applicable, no clear relationship between this option and the achievement of the objective.				~					
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
SH1a & SH1b	+	~	~	~	+	+	~	~	~	~
SH1c	+	~	~	~	+ / ?	+	~	~	~	~
Specific Housing Needs	The provision of speciality housing is likely to have positive benefits for social equality, healthy communities, and the delivery of high quality homes. While there are some identified differences in terms of the certainty of housing delivery, there is little distinction between the 3 Options in terms of sustainability impacts at this stage. Issues to address include the need for specialist housing in Portsmouth and the criteria for the assessing the suitability of sites.									

Development Option: Housing - Sites for Travelling Communities

Options:

TC1a. Allocate a specific site where need is identified

TC1b. Include a criteria based policy in the Local Plan

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	<p>These Options may contribute to promoting social equity and tackling income/ employment deprivation.</p> <p>TC1a: There is no direct employment element. However, many occupants are likely to be self-employed and provision of a site would contribute to supporting this.</p> <p>TC1b: A policy could require a site to provide for an element of economic space as many occupiers may be self-employed.</p>	+	
2. RETAIL CENTRE VITALITY	<p>TC1a: Depending on location, occupants of the site could support services/ facilities in local retail centres. No impact on retail, leisure, employment and housing development in the city centre.</p> <p>TC1b: A policy could require a site to be within close proximity of existing facilities in order to encourage sustainable development</p>	? +/?	
3. SUSTAINABLE TRANSPORT	<p>Most sites within the city are likely to have good access to shops, services and public transport, thereby providing opportunities to encourage walking and cycling. A specific site location would be needed to identify particular impacts.</p> <p>TC1b: A policy could require a site to be within close proximity of existing facilities in order to encourage sustainable transport.</p>	? +/?	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	<p>TC1a: Need to define a specific location to identify impacts.</p> <p>TC1b: These factors can be included as requirements in the Local Plan's development management policies.</p>	?	
5. HIGH QUALITY HOMES	<p>TC1a would meet a specific housing need, as well as contributing to meeting the diverse housing needs of the city.</p> <p>TC1b: A criteria based policy does not designate a specific site but provides criteria against which any proposals coming forward are measured. The inclusion of the policy could help to provide a framework for meeting the diverse housing needs of the city.</p>	+ +/?	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
6. HEALTHY COMMUNITIES	TC1a: Need to define a specific location to identify impacts TC1b: A criteria based policy does not designate a specific site but provides criteria against which any proposals coming forward are measured.	? +/?	
7. HISTORIC ENVIRONMENT	TC1a: Need to define a specific location to identify impacts. TC1b: Policy can include criteria to protect historic and cultural assets	? +/?	Topic to be covered by a criteria based policy
8. GOOD URBAN DESIGN	TC1a: Urban design considerations are likely to be treated on a case by case basis. TC1b: Policy can include criteria to secure good urban design.	0 +/?	Approach to urban design and amenity Topic to be covered by a criteria based policy
9. NATURAL ENVIRONMENT	TC1a: Need to define a specific location to identify impacts. However, any built development will reduce open space if it is on a greenfield site. Measures will need to be put in place if such a location is identified to protect ecology and green infrastructure. TC1b: The impact on local ecology and green infrastructure can be covered in a criteria based policy. However, impact will not be known until a specific site is identified.	?	Topic to be covered by a criteria based policy
10. SUSTAINABLE USE OF NATURAL RESOURCES	Development of site would result in lesser impacts on natural resources than other types of residential development as accommodation is not of a fixed nature. Waste generation from the site(s) would need to be considered.	?	Waste arisings from temporary sites

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
TC1a	+	?	?	?	?	?	?	?	?	?
TC1b	+	+/?	+/?	?	+/?	+/?	+/?	+/?	?	?
Sites for Travelling Communities	<p>Option T1a, identifying a specific site could help to meet a particular housing need, would contribute to the meeting the overall diverse housing needs of the city and could help to support local services and facilities.</p> <p>Option T1b, in seeking a criteria based policy, can provide a framework for identifying sites for those with specific housing needs, contributing to sustainability objectives on housing as well as setting out the requirements that a site should meet. This approach can seek sustainable locations and identify aspects that need to be protected, such as environmental designations and heritage assets.</p> <p>There is currently little distinct differences in sustainability impacts between the two Options since there isn't currently a location to appraise for Option TC1a but TC1b provides the opportunity to incorporate key SA issues into the framework for site identification.</p>									

Development Option: Housing - Houses in Multiple Occupation

Options:

HMO1a. Continue the approach of restricting houses in multiple occupation.

HMO1b. Remove restrictions to houses in multiple occupation to maximise accommodation in the city.

HMO1c. Increase restrictions on new HMOs in all or parts of the city.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	HMO1a & HMO1b: Possible indirect positive impacts as HMOs provide a source of flexible accommodation which can help to house workers, which could aid the diversification of the economy. HMO1c: Reduces sources of flexible accommodation options for workers but may assist with maintaining diversity in housing options overall	+	
2. RETAIL CENTRE VITALITY	Not applicable, no clear relationship between this option and the achievement of the objective.	~	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
3. SUSTAINABLE TRANSPORT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
5. HIGH QUALITY HOMES	Option HMO1a: Retaining restrictions prevents the concentration of HMOs, which otherwise could discourage future investment in housing. Option HMO1b: removing restrictions may result in a reduction in other investment in housing, for instance subdivision into flats. Option HMO1c: Increasing restrictions on HMOs could help meet the diverse housing needs of the city in some respects, such as retaining family homes or allowing for the potential to subdivide houses into individual flats, but there may reduced accommodation options for lower paid workers, single professionals or those requiring more flexible accommodation.	+ +/- +/-	
6. HEALTHY COMMUNITIES	Option HMO1a: Retaining HMO restrictions could reduce the amount/ range of housing choices for deprived communities. Option HMO1b: Removing restriction could increase the availability of lower cost housing options for deprived communities. Option HMO1c: Increasing HMO restrictions could reduce the amount/ range of housing choices for deprived communities.	-/? +/? -/?	Assessment of the impacts of HMOs on communities
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
8. GOOD URBAN DESIGN	Option HMO1a, in continuing restrictions to prevent concentrations of HMOs, could have a more positive effect on the urban environment than Option HMO1b. Option HMO1c: It is possible that increasing restrictions on HMOs could benefit the quality of urban realm.	+ - +/?	Assessment of the impacts of HMOs on the urban environment
9. NATURAL ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
10. SUSTAINABLE USE OF NATURAL	Not applicable, no clear relationship between this option and the achievement of the objective.	~	

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
RESOURCES										
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
HMO1a	+	~	~	~	+	-/?	~	+	~	~
HMO1b	+	~	~	~	-/+	+/?	~	-	~	~
HMO1c	?	~	~	~	+/-	-/?	?	?	~	~
Houses in Multiple Occupation	<p>Option HMO1a: Retaining restrictions is likely to have a positive impact upon design and the delivery of quality homes, although there could be a reduction in amount or range of housing options for more deprived communities.</p> <p>Option HMO1b: Removing restrictions on concentrations may have a negative impact upon the urban environment and could result in less investment in higher quality housing.</p> <p>Option HMO1c: Increasing restrictions on HMOs is likely to affect Sustainability Objectives on housing, healthy communities and urban design. However, without further information or assessment, the likely extent of either positive or negative impacts are uncertain at this stage. Increasing restrictions could help meet some of the diverse housing needs of the city but may reduce flexible accommodation options.</p>									

Development Option: Housing - Student Accommodation

Options:

SU1a. Continue the current monitored but unrestricted approach to the quantity of student accommodation.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	The construction of student accommodation provides opportunities for learning, training and skills. This can assist in addressing income/employment deprivation and promote social equity.	+	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
2. RETAIL CENTRE VITALITY	This option will support the vitality of the city centre retail area. Much of the new student accommodation is located in or close to the city centre and further development is possible.	++	
3. SUSTAINABLE TRANSPORT	Student accommodation by its nature is likely to be located centrally within easy distance of the university and therefore accessible by foot or cycle to facilities and services.	+	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Measures to address climate change and flooding would be required as part of the development criteria for the provision of student accommodation.	+	Consider the minimum standards of sustainable design, especially for high rise student accommodation.
5. HIGH QUALITY HOMES	Option SA1a provides accommodation in the city for a specific group. This has potential to release other housing in the city to the general housing market. The size of student accommodation would need to be of acceptable minimum space standards.	+	Acceptable minimum space standards.
6. HEALTHY COMMUNITIES	Student accommodation is unlikely to improve access to open space, benefit deprived communities or reduce crime.	-	Consider the potential for requiring the provision of open space or communities facilities, possibly as part of a mixed use development
7. HISTORIC ENVIRONMENT	Option SA1a: A concentration of larger accommodation units could impact on the historic environment and their setting. A larger population will live closer to historic assets encouraging a wider appreciation though this could lead to negative impacts from more intensive use.	?	
8. GOOD URBAN DESIGN	Option SA1a: Student accommodation tends to be large accommodation blocks in located in existing areas of opportunity for tall buildings.	-/?	
9. NATURAL ENVIRONMENT	Student accommodation is not required to provide additional open space, increasing pressure on existing green infrastructure and open spaces.	-	Consider policy requirements for the provision of green space or green infrastructure

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
10. SUSTAINABLE USE OF NATURAL RESOURCES	Not applicable, no clear relationship between this option and the achievement of the objective.					~				
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
SA1a	+	++	+	+	+	-	?	-/?	-	~
Student Accommodation	Option SA1a: Continuing the current monitored but unrestricted approach will continue to provide student accommodation in sustainable locations such as the city centre, which will support shops and services. However increasing pressure is likely on existing open space and services such as health. This Option also threatens diversity in the housing stock in the city centre which would be an attractive location for other housing types.									

Local Economy

Options:

LE1. Continue to protect land for employment use and seek redevelopment and renewal of these sites to provide additional floorspace or a higher quality accommodation.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Seeking to retain existing employment floorspace, renew existing sites to provide additional floorspace and/ or higher quality accommodation will make a significantly positive contribution to building a strong, competitive economy in Portsmouth.	++	
2. RETAIL CENTRE VITALITY	The protection and redevelopment of employment land could support the vitality of nearby retail centres, particularly in the city centre.	+	
3. SUSTAINABLE TRANSPORT	Without a spatial element this is not currently applicable to this Option.	~	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	The redevelopment and renewal of employment sites should take into account climate change mitigation/ adaption and flood risk where necessary.	?	Standards of sustainable design including SUDS
5. HIGH QUALITY HOMES	Given the limited land supply options in Portsmouth, retaining existing employment may reduce the land available for new residential development.	-	
6. HEALTHY COMMUNITIES	The protection of existing jobs at local employment sites as well as the potential for additional employment opportunities within the city and may benefit deprived communities. Redevelopment of poorer quality or older sites may help reduce crime.	+/?	Consider how renewal and redevelopment of sites can improve or incorporate access to green space
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
8. GOOD URBAN DESIGN	Redeveloped sites to provide additional or higher quality accommodation should use the opportunity to set a high standard of urban design.	?	Consider approach to urban design principles
9. NATURAL ENVIRONMENT	Unlikely to protect or enhance local ecology. Redevelopment could include green infrastructure links and/ or green space.	-/?	Consider whether redevelopment or major development should include provision for green infrastructure and/ or open space

10. SUSTAINABLE USE OF NATURAL RESOURCES	The renewal of older employment sites is likely to present opportunities to reuse construction wastes.					+/+	Consider principles for sustainable waste management in renewal projects			
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Employment Option LE1	++	+	~	?	-	+/?	~	?	-/?	+/+
	Seeking to retain existing employment floorspace, renew existing sites to provide additional floorspace and/ or higher quality accommodation will make a significantly positive contribution to building a strong, competitive economy in Portsmouth. Retaining existing local employment sites also provides positive impacts for supporting nearby retail centres and for healthy communities in terms of protecting local employment opportunities. However, given the limited land available in Portsmouth, the retention of existing employment land could restrict the capacity to deliver higher housing numbers for the city.									
	The wider sustainability effects of this Option are uncertain at this stage. Urban design principles, access to or provision of green space, climate change mitigation/ adaption, flood risk and sustainable waste management are highlighted as issues to consider.									

Development Option: Local Economy

Options: LE2. Focus significant new employment opportunities on:

- Portsmouth City Centre for new office uses
- Tipner and Horsea island for marine related activities.
- BAR Racing - The Camber, Port Solent Quay, Trafalgar Wharf and Portsmouth International Port as waterfront sites of sub regional significance to be protected for continued employment use, particularly for activities supporting the marine and maritime sector.
- Lakeside North Harbour for office development.
- The Naval Base may provide further employment provision over the Plan period but further discussion is needed with the Ministry of Defence to identify the scale and location of potential future opportunities.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Focusing significant new employment opportunities on eight key identified sites of strategic or sub regional importance would strongly support the economy. Although there will be a focus on marine related employment uses (likely to be a major component of 5 or 6 of these sites given their direct marine access), this Option could still help to	++	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
	diversify the economy to some extent; for example by allocating office uses to the City Centre where there is currently a notable lack. However, allocating significant employment to these areas doesn't directly seek to support parts of the city identified as deprived areas. Allocating significant new employment land in such areas is not considered to be practicable given existing land constraints so this has not been put forward as a 'reasonable alternative' at this stage.		
2. RETAIL CENTRE VITALITY	Allocating significant new employment sites would strongly benefit the vitality of some retail centres near to these sites (City Centre inc. Gunwharf Quays, Cosham, Port Solent) but others could potentially decline without a significant employment element (Fratton, North End, Elm Grove & Albert Road, Southsea Town Centre).	+/-	
3.SUSTAINABLE TRANSPORT	Allocating significant new employment uses to key sites of existing strategic or sub regional importance should encourage sufficient sustainable transport provision (including walking and cycling links) which would in turn reduce air pollution. The accessibility of the identified sites listed have been assessed separately.	?	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Major developments should include climate change mitigation/ adaptation and flood mitigation where applicable. The emissions from focusing employment (and other) uses in key sites should be further investigated.	?	Assessment of proposed growth levels on air quality and the impacts human health and European sites.
5. HIGH QUALITY HOMES	Given the limited land supply options in Portsmouth, significant employment land at key sites may reduce the land available for major new residential development.	-	
6. HEALTHY COMMUNITIES	This Option is unlikely to improve access to health/ community facilities and open space or directly benefit deprived communities. Such requirements could be included as part of an approach to major development.	?	Consider how significant new employment floorspace at identified sites can improve access to facilities, assets or opportunities that benefit the community
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
8. GOOD URBAN DESIGN	Key employment sites should provide a high quality working environment through its design and urban realm quality.	?	Consider approach to urban design principles

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
9. NATURAL ENVIRONMENT	Unlikely to protect or enhance local ecology. The allocation of significant new employment floorspace could include the provision green infrastructure links and/ or green space.					-/?	Consider whether or major development should include provision for green infrastructure and/ or open space			
10. SUSTAINABLE USE OF NATURAL RESOURCES	Additional development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. However the scale of impact of the on the objective would depend on the standards of sustainable waste management for the development. Construction of new development, refurbishments and any new landscaping would offer the potential to reuse minerals resources.					?	Consider principles for sustainable waste management in renewal projects			
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Local Economy Spatial Options (LE2)	++	+/-	?	?	-	?	~	?	-/?	?
	Focusing significant new employment opportunities on eight key identified sites of strategic or sub regional importance would strongly support the economy. There are not currently considered to any reasonable alternatives to this Option, such as allocating significant new employment land in deprived areas, given existing land constraints. The vitality of certain retail centres local to the list key employment also would benefit.									
	Given the limited land supply options in Portsmouth, significant employment land at key sites may reduce the land available for major new residential development.									
	The wider sustainability effects of this Option are uncertain at this stage. Urban design principles, access to or provision of green space and community facilities, climate change mitigation/ adaption, flood risk and sustainable waste management are highlighted as issues to consider.									

Retail

Options: R1. Maintain the structure and/or centres in the existing retail hierarchy.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Maintaining the current structure of retail centres in Portsmouth, including the centres of sub regional importance (City Centre inc. Gunwharf and Southsea Town Centre), attracts expenditure from residents and tourists and contributes to the diversification of the economy.	+	
2. RETAIL CENTRE VITALITY	The maintenance of the hierarchy will reinforce the suitability of the areas as a focus for retail uses as well as other supporting development, transport infrastructure and/ or sustainable transport links, significantly contributing the vitality of the centres including the city centre.	++	
3. SUSTAINABLE TRANSPORT	The existing hierarchy of retail centres have high accessibility to public transport links and other community services. This may encourage walking and cycling, thereby reducing air pollution.	+	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
5. HIGH QUALITY HOMES	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
6. HEALTHY COMMUNITIES	The existing hierarchy of retail centres have generally good accessibility to community facilities and services.	+	
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
8. GOOD URBAN DESIGN	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
9. NATURAL ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
10. SUSTAINABLE USE OF NATURAL RESOURCES	Not applicable, no clear relationship between this option and the achievement of the objective.	~	

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Retail Option R1	+	++	+	~	~	+	~	~	~	~
Maintaining the structure and/or number of centres in the existing retail hierarchy would significantly support the vitality of the retail centres, partly by attracting other supporting uses. There would also be positive effects for the economy and tourism by supporting existing retail centres. The existing centres have high accessibility which will support objectives on sustainable transport and healthy communities.										

Development Option: Retail

Options:

R2a. Relax existing policy on city, town, district centres to provide greater diversity in secondary frontages including residential, employment, cultural and leisure activities and review centre boundaries.

R2b. Keep current boundaries for city, town, district and local centres and retain existing primary and secondary retail frontages.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	<p>Option R2a: Greater diversity in the use classes within secondary frontages is likely to positively contribute to the diversification of the economy. Increasing the potential for further employment floorspace and culture and leisure uses could provide learning, training and skills and potentially support tourism.</p> <p>Although Option R2b would support the economy via the protection of existing retail uses, it is unlikely to contribute to diversification of the economy to the same extent as Option R2a.</p>	<p>++</p> <p>+</p>	
2. RETAIL CENTRE VITALITY	<p>Option R2a has the potential to add vitality to all centres, including the provision of new leisure, employment and housing in the city centre, but is likely to decrease the amount of retail floorspace.</p> <p>Option R2b would aim to maintain the current vitality of local retail centres and the existing retail focus through the retention of use class thresholds.</p>	<p>++</p> <p>+</p>	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
3. SUSTAINABLE TRANSPORT	<p>Option R2a: Increasing the variety of services within the city, town and district centres, which are well serviced by public transport, would have a positive effect on the achievement of this objective. Increasing the potential for residential uses in established centres could encourage walking and cycling over vehicle trips. Overall there could be positive impacts on air quality.</p> <p>Option R2b: The city, town and district centres are well served by public transport.</p>	<p>++</p> <p>+</p>	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	<p>The scale of additional development, redevelopment or a change of use from either policy Options are unknown.</p> <p>The standards of sustainable design (e.g. energy and water efficiency measures, SUDS, climate change adaptation measures and/ or renewable energy provision) are unknown at this stage.</p> <p>The city centre and Southsea Town Centre has a 1 in 30 year risk of flooding from surface water. Surface water management measures may be required or taken account of in the site design.</p>	<p>?</p>	<p>Consider minimum standards of sustainable design, and/or include within the priorities for developer contributions</p> <p>Approach to surface water management</p>
5. HIGH QUALITY HOMES	<p>Option R2a: Increasing the diversity of uses in the secondary frontage will enable residential development and would therefore increase the potential to help meet the diverse housing needs of the city within the limits of the defined frontages.</p> <p>Option R2b: Retaining the current centre boundaries and retail frontages would continue to contribute to meeting the city's diverse housings needs but not significantly.</p>	<p>+</p>	
6. HEALTHY COMMUNITIES	<p>Option R2a: Increasing the mix of land uses in secondary frontages and/ or potentially regenerating vacant or underused buildings for new development could help reduce opportunities for crime. This Option would not improve access to open space or community facilities or services.</p> <p>Option R2b: Retaining the current centres would maintain access to services for the local community, but the range of services would significantly increase. Access to open space would not be improved.</p>	<p>+/-</p> <p>0/-</p>	<p>Consider opportunities for improving access to open space</p>
7. HISTORIC ENVIRONMENT	<p>Cultural and historic assets are found across the city. The form and design of new development has the potential to either enhance or detract from designated heritage assets and/ or their settings</p>	<p>?</p>	<p>Consider the design principles for new development in proximity to heritage assets and their</p>

SA Objective	Assessment Comment						Effect	Issues to be Addressed		
	and accessibility.							settings		
8. GOOD URBAN DESIGN	Option R2a: A greater diversity of uses could enable opportunities to secure good design through redevelopment. Option R2b: Any new or Change of Use proposals within existing centres/ frontages presents opportunities to secure good design through redevelopment. The design principles for such development are not known at this stage.						+/?	Design principles for new development/ redevelopment		
9. NATURAL ENVIRONMENT	This option has an uncertain relationship to the objective at this stage.						?	Scope for any opportunities for environmental enhancements related to retail or town centre uses		
10. SUSTAINABLE USE OF NATURAL RESOURCES	The scale of impact on the objective would depend on the standards of sustainable waste management and the potential for reuse of secondary and recycled materials.						?	Consider standards for sustainable waste management including reuse of secondary and recycled mineral resources		
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
R2a	++	++	++	?	+	+/-	?	+/?	?	?
R2b	+	+	+	?	+	0/-	?	+/?	?	?
Retail and Town Centre Uses Options	By allowing greater diversity in secondary frontages, Option R2a has the potential to positively contribute to building a strong, competitive economy, the vitality of retail centres, high quality homes and could aid sustainable transport objectives. Option R2b, through maintaining the current centre boundaries and retail frontages, is likely to maintain its contribution to building a strong, competitive economy, the vitality of retail centres, high quality homes and aiding sustainable transport objectives, but to a narrower and lesser extent than Option R2a. Option R2b is unlikely to effect objectives on healthy communities, the historic and natural environments and sustainable resource use At this stage, the scale of effect on the objectives related to climate change, the historic and natural environments, urban design and natural resources will depend on the inclusion of Development Management policies on these topics and the standards to be implemented.									

Tourism

Option: T1. Retain the current approach:

"To make Portsmouth the premier waterfront city, with an unrivalled maritime heritage - a great place to live, work and visit."

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Retaining the existing Portsmouth Plan approach would support and enhance tourism. This could see some diversification of the economy through new initiatives and potentially new employment opportunities.	++	
2. RETAIL CENTRE VITALITY	Increasing tourism is likely to attract more or maintain the visitor numbers to Gunwharf Quays as well as Southsea Town Centre due to its proximity to the Seafront. This approach could include the provision of new leisure facilities with associated retail and cafés/ restaurants in the City Centre to attract visitors.	++	Policy requirements should consider the mix of uses that would attract tourists to the City Centre
3. SUSTAINABLE TRANSPORT	An increase in visitors may increase road traffic and consequently impact on air pollution. The current Park and Ride does not run to the Seafront, although a service runs to Gunwharf Quays and the Dockyard. There is potential to increase cycle use in the waterfront area.	-	Adding or enhancing sustainable transport links to the seafront
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	There are six Flood Cells covering parts of Portsmouth. Flood Cell 1 Southsea and Flood Cell 4 Portsea North are due for flood defence improvements in the short term. Any tourism related development falling within the other flood cells (e.g. parts of the Eastney area and Continental Ferry Port may be required to contribute to flood risk mitigation and/or include surface water management measures). However, there isn't sufficient information on the location of any tourism related enhancements to appraisal this Option at this stage. Tourism related development should include climate change mitigation or adaption measures	?	Climate change mitigation or adaption measures as part of tourism strategy
5. HIGH QUALITY HOMES	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
6. HEALTHY COMMUNITIES	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
7. HISTORIC ENVIRONMENT	Supporting the waterfront and maritime heritage will protect and enhance the historic assets, and increase access and understanding.	++	To ensure the historic environment is protected

SA Objective	Assessment Comment						Effect	Issues to be Addressed		
8. GOOD URBAN DESIGN	Promoting the tourism sector should encourage good urban design to create an attractive and appealing environment and vibrant waterfront.						+/?	Design principles		
9. NATURAL ENVIRONMENT	The natural environment is a key part of the cultural and tourist attractiveness and would be enhanced by any improvements. However there can be conflict between users and the local ecology.						?	Ensuring a balance between access to greenspaces and protecting ecological interests		
10. SUSTAINABLE USE OF NATURAL RESOURCES	As a component to seeking a 'premier waterfront city' a high standard could be sought in the sustainable use of natural resources.						?	How the continued regeneration of the city will include sustainable resource use		
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Tourism Option T1	++	++	-	?	~	~	++	+/?	?	?
	By retaining the current approach to tourism, ‘to make Portsmouth a premier waterfront city, with an unrivalled maritime heritage.. and a great place to visit’, this Option would continue to strongly support the tourism sector of Portsmouth's economy and protect and enhance the city’s heritage assets. The natural environment is part of the city’s tourist attraction and any enhancements would have a positive effect, but equally increasing visitor numbers and development in the area is likely to have a detrimental impact unless carefully managed. There may be opportunities to increase the City Centre's appeal to visitors, which would further contribute to sustainability objectives on the economy, retail centres as well as sustainable transport. One of Portsmouth’s main tourism attractions is the seafront which would benefit from a park and ride stop to decrease the private vehicle trips to this area and improved walking and cycle routes. Given the susceptibility of Portsmouth to flooding, tourism related development should take account of climate change and flood risk adaption or mitigation measure and surface water management measures.									

Health and Well Being

Option: HW1. Seek to enhance health and wellbeing through new development in Portsmouth

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Enhancing standards of living should include improving employment prospects and tackling deprivation/ unemployment, strengthening the local economy.	?	Consider policies to enable sufficient employment floorspace to be identified to create job opportunities to meet the needs of the local workforce.
2. RETAIL CENTRE VITALITY	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
3.SUSTAINABLE TRANSPORT	Promoting and enabling active travel as part of a healthy lifestyle would benefit sustainable transport initiatives. Reducing traffic and congestion will create a healthier and more pleasant environment and improve air quality.	++	Consider how to promote/ integrate/ enable access to facilities by walking and cycling which encourages their use.
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	A focus on more active travel could assist with climate change mitigation measures through reduction in emissions.	+	Consider how health and well-being enhancements can assist with climate change mitigation.
5. HIGH QUALITY HOMES	To seek to enhance health and wellbeing in development in Portsmouth would need to include the provision of homes that are affordable and with high levels of insulation to assist with fuel poverty. The needs of the ageing population could be met through the provision of specialist accommodation or homes that can be adapted to meet changing needs. Small and cramped accommodation can affect health and wellbeing, and achieving minimum homes standards should be sought.	+	Seek to provide a diversity of homes to meet a range of different needs in sustainable locations with potential to provide active travel options. Consider the inclusion of the Lifetime Homes Standards
6. HEALTHY COMMUNITIES	Policies on health would promote access to community facilities and access to greenspaces, and benefits deprived communities and reduces crime.	+	Consider provision of greenspace to meet needs of new development and seek to protect existing greenspace to meet needs of residents.
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
8. GOOD URBAN DESIGN	Poor quality design can encourage crime and a lack of regard for the living environment.	?	Consider design approach to support well-being (including amenity and crime)

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
9. NATURAL ENVIRONMENT	The natural environment can be a key part of a healthier population both psychologically and physically.					?	Consider how to ensure access to greenspace.			
10. SUSTAINABLE USE OF NATURAL RESOURCES	Not applicable, no clear relationship between this option and the achievement of the objective.					~				
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Health and Well Being Option HW1	?	~	++	+	+	+	~	?	?	~
Enhancing opportunities for wellbeing and improving health through, for example, increasing active travel, replacing poor quality housing and providing leisure facilities will help contribute to achieving a healthy community, educational attainment and workforce. The opportunities to enhance health and wellbeing cannot be defined at this stage so the overall impacts are largely uncertain.										

Open space, sports and playing pitches

Options:

OS1a. Retain current approach in the Local Plan to retain existing green infrastructure, including Fratton Park/southern Rodney Road safeguarded for use as a football stadium.

OS1b. Seek to extend the green infrastructure network in Portsmouth.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Option OS1a would continue to support tourism and potentially opportunities for learning, training and skills. Option OS1b could provide additional tourism opportunities.	+	
2. RETAIL CENTRE VITALITY	OS1a: Retention of the Fratton Park/ Southern Rodney Road allocation to potentially accommodate an enlarged football stadium could benefit the vitality of the Fratton District Centre.	+	
		~	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
	OS1b: Not applicable, no clear relationship between this option and the achievement of the objective.		
3. SUSTAINABLE TRANSPORT	Maintaining (Option OS1a) and extending (Option OS1b) Green infrastructure networks across the city could encourage walking and/ or cycling.	+ ++	OS1c: Policy requirements to develop public transport links and walking and cycling links and any subsequent effect on air pollution.
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Retaining (Option OS1a) and enhancing and extending (Option OS1b) the existing green infrastructure could contribute to climate change mitigation and sustainable urban drainage and other flooding management measures.	+ ++	Identify the green infrastructure networks in the city. Consider whether there are specific opportunities for green infrastructure to contribute to flood mitigation.
5. HIGH QUALITY HOMES	Options do not have any direct effect on the achievement of the objective.	0	
6. HEALTHY COMMUNITIES	Option OS1a would maintain community access to open spaces and green networks essential to health and well-being. Option OS1b would potentially improve and extend these opportunities.	+ ++	
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between the Options and the achievement of the objective.	~	
8. GOOD URBAN DESIGN	Maintaining (Option OS1a) or extending (Option OS1b) the green infrastructure network could have positive impacts on the quality of the urban realm.	+	
9. NATURAL ENVIRONMENT	Option OS1a would make a positive contribution to this objective by helping to protect local ecology, green infrastructure and open spaces in the city. Option OS1b would make a significantly positive contribution to this objective by helping to protect local ecology and expand the green infrastructure network and open spaces in the city.	+ ++	
10. SUSTAINABLE USE OF NATURAL RESOURCES	There is the potential for the maintenance of open spaces and green infrastructure networks to utilise or reuse natural resources	?	Consider the inclusion of the sustainable use of natural resources as part of the policy on open space, sports and playing pitches.

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
OS1a	+	+	+	+	0	+	~	+	+	?
OS1b	+	~	++	++	0	++	~	+	++	?
Open space, sports and playing pitches Options OS1a & OS1b	Option OS1a, by maintaining the green infrastructure network through protecting current open space, sports and playing pitches, would make a positive contribution to climate change, flooding and coastal change, healthy communities, the natural environment and potentially to the economy via tourism. However, Option OS1b, by increasing the green infrastructure network by protecting and increasing the current open space, sports and playing pitches provision, will make a more significantly positive contribution to these Objectives.									

Development Option: Open space, sports and playing pitches

Option: OS2. Provide additional capacity for built sports facilities in the city

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Option OS1c: Sports facilities have capacity to provide a range of job opportunities together with opportunities for learning, training and skills development. Depending on the type of facility provided it may have the potential to encourage day visitors to the city thus supporting the tourism sector.	+	
2. RETAIL CENTRE VITALITY	OS1c: No specific locations are identified at this stage of the plan process. Any locations within or close to the city centre or the other retail centres such a use could contribute to vitality of the centre through linked trips. Such a use may generate interest in regeneration and potentially lead to interest in investing locally in developing other uses	?/+	
3. SUSTAINABLE TRANSPORT	OS1c: Too early in the process to identify locations, or facility type and the measures required to minimise impacts on the surrounding neighbourhood.	?	Policy requirements to develop public transport links and walking and cycling links and any subsequent effect on air pollution.

SA Objective	Assessment Comment						Effect	Issues to be Addressed		
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	OA1c: Detailed proposals for climate change and flooding mitigation such as surface water management, water consumption and efficiency measures will be dealt with once a specific proposal has been identified.						?	Policy requirements to develop measures to deal with water management and efficiency measures.		
5. HIGH QUALITY HOMES	Not applicable, no clear relationship between the Options and the achievement of the objective.						~			
6. HEALTHY COMMUNITIES	Option OS1c has the potential to improve access to community facilities, services and open space leading to opportunities for healthy lifestyles across the community.						++			
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between the Options and the achievement of the objective.						~			
8. GOOD URBAN DESIGN	Any new facility should seek a high standard of design. Depending on the facility or possible mix of uses there could be potential for a tall or statement building.						+			
9. NATURAL ENVIRONMENT	This Option would have a potentially negative effect on green infrastructure in the city if it included built facilities that resulted in a net loss of open space.						?/-			
10. SUSTAINABLE USE OF NATURAL RESOURCES	There is the potential for the maintenance of open spaces and green infrastructure networks to utilise or reuse natural resources.						?	Consider the inclusion of the sustainable use of natural resources as part of the policy on open space, sports and playing pitches.		
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
OS2	+	?/+	?	?	~	++	~	?	?/-	?
Open space, sports and playing pitches OS2	This Option would have significantly positive effects on encouraging healthy lifestyles and well being. Any sports facilities are likely to have positive effects on employment opportunities as well as learning, training and skills. Depending on location, this Option could have positive impacts on the vitality of retail centres and encourage further regeneration locally. Without a location or detailed proposal (including the type of sports use) likely the relationship to many of the SA objectives are uncertain at the stage. However, if any built facility resulted in the net loss of open space this would have negative impacts on the natural environment.									

Heritage

Options: H1. No change to the approach to conserve and where possible enhance the city's heritage assets.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Elements of the city's historic built environment (e.g. the Historic Dockyard) already play a crucial role in the tourist economy of the city. The conservation/enhancement of historic assets through their adaptive re-use/ sympathetic alteration has the scope (depending on the number of assets which can be enhanced), to contribute to economic objectives. The impact and appeal of 'regenerated' historic assets can be significant, however their overall contribution would ultimately be limited by the relative scarcity of assets available for re-purposing/enhancement.	+	Consider the prioritisation of assets for enhancement
2. RETAIL CENTRE VITALITY	There are a very limited number of heritage assets in the city's retail centres. In light of this their potential contribution to these objectives is also likely to be limited.	0	
3. SUSTAINABLE TRANSPORT	The number and location of the majority of assets is likely to limit their discernible impact on this objective. However people already use alternatives to the car to visit heritage destinations in the city and there is no reason for this not to continue (or increase).	0/?	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Not applicable, no clear relationship between this option and the achievement of the objective at this stage.	~	
5. HIGH QUALITY HOMES	The city's historic estate offers some potential (albeit constrained by the limited availability of assets) in meeting future housing needs through for example the subdivision of existing units. More significantly there are a number of major heritage sites (the Historic Dockyard, Tipner magazines) that <i>may</i> come forward for large scale conversion and could be accompanied by significant associated or 'enabling' development, (and would also be capable of providing a diverse range of housing types).	+/?	
6. HEALTHY COMMUNITIES	Where heritage assets that are already attractions are improved/ enhanced, they may benefit deprived communities by offering improved employment opportunities and leisure activities.	?	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
7. HISTORIC ENVIRONMENT	Increased access is only possible where assets which are not accessible are made so. The objective of increasing understanding and enjoyment may be met through review of documents such as the council's conservation appraisals, the introduction of public realm interventions such as interpretation panels and walking trails, and increased engagement with stakeholders in a number of forums. Whilst the plan may facilitate these actions it will not meet them by itself.	?/++	The scope and detail of the heritage related policies within the plan
8. GOOD URBAN DESIGN	The city's 25 conservation areas have all been designated in part on the basis of their special townscape qualities, as such they are typically areas characterised by good urban design. Continuing to preserve and enhance these areas will help to secure good urban design.	++	
9. NATURAL ENVIRONMENT	A certain (limited number) of large heritage assets in the city (Its three grade II registered parks, and a limited number of assets set within significant grounds) provide appreciable habitats, green infrastructure and open for the city. Policy within the plan (in conjunction with their heritage status) would afford a higher degree of protection to these assets, helping them to meet this objective.	+	
10. SUSTAINABLE USE OF NATURAL RESOURCES	The preservation of historic assets (involving the retention and re-use old buildings) is a more sustainable use of natural resources than constructing new development. It contributes to reducing waste generation and in addition avoids the use of, or drastically reduces the need to, extract mineral resources.	+	

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Heritage Option H1	+	0	0/?	~	+/?	?	?/++	++	+	+
	The numbers and geographical distribution of historic assets are factors which limit to a certain degree the ability of heritage to contribute to the range of objectives assessed, particularly those related to: retail centres, sustainable transport, and healthy communities. This Option would enable heritage to continue to make a strong positive contribution, to meeting objectives not only within heritage protection, but also in the related area of urban design and achieving a strong competitive economy. It would also contribute, to a lesser but still significant degree, in area of the natural environment and sustainable use of resources. Overall, negative effects are considered unlikely.									

Density of Development

Options: Follow NPPF and seek higher residential densities in areas of high accessibility.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	It is possible that some areas of higher densities may have additional opportunities for employment uses.	+	Ensuring mixed use development along main road arteries to include employment uses
2. RETAIL CENTRE VITALITY	Higher density development is likely to be focused around transport nodes/transport corridors/retail areas. This would lead to increased numbers visiting the local centres adding to their vitality.	++	
3. SUSTAINABLE TRANSPORT	Higher density development may encourage public transport use. Higher density development is likely to be located in established centres with good access to facilities discouraging the need for car use.	++	Policy requirements to include encouraging higher density development in areas of high transport accessibility with good access to facilities.
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Development with higher accessibility is more sustainable in transport terms, which would contribute to climate change mitigation through lower emissions.	+	
5. HIGH QUALITY HOMES	High density homes can be designed to use shared CHP/ renewable energy and tackle fuel poverty. High density has the potential to meet diverse housing needs due the greater capacity to contain a range of housing types and sizes.	+/?	Consider the criteria for the proportions of dwellings for specific needs for major developments in high density areas

SA Objective	Assessment Comment	Effect	Issues to be Addressed
6. HEALTHY COMMUNITIES	Higher residential densities can be stressful environments due to noise and lack of greenspace, and would need careful design to ensure they promote health and have good quality greenspaces/play areas. Higher densities often have better access to local facilities (compared to suburban living). Higher densities (and especially taller) development requires more management which leads to higher costs which has implications for those on lower incomes.	-/?	Planning requirements should include provision of adequate greenspace and measures to reduce crime.
7. HISTORIC ENVIRONMENT	High densities close to historic buildings can have an adverse impact but may enhance their access and use. Suitability locations for higher density development have been not identified at this stage.	?	Planning requirements should include consideration be given when locating high density developments close to areas with historic importance
8. GOOD URBAN DESIGN	It is possible for high density housing to be designed to enhance the urban realm, which in turn would be essential for contributing to a number of other sustainability appraisal objectives.	?	Approach to design principles including high densities
9. NATURAL ENVIRONMENT	In some circumstances, building at a higher density on brownfield land could reduce development pressures on available open space, but it is unlikely to enhance local ecology, green infrastructure or open spaces.	?	Enhancement of local greenspaces in higher density areas.
10. SUSTAINABLE USE OF NATURAL RESOURCES	Not applicable, no clear relationship between this option and the achievement of the objective at this stage.	~	How high density development can contribute to the sustainable use of natural resources, possibly through shared facilities and/or reuse of materials

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Density of Development Option DD1	+	++	++	+	+/?	-/?	?	?	?	~
	<p>Seeking higher residential densities in areas of high accessibility such as transport nodes/corridors and retail areas would have strong benefits for the vitality of local retail areas and the promotion and use of sustainable transport. This could have secondary positive effects for the economy if employment uses are included within these higher density areas and for climate change mitigation from the lower emissions from reduced personal vehicle use.</p> <p>There is the potential for negative impacts from higher density development from the over provision of certain types or sizes of development, the creation of over urbanised environments with insufficient green space or recreation areas and the creation of a poor quality living environment and urban realm. These potential impacts have been highlighted as issues to be addressed through the revised plan's policies.</p>									

Sustainable Development

Spatial Option: Space and Environmental Standards

Option: SES1. Pursue nationally d internal space standards

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
2. RETAIL CENTRE VITALITY	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
3. SUSTAINABLE TRANSPORT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
5. HIGH QUALITY HOMES	The Case for Space by the Royal Institute of British Architects stressed the importance of sufficient space. Overcrowding is included in their definition of 'poor quality housing'. Providing sufficient space is	++	

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
	important for quality of life and providing high quality homes. Meeting the national minimum space standards will help to achieve high quality homes that are better equipped to meeting the diverse housing needs of the city. New development could potentially replace poor existing housing stock that falls below these standards.									
6. HEALTHY COMMUNITIES	Health and wellbeing is likely be improved by achieving at least the minimum housing standards, which would benefit all occupiers including those from deprived communities.					+				
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.					~				
8. GOOD URBAN DESIGN	Ensuring minimum space standards should have a positive effect on the urban quality and design.					+				
9. NATURAL ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.					~				
10. SUSTAINABLE USE OF NATURAL RESOURCES	Not applicable, no clear relationship between this option and the achievement of the objective.					~				
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Space and Environmental Standards Option SES1	~	~	~	~	++	+	~	+	~	~
	Taking an approach where minimum space standards are applied would have a positive impact on the quality of new homes, lead to healthy communities and contribute to good urban design.									

Development Option: Space and Environmental Standards

Option: SES2. Seek to deliver a significant proportion of homes which can be adapted to meet different accessibility standards.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
2. RETAIL CENTRE VITALITY	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
3. SUSTAINABLE TRANSPORT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
5. HIGH QUALITY HOMES	New housing provides an opportunity to achieve better accessibility through design or adaptation for accessibility by wheelchairs or for other forms of disability for any age group. Delivering a significant proportion of new homes that can be adapted to different accessibility standards will make a significant contribution to meeting the diverse housing needs of the city and could cater for the needs of the ageing population. Homes that are designed to be adaptable are more cost effective to modify than a standard home. There may be opportunities to replace poor quality housing stock.	++	
6. HEALTHY COMMUNITIES	Ensuring good accessibility to health and community facilities and services would make such developments more sustainable.	+/?	The Plan could consider how to ensure high accessibility to community services for this type of development. E.g. encouraging a mix use element to include D1 uses
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
8. GOOD URBAN DESIGN	Insufficient information on design principles at this stage.	?	
9. NATURAL ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
10. SUSTAINABLE USE OF NATURAL	Insufficient information at this stage.	?	

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
RESOURCES										
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Space and Environmental Standards Option SES2	~	~	~	~	++	+/?	~	?	~	?
	Providing a significant proportion of new homes that can be adapted to different accessibility standards will make a significant contribution to meeting the diverse housing needs of the city and could cater for the needs of the ageing population. It is suggested that good accessibility to health and communities services, perhaps through mixed use developments, would enhance the sustainability of accessible homes.									

Development Option: Space and Environmental Standards

Option: SES3. Seek higher standards for water efficiency than the minimum building regulation requirements.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Higher standards of water efficiency could lower household utility bills, thereby helping to promote social equity and reduce deprivation.	+	
2. RETAIL CENTRE VITALITY	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
3. SUSTAINABLE TRANSPORT	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Seeking higher standards for water efficiency than the minimum building regulations will improve water consumption and efficiency measures. No impact on coastal flood mitigation or surface water management.	+	
5. HIGH QUALITY HOMES	Striving for higher standards of water efficiency has the potential to reduce utility bills which would assist with reducing fuel poverty.	+	Consideration of requirements for water efficiency measures for new development

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
6. HEALTHY COMMUNITIES	Higher standards of water efficiency could reduce utility bills which may benefit deprived communities.					+				
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective.					~				
8. GOOD URBAN DESIGN	Not applicable, no clear relationship between this option and the achievement of the objective.					~				
9. NATURAL ENVIRONMENT	Reducing water use should help reduce abstraction from boreholes in the chalk aquifers and Gaters Mill on the River Itchen, and prevent reduced river flows (which can damage Portsmouth and Langstone Harbours). Insufficient water can also damage wetland habitats in the wider area.					++				
10. SUSTAINABLE USE OF NATURAL RESOURCES	Not applicable, no clear relationship between this option and the achievement of the objective.					~				
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Space and Environmental Standards Option SES3	+	~	~	+	+	+	~	~	++	~
	Seeking higher standards for water efficiency than the minimum building regulation requirements could have a number of positive sustainability benefits. For instance, this approach could help to promote social equity or benefit deprived communities by lowing household water bills. Increased resource use efficiency should help make a contribution to climate change mitigation. Reducing water use should also help reduce abstraction from the city's source aquifers and prevent reduced river flows that can damage the environment of the harbours at Portsmouth and Langstone.									

Tall Buildings

Options:

TB1a. Continue the current approach to discourage tall buildings outside of defined locations.

TB1b. Actively encourage tall buildings in new locations across the city.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	No direct relationship between this option and the achievement of the objective. Depends on the permitted uses of the tall buildings; a mix of uses to include employment floorspace could assist with supporting or diversifying the economy within defined areas (Option TB1a) or across the city (Option TB1b).	?	
2. RETAIL CENTRE VITALITY	Option TB1a could indirectly contribute to this objective by keeping the focus of tall development within defined areas such as the city centre, creating new retail/ leisure/ employment or housing. Option TB1b: Uncertain relationship	+ ?	
3. SUSTAINABLE TRANSPORT	Option TB1a: It could be assumed that focusing tall buildings, and their potential for higher density uses, within defined areas are more likely to be well served in terms of sustainable transport. Option TB1b: Tall buildings outside of defined centres could be less accessible by sustainable transport options but without specific location data this is uncertain.	+/? -/?	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Not applicable, no clear relationship between this option and the achievement of the objective.	~	
5. HIGH QUALITY HOMES	Option TB1a: Discouraging tall buildings outside of defined areas could protect residential amenity and therefore help deliver higher quality homes, but this would largely be affected by the design standards. Option TB1a: Tall buildings outside of a defined location could have a negative effect on residential amenity and therefore the delivery of high quality homes but this would depend on the exact location and design of the building. Conversely, additional tall buildings could potentially contribute to providing additional dwellings in the city, meeting diverse housing needs, or replacing poor quality housing stock.	+/? -/+	Design approach to tall buildings

SA Objective	Assessment Comment	Effect	Issues to be Addressed
6. HEALTHY COMMUNITIES	The effect on this objective is uncertain at this stage. Tall buildings, and potentially their associated higher densities, will require sufficient access to open spaces and services.	+	Consideration of access to open space for tall buildings/ higher density or city centre development. E.g. roof gardens/ terraces etc.
7. HISTORIC ENVIRONMENT	Tall buildings will require careful consideration in relation to historic assets and their settings and accessibility.	?	Consider policy design principles for tall buildings in relation to the historic environment.
8. GOOD URBAN DESIGN	Tall buildings will require a high standard of design given their greater potential to either enhance or detract from the quality of the urban realm.	?	Consider policy principles to guide the design approach for tall buildings.
9. NATURAL ENVIRONMENT	The scale of impact on the natural environment will depend the location of development and the development management policy requirements for such development to provide additional open space.	?	Consider policy principles for open space provision for major developments
10. SUSTAINABLE USE OF NATURAL RESOURCES	Increases in development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. The scale of impact of the on the objective would depend on the standards of sustainable waste management and the potential for reuse of secondary and recycled materials.	?	

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Tall Buildings Options TB1a & TB1b	?	+	+	~	+/?	+	?	?	?	?
	?	?	+	~	-/?	+	?	?	?	?
	<p>Option TB1a, in continuing the current approach of discouraging tall buildings outside of defined locations, takes a more precautionary approach than TB1b. In theory, this could limit the potential for a wider spread of potential negative impacts on residential amenity and/or the urban realm across the city, or just increase the cumulative impacts of concentrating higher level development in certain areas.</p> <p>For both Options the scale of impacts will largely dependent on the development management policy principles with respect to the approach to tall buildings and/or major development, including open space provision and design principles (including amenity and heritage considerations). As such, it the sustainability appraisal impacts of these Options are largely uncertain at this stage.</p>									

Natural Environment

Options: NE1. Define the different levels of protection that will be given to spaces depending on their importance for biodiversity.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	While there may not be a direct relationship it is possible that protecting important wildlife sites may be attractive to visitors to Portsmouth thus supporting the visitor economy.	+	
2. RETAIL CENTRE VITALITY	Not applicable, no clear relationship between this option and the achievement of the objective at this stage.	~	
3. SUSTAINABLE TRANSPORT	Not applicable, no clear relationship between this option and the achievement of the objective at this stage	~	

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Wildlife areas may provide mitigation for climate change through cooling effect of vegetation and carbon dioxide absorption. Greenspace wildlife areas may provide a means of managing surface water and flood risk.					+/?	Policies should include a reference to the positive impacts of wildlife sites in mitigating climate change and flood risk from surface water.			
5. HIGH QUALITY HOMES	Not applicable, no clear relationship between this option and the achievement of the objective at this stage.					~				
6. HEALTHY COMMUNITIES	Protecting wildlife sites will offer opportunities for access to open space to all sections of the population with consequent healthy lifestyle opportunities.					+	Add reference to seeking healthy lifestyle opportunities to the policy requirements for natural spaces.			
7. HISTORIC ENVIRONMENT	Not applicable, no clear relationship between this option and the achievement of the objective at this stage.					~				
8. GOOD URBAN DESIGN	Not applicable, no clear relationship between this option and the achievement of the objective at this stage.					~				
9. NATURAL ENVIRONMENT	This Option will protect important biodiversity sites in the city and identify factors that need to be taken into account in any future development proposals.					++	Policy requirements should seek to include measures to enhance the local ecology and green spaces.			
10. SUSTAINABLE USE OF NATURAL RESOURCES	Not applicable, no clear relationship between this option and the achievement of the objective at this stage.					~				
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Natural Environment Option NE1	+	~	~	+/?	~	+	~	~	++	~
The option will make a significantly positive contribution to protecting and enhancing local ecology and green spaces in the city. There would also be positive effects on achieving healthy lifestyles for all sections of the community and for the economy via attracting visitors to the city. There is considered to be little impact on the rest of the sustainability objectives at this stage.										

Transport

Options:

TR1a. Transport Infrastructure provision. Seek transport schemes to support the development planned to take place.

TR1b. Supplement transport infrastructure with transport congestion measures

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	<p>Option TR1a: Seeking transport schemes to support planned development would help to deliver and attract workers/ business to employment sites.</p> <p>Option TR1b: In addition, redevelopment at the city stations plus road safety measures may enhance employment and provide opportunities for learning, training and skills</p>	+	
2. RETAIL CENTRE VITALITY	<p>Option TR1a: Proposed schemes include public transport infrastructure and walking and cycling access which may improve access to shops and services.</p> <p>Option TR1b: As above plus reducing congestion will add to the appeal of local retail centres.</p>	+	
3. SUSTAINABLE TRANSPORT	<p>Option TR1a: Schemes include public transport infrastructure and walking and cycling access which may improve access to shops and services.</p> <p>Option TR1b: As above, with increased opportunities to reduce air pollution by reducing congestion, increasing use of electric vehicles and improved cycle provision.</p>	<p>+</p> <p>/</p> <p>++</p>	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	<p>Option TR1a: There are a range of potential impacts relating to climate change mitigation. Increasing public transport options could reduce private vehicle use and the associated emissions. However, increasing road capacity increases accessibility to the city by private vehicles (and therefore increased emissions), but there could also be positive air quality impacts from reducing congestion. More information is needed to make an assessment.</p> <p>Option TR1b: The uncertainties remain as per Option TR1a, but Option TR1b offers much greater potential for climate change mitigation through a range of transport congestion reduction measures</p>	<p>?</p> <p>/</p> <p>?/+</p>	Assessment of proposed growth levels on air quality and the impacts human health and European sites.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
5. HIGH QUALITY HOMES	<p>Transport infrastructure provision will enable planned development including strategic sites for significant amount of new homes with the potential to help meet the diverse housing needs of the city.</p> <p>In addition to the above Option TR1b also offers further accessibility to make strategic journeys from the development of a continuous cycle network.</p>	<p>+</p> <p>/</p> <p>++</p>	
6. HEALTHY COMMUNITIES	<p>Option TR1a: Transport schemes include public transport infrastructure and walking and cycling access which may improve access to shops and services and open spaces.</p> <p>Option TR1b: Strong benefits for healthy communities from the above schemes plus a continuous and improved cycle network, road safety work and promotions and public realm improvements focused on priority for pedestrians.</p>	<p>+</p> <p>/</p> <p>++</p>	Policy to seek public transport measures to enhance access to areas where facilities are concentrated.
7. HISTORIC ENVIRONMENT	<p>Option TR1a: New services may enhance access to features within the historic environment especially where they are located within or close to other facilities.</p> <p>Option TR1b: Reduced air pollution may reduce adverse impacts on the exterior surfaces of historic buildings.</p>	+/?	
8. GOOD URBAN DESIGN	<p>Option TR1a: Given the potential for substantial impact upon the urban realm, transport infrastructure will need particular design consideration</p> <p>Option TR1b: Public realm improvements and road safety activity will have a positive impact on the city environment</p>	<p>?</p> <p>/</p> <p>+</p>	Approach to transport infrastructure and the urban realm
9. NATURAL ENVIRONMENT	<p>Option TR1a: New road improvements/bridge may have an impact on local ecology through additional air pollution.</p> <p>Option TR1b: Increased use of electric vehicles and improved cycle infrastructure will protect local ecology from air pollution. Public realm improvements may have a positive impact on open spaces.</p>	<p>-/?</p> <p>/</p> <p>+</p>	Mitigation measures to reduce impact on local ecology and open space.
10. SUSTAINABLE USE OF NATURAL RESOURCES	Road improvements may provide an opportunity to re-use waste.	?/+	

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
TR1a	+	+	+	?	+	+	+/?	?	-/?	?/+
TR1b	+	+	++	+/?	++	++	+/?	+	+	?/+
Transport Options	Improvements to public transport provision and sustainable means of transport are likely to enhance access to economic opportunities, retail centres, facilities and services. The impacts upon air quality are uncertain and further assessment would be required. Major transport infrastructure would have significant effects on the urban realm, natural and historic environments and would need careful consideration. Overall Option TR1b would have a more positive impact on a number of SA Objectives due to the potential to reduce air pollution through the increased use of electric vehicles and improvements to the routes used by cyclists and walkers.									

6. Strategic Options for Growth in Portsmouth

Housing Targets

Options:

HT1a. PUSH Spatial Strategy: Position Statement to 2034 - capacity for 14,560 new dwellings currently identified with work continuing to address the shortfall to meet assessed needs.

HT1b. Objectively Assessed Housing need to 2034 - 17,020

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	The type of housing to be built has not yet been determined; new housing provision could include affordable housing and housing for high income groups which could assist in encouraging the diversification of the economy. House building in the city may provide opportunities for training and skills.	+	Indicate the range and proportions of housing types that could assist with diversifying the economy.
2. RETAIL CENTRE VITALITY	Increasing the provision of housing within the city centre and broad areas of search (several of which include district/ local centres) has the potential to significantly contribute to the vitality of retail centres.	++	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
3. SUSTAINABLE TRANSPORT	Additional housing within the city and some established district/local centres in the broad areas of search provides high accessibility to shops and services. This potentially encourages walking or cycling over vehicle trips, which in turn could contribute to reducing air pollution.	+	Consider capacity of existing transport system to accommodate increased levels of new housing development.
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	<p>The construction of new homes and the increase in level of dwellings in the city is likely to lead to short term and longer term increases in Greenhouse Gas emissions. However at this stage, the scale of impact these Options would have on the achievement of this objective is unknown. The volume of emissions depends on the standards of sustainable design (e.g. energy and water efficiency measures, SUDS, climate change adaptation measures and/ or renewable energy provision).</p> <p>The type of flood risk and scale of mitigation and management required will largely dependent on the exact location of new homes which is undecided at this stage.</p>	-/?	Set out minimum standards of sustainable design, and/or include within the priorities for developer contributions.
5. HIGH QUALITY HOMES	<p>At this stage the mix of housing types and tenures and specific locations (in terms of the potential to replace existing poor quality stock) are unknown.</p> <p>HT1a: Potential to significantly contribute to the achievement of this objective through the substantial provision of new homes.</p> <p>HT1b: Increasing the numbers of new dwellings helps to meet overall need but it may come at the expense of decreasing delivery of specific sectors, such as family homes or housing for the elderly.</p>	+/?	<p>Indicate the range and proportions of housing types to meet the diverse needs of the city.</p> <p>The capacity of the city to accommodate the proposed levels of housing</p>
6. HEALTHY COMMUNITIES	By focusing new housing in the City Centre and other Areas of Opportunity (HT1a), or maximising the delivery of new housing (HT1b), there is the potential for short walking and cycling distances to key/ central services, encouraging healthy lifestyles. However, the effects are largely unknown at this stage as the exact location of new homes in relation to key health services or open spaces are uncertain. Similarly the impact upon deprived communities is uncertain.	+/?	
7. HISTORIC ENVIRONMENT	The form, location and design of new housing development has the potential to either enhance or detract from designated heritage assets and/or their settings and accessibility. Maximising housing numbers has the potential to increase pressure of the historic environment.	?	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
8. GOOD URBAN DESIGN	<p>HT1a: The City Centre and the Fratton Broad Areas are within areas currently considered as 'Areas of Opportunity' for tall buildings.</p> <p>HT1b: Maximising housing numbers will require a strong focus on urban design as part of a liveable city and will include tall buildings as part of delivery.</p> <p>Tall buildings will require a very high standard of design given their greater potential to either enhance or detract from the quality of the urban realm.</p>	?	Approach to tall buildings
9. NATURAL ENVIRONMENT	Increasing (HT1a), or maximising (HT1b) the number of new dwellings could place considerable pressures upon the local environment and will place burdens upon the green infrastructure and open spaces in the city.	- / --	
10. SUSTAINABLE USE OF NATURAL RESOURCES	New housing development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. The scale of impact of the on the objective would depend on the standards of sustainable waste management and the potential for reuse of secondary and recycled materials.	-/?	Standards for sustainable waste management including reuse of secondary and recycled mineral resources

Assessment Summary

Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
HT1a	+	++	+	-/?	+/?	+/?	?	?	-	-/?
HT1b	+	++	+	-/?	+/?	+/?	?	?	--	-/?

SA Objective	Assessment Comment	Effect	Issues to be Addressed
Housing Target Options	<p>HT1a: In concentrating new housing development in the City Centre, Areas of Opportunity and Strategic Sites, HT1a has the potential to have a significantly positive impact on the vitality of centres and some positive effects on the promotion of sustainable transport. The majority of development (City Centre and Areas of Opportunity) would be located away from sensitive or important habitats.</p> <p>HT1b: If capacity within the city can be found, and development of this scale delivered, this option has the potential to maximise the overall sustainability benefits of high-density living. However, there are a number of significant potential negative impacts, surrounding the pressure on green spaces, the ecology and transport. HT1b has the potential to have a significantly positive impact on the vitality of centres.</p> <p>For both Options, Some negative effects can be expected on tackling climate change, both the short and longer term, given the increase in the amount of dwellings in the city. At this stage, the scale of effect on the objectives related to the economy, high quality homes, healthy communities, the historic environment, urban design and natural resources will depend on the inclusion of Development Management policies on these topics and the standards to be implemented.</p>		

Employment Targets

Options:

ET1a. PUSH Option 1 PUSH Spatial Strategy: Position Statement to 2034 - 120,000 sqm

ET1b. Selective release of employment sites for residential development - 100,000sqm

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Option ET1a would significantly increase the amount of new employment floorspace in the city. Option ET1b would increase the amount of new employment floorspace in the city but with some losses to residential. Depending on the allocated mix of B1, B2 and/or B8 uses, there is strong potential for this option to contribute to the diversification of the economy, the provision of learning, training and skills opportunities and tackling unemployment/ social equity issues.	++ / +	Consider a range or flexibility in the mix of B class uses.
2. RETAIL CENTRE VITALITY	The spatial options for significant new employment floorspace are likely to be focused within the city centre, strategic sites and the broad areas of search. Increasing the provision of employment floorspace in these locations has the potential to significantly contribute to the vitality of the city centre and local retail centres such as Fratton, North End, Cosham and Port Solent.	++	Consider encouraging employment uses at upper floor levels in primary retail frontages and within the secondary retail frontages/ Opportunity Areas
3. SUSTAINABLE TRANSPORT	Focusing the majority of additional employment floorspace within the city centre, key employment sites such as Lakeside and established centres would provide high accessibility to shops and services and public transport. This could potentially encourage walking or cycling over vehicle use for day time trips and public transport for commuting, which in turn could contribute to reducing air pollution.	+	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	The redevelopment and construction of new employment floorspace and the increase of development in the city is likely to lead to short term and longer term increases in Greenhouse Gas emissions. However at this stage, the scale of impact this Option would have on the achievement of this objective is unknown. The volume of GHG emissions would depend on the standards of sustainable design (e.g. energy and water efficiency measures, SUDS, climate change adaptation measures and/ or renewable energy provision). The type of flood risk and scale of mitigation and management required will largely dependent on the exact location of new employment space which is	-/?	Set out minimum standards of sustainable design, and/or include within the priorities for developer contributions

	undecided at this stage. However, employment uses are less sensitive than residential and their development in Flood Zones 2 and 3 (except Zone 3b) is considered acceptable, following the application of the sequential test.		
5. HIGH QUALITY HOMES	Option ET1a does not have a direct effect on the achievement of the objective, although increasing the amount and/or diversity of employment may increase the demand/ market for a more diverse range of housing in Portsmouth. In addition to the above, Option ET1b positively contributes to the achievement of the objective through the selective release of employment land for residential uses.	+	.
6. HEALTHY COMMUNITIES	Providing any new employment floorspace in key regeneration areas of the city (e.g. Somertown) may benefit areas deemed to be 'deprived'. An increase in the mix of uses in an area could help reduce crime, depending on the design/ layout of the development.	+	
7. HISTORIC ENVIRONMENT	The exact location, form and design of new/ redeveloped employment floorspace has the potential to either enhance or detract from designated heritage assets and/or their settings and accessibility.	?	
8. GOOD URBAN DESIGN	The provision of new significant employment floorspace would present opportunities to secure good design, including opportunities to redevelop existing employment floorspace of poorer design quality. The City Centre and the Fratton Broad Area are considered as 'Areas of Opportunity' for tall buildings in the existing Tall Buildings SPD, although this will be subject to review. While Port Solent, Tipner and Lakeside could present particular opportunities for 'statement' buildings of exceptional design.	+/?	Approach to redevelopment of employment floorspace and design of tall or prominent buildings
9. NATURAL ENVIRONMENT	As the exact location of new employment floorspace is unknown at this stage, the likely scale of impacts on local ecology is uncertain. However, the majority of employment floorspace is likely to be on brownfield land in established estates/ centres. These Options are unlikely to protect or enhance green infrastructure or open spaces.	?/-	Consider requirements for ecological/ green space/ green infrastructure contributions for major developments
10. SUSTAINABLE USE OF NATURAL RESOURCES	New employment floorspace will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. The scale of impact of the on the objective would depend on the standards of sustainable waste management and the potential for reuse of secondary and recycled materials.	-/?	Standards for sustainable waste management including reuse of secondary and recycled mineral resources

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
ET1a	++	++	+	-/?	+	+	?	+/?	-/?	-/?
ET1b	+	++	+	-/?	+	+	?	+/?	-/?	-/?
Employment Target Options	<p>Both Options would provide significant new employment floorspace making a significantly positive impact on building a strong, competitive economy in Portsmouth, although Option ET1b offers the lesser provision. Option ET1b would also provide some positive effects on the delivery of high quality homes through providing additional land for residential development. As the majority of new floorspace is likely to be located within strategic sites, the city centre and established broad areas of search, both Options are likely to benefit the vitality of retail centres, sustainable transport and healthy communities (tackling employment related deprivation) by encouraging new employment floorspace in key regeneration areas.</p> <p>Some minor negative effects can be expected on tackling climate change, both the short and longer term, given the increase in the amount of development in the city. At this stage, the scale of effect on the objectives related to the historic environment, urban design, conserving and enhancing the natural environment and natural resources will depend on the inclusion of Development Management policies on these topics and the standards to be implemented.</p>									

Retail Targets

Option: RT1. Locate retail comparison floorspace requirement in Portsmouth city centre

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	Increasing the quantity and range of retail offer in the city centre could help to support the diversification of the economy and enhance the tourism appeal of the centre. Employment opportunities in comparison retail could provide opportunities for learning, training and skills.	++	
2. RETAIL CENTRE VITALITY	This Option would create a significant amount of new retail development in the city centre but it would not contribute to the vitality of local centres.	+	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
3. SUSTAINABLE TRANSPORT	The city centre is well served by public transport. Focusing the requirement for new comparison retail in the city centre, as opposed to out of town alternatives, also increases the likelihood of Portsmouth residents choosing to walk or cycle to access these services. This Option could therefore help to contribute to lessen air pollution.	++	
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	<p>The impact on climate change mitigation is uncertain. There are potentially negative effects from contributing to increasing/ intensifying the amount of development in the city centre, which could increase emissions and worsen the existing Air Quality Management Area, but non private vehicle commuting could decrease given the sustainable transport options of the centre.</p> <p>The city centre has a 1 in 30 year risk of flooding from surface water. Although retail isn't a sensitive use, surface water management measures may be required or taken account of in the site design.</p>	-/?	<p>Set out minimum standards of sustainable design</p> <p>Consider surface water management issues for city centre development</p>
5. HIGH QUALITY HOMES	Not applicable, no clear relationship between this option and the achievement of the objective.	~	.
6. HEALTHY COMMUNITIES	Increasing the mix of land uses in the city centre and/or regenerating vacant or underused parts of the City Centre for new comparison retail floorspace (or as part of a mixed use developments) could help reduce opportunities for crime or the fear of crime. This Option would not improve access to open space or community facilities or services.	+/-	Consider the provision of open space and/or community services provision as priorities for developer contributions for major applications
7. HISTORIC ENVIRONMENT	There is a concentration of heritage assets within the City Centre. The form and design of new development has the potential to either enhance or detract from designated heritage assets and/or their settings and accessibility.	?	Consider the design principles for new development in proximity to heritage assets and their settings
8. GOOD URBAN DESIGN	The provision of new significant comparison retail floorspace would present opportunities to secure good design, including potential opportunities to redevelop existing buildings of poorer design quality or vacant land. The design principles for such development are not known at this stage.	+/?	

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
9. NATURAL ENVIRONMENT	This Option will not enhance local ecology and additional retail floorspace as part of the proposed intensification of uses in the City Centre will increase development pressures on the local environment. However, new retail floorspace would be on brownfield land and the City Centre does not contain any sensitive habitats or nature conservation designations.					-	Consider requirements for ecological/ green infrastructure contributions as priorities for developer contributions for major applications in the City Centre			
10. SUSTAINABLE USE OF NATURAL RESOURCES	New housing development will increase resource use and waste generation during construction. The scale of impact could be reduced if secondary and recycled materials are used in construction/ redevelopment.					-/?	Standards for sustainable waste management including reuse of secondary and recycled mineral resources			
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Retail Option RT1	++	+	++	-/?	~	+/-	?	+/?	-	-/?
	Increasing the quantity and range of retail offer in the city centre could help to support the diversification of the economy, enhance the tourism appeal of the centre and is in a sustainable location transport-wise. To promote healthy communities, there are some opportunities arising from any potential regeneration of existing regenerating vacant or underutilised areas that could help reduce opportunities for crime or the fear of crime.									
	To attempt to address the possible for negative impacts on the natural environment, stemming from potentially increasing the amount of development in the City Centre, it is recommended that the Plan includes requirements for ecological/ green infrastructure contributions as priorities for developer contributions for major applications in the City Centre and that secondary and recycled materials are utilised where possible.									
	At this stage the impact from this Option on objectives for tackling climate change, good urban design and historic environment are unknown.									

7. Strategic Development Sites

1. Tipner (Tipner West, Tipner East and Tipner Firing Range)

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	The development of this site for largely residential uses which will entail the loss of the existing employment use as a scrap yard / breakers but delivery some 30,000sq m of employment floorspace. The development may provide opportunities during construction for training and skills.	+	Consider a development requirement in policy to provide for training and skills opportunities.
2. RETAIL CENTRE VITALITY	The residential development will add to the local population which will help to support the surrounding shops and services. There is no impact on creating new retail, leisure, employment and housing in the city centre.	+	Consider a development requirement in policy to provide for good walkable links to shops and facilities
3. SUSTAINABLE TRANSPORT	The development is envisaged to have easy access to new local facilities within walking distance. However, higher order facilities will be provided offsite. The nearest town centre is 1.95 km away. A supermarket is located within 2km and Allaway Local Centre is also about 2km away. The nearest GP is located 2 1/2km away, though provision at the adjoining site at Tipner is planned. There isn't currently a bus service, however the site is directly adjacent to the Park and Ride, and the strategic scale of housing should encourage further services. The impact on air pollution is uncertain as residents from 1,250 new dwellings are likely to generate additional car traffic.	?	Consider a development requirement in policy to provide for new public transport and sustainable transport links as part of redevelopment. Assessment of proposed growth levels on air quality and the impacts human health and European sites.
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	The development will provide an opportunity to include measures to enhance resilience to climate change. The proposed development is located in Flood Zone 2 where flood defences are planned in the Plan period.	?	Consider a development requirement in policy to provide for adaptation measures to adapt to climate change including surface permeability Consider a developer requirement to contribute towards flood defences
5. HIGH QUALITY HOMES	A 1,250 dwelling development will be large enough to provide a diverse range of housing in both size and type, including adaptable and retirement dwellings. There is no impact on the replacement of poor quality housing stock.	++	Consider a development requirement in policy to provide for a full range of housing types and

SA Objective	Assessment Comment	Effect	Issues to be Addressed
			sizes.
6. HEALTHY COMMUNITIES	The site includes the Harbour School; it is currently unknown whether it would remain in this location. It is envisaged that the development will include GP facilities. A new country park is being developed at the nearby Horsea island - a new bridge would provide access. There would have potential to reduce crime/fear of crime through its design and layout.	+/?	Consider a development requirement in policy to provide for layout to reduce crime and the fear of crime. Provide good links to open space at Horsea.
7. HISTORIC ENVIRONMENT	Existing assets on site - Grade 2 Listed building on site (former powder magazines, Tipner magazine) and Grade II listed wall on site (boundary wall to Tipner Magazine).	?	Consider a requirement for the enhancement and reuse of existing historic assets on site.
8. GOOD URBAN DESIGN	The development provides an opportunity to seek a high quality design. Part of the site is within a preferred area for tall buildings in the existing Tall Buildings SPD although this will be subject to review.	?	Consider suitability for tall buildings
9. NATURAL ENVIRONMENT	The site is not designated for nature conservation but includes an area identified as uncertain for feeding by Brent Geese and Waders. There could be potential opportunities to provide small areas of open space to serve the development	-/?	Consider a development requirement in policy to provide for measures to offset the impact on Brent Geese and Waders. Include the provision of open space to serve the development.
10. SUSTAINABLE USE OF NATURAL RESOURCES	Development offers potential to reuse minerals resources. The site is located in a minerals consultation area (MCA) for brick clay resources.	?	Consider a development requirement in policy to encourage recycling of waste in the development. Consider prior extraction, though may be unlikely given likelihood of contamination.

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
1. Tipner Strategic Site	+	+	?	?	++	+/?	?	?	-/?	?
	Overall the site provides the potential to deliver a number of positive effects for the economy, the vitality of retail centres and delivering quality housing. However, significant uncertainties remain depending upon the manner in which the site is delivered.									
	There is an opportunity for the strategic scale of housing to encourage further sustainable transport links (e.g. bus services) to the site and creating links to the proposed Country Park at Horsea Island would contribute to the promoting healthy communities. While the impact on the historic environment is unknown at this stage, there is the potential to consider the enhancement or reuse of the Listed assets on site. The site is in prominent location and in preferred area for tall buildings which would call for a high quality design. In terms of the use of natural resources, the site is in a mineral consultation area for brick clay but the resources could be affected by contamination and/ or the need for the remediation of the site.									
	There are some potential negative impacts on the natural environment as the site includes an area identified as uncertain for feeding by Brent Geese and Waders so any adverse impacts would need to be satisfactorily mitigated. The impact on air quality (healthy communities / climate change objectives) from the scale of the proposed development should be further investigated.									

2. Port Solent and Horsea Island

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	The allocation would deliver approximately 2,000sqm of marina related employment floorspace making a positive contribution to the economy. The additional employment opportunities, and their construction, could provide opportunities for learning, training and skills. As Port Solent is recognised as a waterfront site of sub-regional significance for marine and maritime employment uses, this allocation would strengthen this cluster but would be unlikely to assist with the diversification of the economy. Horsea Island, in conjunction with the development of Tipner West, has been identified a key potential site for approximately 25,000sq m of new employment floorspace (ELR, 2016). Given the site's deep water access uses are likely to complement the marine and maritime related cluster found at Port Solent.	++	Consider a development requirement in policy to provide for training and skills opportunities.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
2. RETAIL CENTRE VITALITY	The residential development will add to the local population which will help to support the surrounding shops and services. There is no impact on creating new retail, leisure, employment and housing in the city centre.	+	Consider a development requirement in policy to provide for good walkable links to shops and facilities
3. SUSTAINABLE TRANSPORT	<p>The development will have easy access to existing local facilities within walking distance. However, higher order facilities will be provided offsite. A supermarket is located within 2km and Allaway Local Centre is also about 2km away. The nearest GP is located 2 1/2km away, though provision at the adjoining site at Tipner is planned.</p> <p>There are good public transport links on Southampton Road so there are good opportunities to encourage public transport use, including into the city centre. The Park & Ride site at Tipner is in close proximity. However, the impact on air pollution is uncertain as residents from 500 new dwellings are likely to generate additional car borne traffic.</p>	+	Consider a development requirement in policy to provide for good pedestrian links to shops and services including links to Tipner.
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	The development will provide an opportunity to build dwellings of high energy efficiency standard and include measures to enhance resilience to climate change. The proposed development is located in Flood Zone 2 where flood defences are planned in the Plan period.	?/+	Consider a development requirement in policy to provide for high energy efficiency and adaptation measures to adapt to climate change including surface permeability.
5. HIGH QUALITY HOMES	A 500 dwelling development will be large enough to provide a diverse range of housing in both size and type, including adaptable and retirement dwellings. There is no impact on the replacement of poor quality housing stock.	++	Consider a development requirement in policy to provide for a full range of housing types and sizes.
6. HEALTHY COMMUNITIES	There are no local health and community facilities the closest GP surgery is approximately 2.5km, though planned development at Tipner will provide closer facilities. There is good access to adjoining open space and a new country park is being developed at Horsea island. The new development would have potential to reduce crime/fear of crime through its design and layout.	0/-	Consider a development requirement in policy to provide for layout to reduce crime and the fear of crime. Provide good links to open space and to health facilities at Tipner.
7. HISTORIC ENVIRONMENT	No impact as there are no historic assets on or adjoining this site	~	
8. GOOD URBAN DESIGN	The development provides an opportunity to seek a high quality design. Port Solent is within a preferred area for tall buildings in the existing Tall Buildings SPD although this will be subject to review.	+/?	

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
9. NATURAL ENVIRONMENT	The site avoids designated areas and buffer zones but adjoins an area important for feeding for Brent Geese and Waders. There may be opportunities to provide small areas of open space to serve the development					-/?	Consider a development requirement in policy to provide for measures to offset the impact on Brent Geese and Waders.			
10. SUSTAINABLE USE OF NATURAL RESOURCES	Development offers potential to reuse minerals resources. No safeguarded minerals resources as filled land.					?/0	Consider a development requirement in policy to encourage recycling of waste in the development			
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
2. Port Solent and Horsea Island Strategic Site	++	+	+	?/+	++	0/-	~	+/?	-/?	?/0
Together, Port Solent and Horsea Island have the potential to significantly contribute to the economy via the provision of new employment floorspace, which is likely to support the sub-regional marine and maritime sector. The proposed location offers the potential to accommodate a full range of housing types and sizes in a sustainable location with access to local facilities and services. The additional population will help to support new services including public transport services on Southampton Road. In terms of nature designations, the site avoids designated areas and buffer zones but adjoins an area important for feeding for Brent Geese and Waders; this would require further assessment and potentially adequate mitigation measures.										

3. St James Hospital and Langstone Campus

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	The development could provide opportunities during construction for training and skills. No employment floorspace is planned on this strategic site.	?	Consider a development requirement in policy to provide for training and skills opportunities
2. RETAIL CENTRE VITALITY	Increasing the provision of housing within Milton has the potential to significantly contribute to the vitality of Eastney Road Local Centre.	++	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
3. SUSTAINABLE TRANSPORT	Focusing the majority of additional housing in this area of Milton provides high accessibility to local shops and schools. This potentially encourages walking or cycling over vehicle trips, which in turn could contribute to reducing air pollution. Bus routes are only once an hour, however the strategic scale of housing should encourage further services. Overall this location was judged Medium in terms of accessibility.	+	Consider the inclusion of sustainable transport improvements
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	The construction of some of the new homes could be designed to be energy efficient. Conversion of listed buildings will be more problematic for retrofitting energy efficiency measures. High density development provides an opportunity for a good standard of sustainability and possibly CHP. The volume of emissions would depend on the standards of sustainable design achieved (e.g. energy and water efficiency measures, SUDS, climate change adaptation measures and/ or renewable energy provision). A small area is in Flood Zone 2, and a slightly wider area could flood if left undefended. This site is within Flood Cell 3 where the Portsea Island Coastal Strategy recommends a 'Maintain' option in this location. There may be a need for a contribution from developers towards these or more site specific defences and SUDS.	?	Consider a development requirement for SUDS to address surface water management at this site as well as developer contributions to sea defences.
5. HIGH QUALITY HOMES	Potential to significantly contribute to the achievement of this objective through the provision of new, quality homes. At this stage the mix of housing types and tenures as well as sizes are unknown but a mix will be expected. The development would not replace existing housing provision so no potential to replace existing poor quality stock.	++	Minimum space standards need to be considered
6. HEALTHY COMMUNITIES	The site would have reasonable accessibility to services; the nearest GP is 780 metres away, Meon Infant and Junior Schools are 300 metres away. Milton Cross Secondary School is 1.4 kilometres away. The northern and eastern boundary of the site is adjacent to Milton Common and Langstone Harbour, providing good opportunities to walk and cycle. Further opportunities will arise from the future national coastal footpath. Milton is in a low crime area. Provision of a range of new housing may benefit deprived communities through construction job opportunities and affordable housing provision.	++	Improving access to open space is important but needs to be balanced with the protection of the Langston Harbour habitat

SA Objective	Assessment Comment	Effect	Issues to be Addressed
7. HISTORIC ENVIRONMENT	Redevelopment should secure a future use for the Grade II Listed building of St James' Hospital. New residents would have greater access to the main hospital building and the Grade II Hospital Chapel.	+/?	Site specific approach to heritage assets.
8. GOOD URBAN DESIGN	The existing Hospital was built in the Byzantine Gothic style using Fareham Brick, and faced with Plymouth stone. It offers opportunities therefore to create a locally distinctive scheme.	?	It is crucial that redevelopment here is of a high quality that reflects the local vernacular of St James'
9. NATURAL ENVIRONMENT	<p>The area of St James is noted for its woodland setting created by former patients at the hospital. Further development at the site creates a risk to the future retention of the trees. The Langstone part is likely to develop brownfield land or re-use existing buildings.</p> <p>The HRA Screening Assessment on the Local Plan and the Milton Neighbourhood Plan believes there is a risk to the area of the Portsmouth Harbour Special Protection Area. However Milton Common Local Nature Reserve has been identified as a potential Suitable Alternative Natural Greenspace (SANG), subject to enhancements to encourage its use by residents from new housing at Milton and Langstone and help reduce potential impacts on the Langstone Harbour Special Protection Area.</p>	--	<p>The potential effects on the Langstone Harbour Ramsar site needs to be addressed and mitigated for.</p> <p>Planning requirements are needed to protect the mature trees and parkland setting at St James.</p>
10. SUSTAINABLE USE OF NATURAL RESOURCES	<p>New housing development will use resources and generate waste in both the short term during construction and in the longer term once development is complete. The scale of impact on the objective would depend on the standards of sustainable waste management and the potential for reuse of secondary and recycled materials.</p> <p>The development is within an area of established use and does not affect safeguarded minerals.</p>	-	Resource efficient policies to be considered

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
3. St James' and Langstone Campus Strategic Site	?	++	+	?	++	++	+/?	?	--	-
	<p>The proposed allocation of the St James Hospital and Langston Campus offers the potential to significantly contribute the delivery of new, quality homes in Portsmouth, which would in turn contribute to the vitality of Eastney Road Local Centre. The site would be well located in terms of access to services and open space (adjacent to Milton Common and Langstone Harbour) which could encourage walking and cycling, although sustainable transport options to other parts of the city could be improved. If developed sensitively, there is the possibility for the enhancement and increased access to the historic environment through the use of the Grade II Listed building of St James' Hospital and Grade II Hospital Chapel. This also presents the opportunity to achieve good urban design by creating a locally distinctive scheme that respects the existing heritage assets on site.</p>									
	<p>There is the potential for significant negative effects on the environment given the woodland setting of St James and the proximity to the Portsmouth Harbour Special Protection Area and Ramsar site, which would need to be addressed and satisfactorily mitigated. Parts of the site also lie within Flood Zones 2 and Flood Cell 3 so flooding risks and mitigation needs to be considered.</p>									
	<p>At this stage, the scale of effect on the objectives related to the natural resources and climate change is unknown and will depend on the inclusion of Development Management policies on these topics and the standards to be implemented.</p>									

4. Lakeside North Harbour

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	The allocation of this site for employment uses would safeguard the site's primary function as a premier business park of sub regional importance and provide 69,030sq metres of new office floorspace, making a significantly positive contribution to building a strong competitive economy in Portsmouth. As Portsmouth has a shortage of quality accommodation for B1 occupiers, this site has strong potential to assist with the diversification of the economy. Construction of new floorspace would present opportunities for training and skills during construction.	++	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
2. RETAIL CENTRE VITALITY	<p>The employment led development will be supported by, and contribute to, the vitality of its local retail centre: 'Central Square', which is proposed to be added to Portsmouth's hierarchy of retail centres. Increasing the number of employees at Lakeside to likely to have positive effects on the vitality of the nearby centres at Cosham (1.16km away) and perhaps Port Solent (3.5km away)</p> <p>The allocation of premier employment space outside of the city centre could either detract or enhance employment role of the City Centre, depending on the opportunities for creating or promoting linkages between them.</p>	+/?	See below.
3. SUSTAINABLE TRANSPORT	<p>Overall accessibility to sustainable transport options is considered medium to high; Cosham train station is 1.7km away and nearest public bus stop is 810m away. However, there is cycle path that leads to the site entrance. There is also a free shuttle bus service provided by the site owners between Cosham bus/ train station and Hilsea Bus Station. The site is in a prime location for access to the strategic road network and has substantial surface car parking, which is likely to encourage car use over sustainable transport, which will increase air pollution.</p>	+	Consider a development requirement in policy for additional sustainable transport links, including direct services to the City Centre, Gunwharf and the other nearby proposed strategic development sites
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	<p>The construction or redevelopment of new employment floorspace is likely to lead to short term and longer term increases in Greenhouse Gas emissions. However at this stage the scale of impact this Option would have on the achievement of this objective is unknown; there is the opportunity for new built development to include high standards of energy efficiency to enhance resilience to climate change.</p> <p>The proposed development is located in Flood Zone 2 and strategic flood risk varies across the site although B Class uses are considered acceptable in these areas, following the application of the sequential test. However, the development would need to seek to reduce the risk of flooding through mitigation measures.</p>	?	Consider a development requirement in policy to provide for adaptation measures to adapt to climate change, including surface permeability, and flood mitigation measures as appropriate
5. HIGH QUALITY HOMES	<p>This Option would not directly effect this objective as it does not increase or decrease housing provision but the increase in employment space could increase the demand or market for a more diverse range of housing in Portsmouth.</p>	0/?	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
6. HEALTHY COMMUNITIES	Employment land in this location will be set within a campus style complex in landscaped grounds, giving users direct access to open space. The site is also nearby the Horsea Country Park which is due to open in 2017. The site is not located within a deprived area. New development would have potential to reduce crime/fear of crime through its design and layout.	+	Consider a development requirement in policy to provide for layout to reduce crime and the fear of crime. Consider creating links to the new Horsea Country Park
7. HISTORIC ENVIRONMENT	No designated heritage assets on or adjoining the site. There is some potential for prehistoric and roman archaeological remains which would require investigation.	?	Consider archaeological survey results from previous planning applications
8. GOOD URBAN DESIGN	The development provides an opportunity to seek a high quality design; the recently refurbished units 1000 - 3000 could set the standards for new 'statement' employment floorspace. Most of the site is considered suitable for Tall Buildings in the existing Tall Buildings SPD, although this document will be subject to review. At this stage there is insufficient information on the design principles for this site.	?	Include an indication of the design standards in the policy requirements for the site. A design approach to tall buildings
9. NATURAL ENVIRONMENT	There are no nature conservation designations within or adjacent to the site. The additional employment floorspace will involve the loss of some (non-public) open space within the existing site area, but the campus style landscaped setting of the business park is intended to be preserved including a number of TPOs.	0	Consider including a requirement to respect the existing landscaped setting of the business park
10. SUSTAINABLE USE OF NATURAL RESOURCES	Additional development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. However the scale of impact of the on the objective would depend on the standards of sustainable waste management for the development. Construction of new development, refurbishments and any new landscaping would offer the potential to reuse minerals resources.	-/?	Standards for sustainable waste management including reuse of secondary and recycled mineral resources

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
4. Lakeside North Harbour Strategic Site	++	+/?	+	?	0/?	+	?	?	0	-/?
	<p>Allocating Lakeside North Harbour as a strategic site for B1a Employment uses with the provision of 69,000m2 additional employment floorspace has the potential to have a significantly positive impact on building a strong, competitive economy in Portsmouth. There are some overall positive effects for a number of other sustainability objectives, including sustainable transport, healthy communities and the natural environment, with potential for further enhancement if the next stage of the Local Plan can address the issues and suggestions raised. These include creating or strengthening sustainable transport links between the site and surrounding retail centres, proposed strategic development sites (Tipner, Port Solent), the City Centre, Gunwharf and the anticipated Horsea Island Country Park.</p> <p>At this stage, the scale of effect on the objectives related to the natural resources, climate change and flood management is unknown and will depend on the inclusion of Development Management policies on these topics and the standards to be implemented.</p>									

8. Opportunity Areas for Growth

1. Portsmouth City Centre Opportunity Area

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	This Option would deliver a significant amount of new employment floorspace and local employment opportunities accessible from the most deprived wards in the city. The development will provide opportunities during construction for training and skills.	++	Consider a development requirement in policy to provide for training and skills opportunities.
2. RETAIL CENTRE VITALITY	The Opportunity Area would bring new residential and retail development to the city centre, supporting its vitality.	++	Consider the right balance between retail, leisure, employment and residential uses.
3. SUSTAINABLE TRANSPORT	The site is in a highly accessible part of the city and will encourage further use of public transport and walking. The impact upon the existing Air Quality Management Area is uncertain, for instance, the amount of development in the city centre will increase but commuting by car could decrease.	++/?	Consider a development requirement in policy to encourage new pedestrian links / priority for pedestrians. Investigate net impact on air quality.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	New development will provide an opportunity to include measures to enhance resilience to climate change. Parts of the site fall within Flood Zone 2 and would need to consider flood risk measures and/or an approach to redevelopment that focuses more sensitive land uses away from these areas.	?	Consider a development requirement in policy to provide for adaptation measures to adapt to climate change including surface permeability. Consider a requirement for district heating or other lower carbon energy system. Consider flood risk in the city centre
5. HIGH QUALITY HOMES	Delivery of this strategic site will be large enough to provide a diverse range of housing.	++	Consider the potential in this area for a policy requirement to provide for a full range of housing types and sizes.
6. HEALTHY COMMUNITIES	Development of this site would entail the provision of new community and related services, and could also include provision for new open space or new cycling and walking routes. This site will be required to deliver some level of affordable housing which would benefit deprived communities. The new development would have potential to reduce crime/fear of crime through its design and layout.	+/?	Consider a development requirement in policy to provide for layout to reduce crime and the fear of crime. Consider prioritising walking and cycling
7. HISTORIC ENVIRONMENT	The centre contains a number of historic assets including listed buildings and registered park. The impacts from any redevelopment could be positive or negative depending on the design approach of the proposals. Access to the historic park in particular could be enhanced.	?	Consider how access to the historic park could be enhanced.
8. GOOD URBAN DESIGN	The development provides an opportunity to seek a high quality design. The site is within the preferred area for tall buildings in the existing Tall Buildings SPD, although this document will be subject to review.	?	Consider suitability for tall buildings and a design approach to tall buildings
9. NATURAL ENVIRONMENT	The City Centre does not have any designations for nature conservation. Large scale redevelopment of the centre may offer opportunities for enhancing green infrastructure.	0/?	Consider opportunities for green infrastructure delivery
10. SUSTAINABLE USE OF NATURAL RESOURCES	Redevelopment offers potential to reuse minerals resources.	+/?	Consider a development requirement in policy to encourage recycling of waste in the development.

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
	++	++	++/?	?	++	+/?	?	?	0/?	+/?
City Centre Area of Opportunity	<p>The proposed allocation of the City Centre as an Area of Opportunity offers significant potential for a positive contribution to sustainable development in terms of building a strong competitive economy, the vitality of retail centres, sustainable transport and for delivering high quality homes. There is further potential for enhancements to climate change mitigation, community health through possible provision of additional facilities, green space and walking/ cycling networks and to enhancement of the historic environment. The achievability of these positive impacts which will be determined as the Plan progresses.</p>									

2. Cosham Opportunity Area

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	<p>It is uncertain whether employment floorspace will form a significant element within the broad area. Many of the buildings either are or were recently in employment use. Provision of employment uses would assist in diversification of the local economy. Construction within the broad area could provide opportunities for providing training and skills enhancement.</p> <p>There is telecommunications exchange equipment at the telephone exchange building on Northern Road on the site that will be expensive to remove or relocate and provision may need to be made within the Opportunity Area.</p>	+/+	Development principles should include provision of opportunities for training and skills enhancement. Development in the broad area should include an element of employment floorspace.
2. RETAIL CENTRE VITALITY	Significant new residential development would increase the population within easy walking distance of Cosham district centre. The new population would also be likely to support retail, leisure and employment development that occurs in the city centre.	++	
3. SUSTAINABLE TRANSPORT	All parts of the Opportunity Area are within easy level walking distance to Cosham High Street and adjoining services at the health and community centre. It is close to Cosham rail station and regular bus services run along Northern Road. Development in this location provides an opportunity to reduce car use.	++	

SA Objective	Assessment Comment	Effect	Issues to be Addressed
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	New development provides an opportunity to achieve a high level of sustainable design and energy efficiency. The Opportunity Area is in a sustainable location and so provides opportunities to reduce car use leading to lower CO2 emissions.	?	Development principles should include provision of measures to mitigate and adapt to climate change. Assessment of air quality impacts.
5. HIGH QUALITY HOMES	The potential scale of development provides a good opportunity to provide a range of housing types and tenures. The area to the north of Southampton Road provides one of the limited opportunities in the city for self build plots. Dwellings for older people would be suitable in this sustainable location. There are only a few existing dwellings within the Opportunity Area so replacement of poor quality housing stock is not a significant element.	++	Development principles should seek the provision of a range of housing types and tenures including an element of self build and retirement housing.
6. HEALTHY COMMUNITIES	Health and community services adjoin the Opportunity Area. There is potential to improve existing provision as part of a comprehensive redevelopment. The area is in a sustainable location with facilities in easy walking distance, supporting healthy lifestyles. Provision of open space is possible within the broad area. Design to reduce opportunities for crime will be possible as it will be new development	++	Development principles should include provision of open space, design to reduce crime and consideration of securing enhanced health and community facilities and services.
7. HISTORIC ENVIRONMENT	There are no historic townscape assets in this location.	~	
8. GOOD URBAN DESIGN	There is potential to encourage high quality urban design. Part of the area is located within the preferred locations for tall buildings in the existing Tall Buildings SPD although this will be subject to review.	+/?	Development principles should seek high quality design and allow for tall buildings within the preferred location for tall buildings.
9. NATURAL ENVIRONMENT	There is existing green space located at the community centre but there is an opportunity to provide additional green/open space. There are mature trees in the area to the north of Southampton Road and these should be protected as part of the green infrastructure for biodiversity.	+	Development principles should seek to retain and enhance existing trees and green infrastructure and provide for biodiversity.
10. SUSTAINABLE USE OF NATURAL RESOURCES	Any redevelopment would provide an opportunity to reuse construction waste. There is no impact on safeguarded minerals and waste infrastructure.	+	Development principles should support recycling of construction waste.

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
	?/+	++	++	?	++	++	~	+/?	+	+
Cosham Opportunity Area	<p>The Cosham Area of Opportunity will support a number of sustainability objectives through it's sustainable location close to Cosham district centre, the health and community centres and good rail and bus transport links. Development potential has been identified at a number of sites and these are included in the SHLAA. However, further potential is considered to exist within the broad area. Recommendations have been made in relation to the anticipated scale of development in this broad area to support the provision of a range of housing types and sizes and opportunities to provide health and community facilities including open space, as well as measures to mitigate and adapt to climate change and support the recycling of construction waste.</p>									

3. North End Opportunity Area

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	<p>The North End Opportunity Area has potential to accommodate mixed uses including employment floorspace.</p> <p>New retail and employment uses have potential to create local jobs. Also, construction could provide training and skills opportunities. New development therefore has potential to reduce deprivation.</p> <p>A mix of housing provision has the potential to assist in encouraging the diversification of the economy.</p>	+	Policy requirements should include potential for mixed uses.
2. RETAIL CENTRE VITALITY	<p>The North End opportunity Area encompasses North End District Centre and has Kingston Road District Centre adjacent to the southern boundary.</p> <p>New residents are likely to use the local shops, and so development will contribute to retail vitality.</p>	++	<p>The key issue is improving the retail attractiveness of the City Centre.</p> <p>The District Centres provide important local shops and services. Policy requirements should seek a diverse range of uses.</p>
3. SUSTAINABLE TRANSPORT	<p>The area has safe access to shops and services, and is on a key bus corridor with services every ten minutes. Public transport use is therefore an attractive means of travel.</p> <p>The area is located in an AQMA and further development could generate additional traffic leading to an increase air pollution.</p>	++	Policy requirements could include improvements and safety work to encourage safer cycling.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	High density development could encourage good standards of sustainability and possibly CHP. Development may lead to increases in greenhouse gas emissions, and exacerbate the existing air quality given the nearby AQMA. However Fratton is a sustainable location with good public transport. High standards of sustainable design (e.g. energy and water efficiency measures, SUDS, climate change adaptation measures and/ or renewable energy provision) will assist in minimising increases. Coastal and surface water flood risk is not a constraint in this location.	?	Set out policy requirements for sustainable design principles for high density development
5. HIGH QUALITY HOMES	There is potential to significantly contribute to the achievement of this objective through the provision of new homes. At this stage the mix of housing types and tenures and specific locations (in terms of the potential to replace existing poor quality stock) are unknown. There may be scope to replace some poor quality housing stock.	++	Development requirements should include references to good design quality and adequate space standards.
6. HEALTHY COMMUNITIES	Northend Opportunity Area has good access to health facilities, schools and a range of other facilities. The town centre is also a short distance away. Development in the area is unlikely to improve access to open space as the area is heavily urbanised. Stamshaw Recreation Ground provides the only large area of open space with play areas and tennis courts. It lies 800 metres away from the centre of Northend. Development in this area has some potential to reduce deprivation and provide local jobs. Good design has potential to reduce opportunities for crime.	+	
7. HISTORIC ENVIRONMENT	Northend Opportunity Area has no Conservation Areas. The Fountain Public House is a Grade II Listed building. Locally listed building include the Clarence Public House, Lloyds Bank, a former National Westminster Bank and a former cinema now the S2 Snooker Club. New development should look to enhance their settings.	?	
8. GOOD URBAN DESIGN	There is an opportunity to secure good design in new development. The area is not within the Area of Opportunity for Tall Buildings. However a larger piece of land assembly could provide an opportunity (eg where the M275 joins Kingston Crescent) for a key gateway development as a 10 storey building already exists in this location.	?	Policy requirements to seek tall buildings in appropriate locations.
9. NATURAL ENVIRONMENT	The area is heavily urbanised and has little ecological value. All the redevelopment will be on brownfield land. Open space in the area is limited.	-	Planning requirements could seek improvements in local ecology.

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
10. SUSTAINABLE USE OF NATURAL RESOURCES	New housing development will increase resource use and waste generation during construction. The scale of impact of the Opportunity Area could be reduced if secondary and recycled materials are used in construction. The site does not affect safeguarded minerals.					?	Standards for sustainable waste management including reuse of secondary and recycled mineral resources			
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Opportunity Area for Growth: 3 - North End	+	++	++	?	++	+	?	?/+	-	?
	Allocating North End for an area for further development and greater mix of uses is likely to positively contribute to sustainability objectives on the economy, the vitality of retail centre, the delivery of new homes and sustainable transport. However, increasing development in this location could have an adverse effect on the existing AQMA.									
	Similarly to Fratton Area of Opportunity, the centre is well located but there is a notable shortage of access to open space or green space. The recommendation is to consider opportunities the rationalisation of existing and additional for open space provision or green infrastructure. At this stage it isn't possible to assess the extent of the effect on sustainability objectives on quality urban design, tackling climate change and the sustainable uses of natural resources. It is therefore recommended that the Plan considers design principles and potential for tall buildings, the standards of sustainable design and the reuse of secondary and recycled mineral resources.									

4. Fratton Opportunity Area

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	The Fratton Broad Area of Opportunity is likely to provide a mix of uses, including employment floorspace. Fratton is a deprived area and new jobs from redevelopment opportunities could benefit local people including opportunities for training and skills. A variety in housing provided could assist in encouraging the diversification of the economy.	+	Ensure policy protects ground floor on main roads for retail and other employment uses.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
2. RETAIL CENTRE VITALITY	The Fratton Area of Opportunity includes Kingston Road Local Centre and Fratton District Centre. New development will increase the number of local residents who are likely to use the local shops, and so contribute to retail vitality.	++	Consider measures to improve the retail attractiveness of the centres.
3. SUSTAINABLE TRANSPORT	The area has safe access to shops and services and is focused on a key bus corridor with services every ten minutes and Fratton Railway Station. This should encourage public transport use. It also has a link to a good cycle route - east along the A2030 to Goldsmith Avenue and West to Canal Walk. This could encourage more cycling. The area from Fratton up to North End suffers from poor air quality (Kingston Road is designated as an AQMA) and extra development may increase traffic and emissions.	++	Consider including policy criteria to improve the cycle network and its safety
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	High density development could encourage good standards of sustainability and possibly CHP. Development may lead to increases in greenhouse gas emissions and exacerbate the existing air quality given the nearby AQMA. However Fratton is a sustainable location with good public transport. High standards of sustainable design (e.g. energy and water efficiency measures, SUDS, climate change adaptation measures and/ or renewable energy provision) would assist in minimising increases. Coastal and surface water flood risk is not an issue here	?	Set out policy requirements for sustainable design. Investigate impacts on air quality.
5. HIGH QUALITY HOMES	There is potential to significantly contribute to the achievement of this objective through the provision of new homes. At this stage the mix of housing types and tenures and specific locations (in terms of the potential to replace existing poor quality stock) are unknown. There may be scope to replace some poor quality housing stock.	++	Development requirements should consider high quality design and adequate space standards.
6. HEALTHY COMMUNITIES	The area has good access to health facilities and schools, and a range of other facilities. The Area of Opportunity is unlikely to improve access to open space as the area is heavily urbanised, although there are some small areas with children's play areas at Landport Adventure Playground and Holbrook Road, the area is generally deficient. Fratton is considered a deprived area and new development and potential jobs could benefit the area and reduce crime.	+/?	Establish the design principles needed to reduce crime Consider how access to green space can be improved

SA Objective	Assessment Comment	Effect	Issues to be Addressed
7. HISTORIC ENVIRONMENT	The Opportunity Area has no Conservation Areas, Listed or Locally Listed buildings. Outside the Area of Opportunity but nearby is the Locally Listed Penhale Infant School.	~	
8. GOOD URBAN DESIGN	There is an opportunity to secure good design within new developments. A small part of the site lies within the existing Area of Opportunity for Tall Buildings including the land currently occupied by ASDA and the 8-9 storey Venture Tower (currently mixed use with a planning application for student accommodation). There may be scope to consider other tall buildings in the area.	?	The review of the Tall Buildings SPD may need to consider amending the areas of opportunity within the Fratton Area of Opportunity
9. NATURAL ENVIRONMENT	The area is heavily urbanised and has no designations for nature conservation. All the redevelopment will be on brownfield land. Open space in the area is limited so unlikely to be lost to development but little current opportunities for enhancements	0/-	Consider policy requirements for additional Green Infrastructure or open space for higher density development e.g. pocket parks or play areas.
10. SUSTAINABLE USE OF NATURAL RESOURCES	New housing development will increase resource use and waste generation during construction. The scale of impact of the Opportunity Area could be reduced if secondary and recycled materials are used in construction.	?	Standards for sustainable waste management including reuse of secondary and recycled mineral resources

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Opportunity Area for Growth: 4 - Fratton	+	++	++	?	++	+/?	~	?	0/-	?
	<p>The proposed allocation of Fratton as an Area of Opportunity could encourage a greater diversity of uses which would help to support a number of sustainability objectives. The inclusion of new employment floorspace could benefit the local population and the Portsmouth economy overall. The provision of additional dwellings will contribute to meeting the diverse housing needs, include the potential for redevelopment of some of the older housing stock and will help support the district and local retail centres. In terms of sustainable transport, the centre is well served by public transport (including a train station), a cycle route and there are community facilities within walking distance.</p>									
	<p>Similarly to the North End Area of Opportunity, although the centre is well located, there is a notable shortage of access to open space or greenspace and the existing is of poor quality. The recommendation is to consider opportunities the rationalisation of existing and additional for open space provision or green infrastructure.</p>									
	<p>At this stage it isn't possible to assess the contribution to quality urban design, tackling climate change and the sustainable uses of natural resources, it is therefore recommended that the Plan considers the suitability for tall buildings throughout the centre, the standards of sustainable design and the reuse of secondary and recycled mineral resources.</p>									

5. Somerstown Opportunity Area

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	It is uncertain whether new employment floorspace will form a significant element within the broad area. Provision of employment uses will assist in diversification of the local economy. Construction within the broad area could provide opportunities for providing training and skills enhancement.	+/+	Development principles should include provision of opportunities for training and skills enhancement. Development in the broad area should include an element of employment floorspace.
2. RETAIL CENTRE VITALITY	Significant new residential development would increase the population within easy walking distance of Portsmouth City Centre and Southsea Town Centre. The new population would also be likely to support retail, leisure and employment development that occurs in both.	++	Consider walking and cycling routes to city and town centres.

SA Objective	Assessment Comment	Effect	Issues to be Addressed
3. SUSTAINABLE TRANSPORT	All parts of the broad area are within easy level walking distance to Portsmouth City Centre and nearby services, including the Somerstown Community Hub. The area is close to Portsmouth and Southsea train station. The impact upon air quality is yet to be determined.	+/?	Air quality issues and impacts to be determined.
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	New development in the Area of Opportunity provides an opportunity to achieve a high level of sustainable design and energy efficiency. The Area of Opportunity is in a sustainable location and so provides opportunities to reduce car use leading to lower CO2 emissions.	?/+	Development principles should include provision of measures to mitigate and adapt to climate change.
5. HIGH QUALITY HOMES	The potential scale of development in this Area of Opportunity provides a good opportunity to provide a range of housing types and tenures.	++	Development principles should seek the provision of a range of housing types and tenures including specialist housing types.
6. HEALTHY COMMUNITIES	Heath and community facilities exist within the broad area, including the Somerstown Community hub. The area is in a sustainable location with facilities in easy walking distance, supporting healthy lifestyles. Enhanced access to open space is possible within the broad area. Design to reduce opportunities for crime will be possible as it will be new development	++	Development principles should include access to open space, design to reduce crime and consideration of securing enhanced health and community facilities and services.
7. HISTORIC ENVIRONMENT	There are a couple Grade II Listed buildings/features and a number of locally listed buildings in the area.	?	Consider potential for productive use of all historic buildings.
8. GOOD URBAN DESIGN	There is potential to encourage high quality urban design. Part of the area falls within the tall buildings opportunity area in the existing Tall Buildings SPD, although this document will be subject to review. The broad area therefore provides potential to provide additional tall buildings.	?	Development principles should seek high quality design and allow for tall buildings within the preferred location for tall buildings.
9. NATURAL ENVIRONMENT	Area does not current contain any designated nature conservation assets important for ecology. There is existing green space located within the Area of Opportunity and some potential development may improve access to open space.	?/+	Development principles should seek to retain and enhance existing trees and green infrastructure.
10. SUSTAINABLE USE OF NATURAL RESOURCES	Development provides an opportunity to reuse construction waste as there are existing buildings. There is no impact on safeguarded minerals and waste infrastructure.	?	Development principles should support recycling of construction waste.

Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Opportunity Area for Growth: 5 - Somerstown	?/+	++	+ / ?	?/+	++	++	?	?	?/+	?
Somerstown Opportunity Area is located close to Portsmouth City Centre and therefore is a relatively sustainable location with access to local services and public transport links. Development potential has been identified at a number of sites and further potential is considered to exist within the area. The scale of development will support the provision of a range of housing types and sizes and opportunities to improve the public realm.										

6. The Seafront Opportunity Area

SA Objective	Assessment Comment	Effect	Issues to be Addressed
1. STRONG, COMPETITIVE ECONOMY	This Area of Opportunity would contribute to enhancing tourism through the provision of new or redeveloped leisure and tourism uses including small scale cafes and restaurants and improved access. Strengthening this sector of the economy could aid it's overall diversification in Portsmouth.	+	Ensuring the development of new tourism related facilities does not adversely affect the character and openness of the area
2. RETAIL CENTRE VITALITY	Increasing or improving the tourism appeal of the seafront is likely to benefit the nearby Southsea Town Centre and help to ensure its on-going vitality.	++	
3. SUSTAINABLE TRANSPORT	The area has good access to the Southsea Town Centre shop and services and leisure/ café facilities along the seafront and common. The general area is connected by bus to other parts of the city and by ferry and hovercraft services to the Isle of Wight and Europe. However, sustainable transport options could be improved and there is extensive surface car parking around, and in some areas on, the common, which doesn't encourage the use of other modes of transport.	+/-	Consider if a Park and Ride stop at the seafront is viable (e.g. Clarence Pier car park)

SA Objective	Assessment Comment	Effect	Issues to be Addressed
4. CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	<p>The broad Opportunity Area falls within two separate Flood Cells: Flood Cell 1 Southsea - one of two priority areas for flood defence. Work on improving the defences will begin in 2018 and continue until 2024/25. Flood Cell 2 Fraser Battery - Any new development within this cell will be expected to provide or contribute towards flood defences.</p> <p>The location, in terms of both its prominence of a tourism attraction and the potential for flood risk, would present a good opportunity for exemplar new or retrofitted sustainable design and climate change adaptation.</p> <p>Any development would need to take account of the area's vulnerability to flooding and the impacts of climate change.</p>	+/?	Consideration of the flood management and climate change adaption principles/ standards for the Opportunity Area
5. HIGH QUALITY HOMES	Any new housing development will need to be suitable for Flood Zones 2 and 3 and/ or with sufficient flood mitigation. Flood risk may restrict the extent and density of new development in the Opportunity Area, particularly within Flood Cell 2 at the eastern end of the Opportunity Area where the only potential development sites for housing within the Opportunity Area have been identified. The range or type of housing that would be provided is currently unknown. The potential housing sites are on brownfield land but not in residential use so this allocation would not replace poor quality housing stock.	?	
6. HEALTHY COMMUNITIES	Promotion and enhancement of the seafront and the large open space in the city should improve access to this community asset, which in turn could benefit deprived communities. New developments, including any access routes, should be designed to reduce crime and the fear of crime.	++	Crime reduction principles for leisure and tourism
7. HISTORIC ENVIRONMENT	The Opportunity Area contains and is adjacent to a significant amount of historic and cultural assets including 10 Scheduled Monuments, over 50 Grade I and II List Buildings/ features and a number of Locally Listed buildings and features. The form, exact location and design of new developments could either enhance or detract from these assets and/or their settings and accessibility. However, if developed appropriately, there is significant potential for provided increased access, understanding and enjoyment of the historic environment.	?	

SA Objective	Assessment Comment					Effect	Issues to be Addressed			
8. GOOD URBAN DESIGN	While the design details are unknown at this stage, they should be of the highest standards to in reflection of it's existing high value character and to enhance its leisure and tourism appeal.					?	The design approach should reflect the other SA objectives related to heritage, the natural environment and the reuse of natural resources.			
9. NATURAL ENVIRONMENT	Sites at Southsea Common, the Esplanade and at Eastney are important for Brent Geese and Waders. Any increase in development could affect the openness of the common and seafront area or it's biodiversity interests. However, the only current proposals for significant development proposals on brownfield sites towards at the eastern end of the seafront area where the impact of the common and local ecology would be more limited.					-	Consider policy requirements to preserve the open nature of public spaces and wildlife habitats			
10. SUSTAINABLE USE OF NATURAL RESOURCES	There could be potential to utilise or reuse natural resources in the maintenance or creation of the common, green infrastructure networks or access routes, as well as in the construction of new development.					?	Development principles should support recycling of construction waste.			
Assessment Summary										
Sustainability Appraisal Objectives →	1. Strong, competitive economy	2. Retail centre vitality	3. Sustainable transport	4. Climate change, flooding and coastal change	5. High quality homes	6. Healthy communities	7. Historic townscape	8. Good urban design	9. Natural environment	10. Sustainable use of natural resources
Draft Local Plan Issues and Options ↓										
Opportunity Area for Growth: 6 - Seafront	+	++	+/-	+/?	?	++	?	?	-	?
	This proposed Area of Opportunity would support the tourism sector of Portsmouth's economy and benefit the vitality of the nearby Southsea Town Centre. There are some limited opportunities for additional dwellings at the eastern end of the area which lie within Flood Cell 2 and would be required to contribute towards flood defences. Given the high concentration of heritage assets in and adjacent to the Area of Opportunity, there is high potential for improving access and enjoyment of the area's heritage but this would depend upon the form, exact location and the design principles for proposed development.									
	Sites at Southsea Common, the Esplanade and at Eastney are important for Brent Geese and Waders and any increases in development are likely to negatively impact upon these biodiversity interests, the openness of the common and/ or seafront area.									
A direct link to the City's Park and Ride service would help meet sustainable transport objectives. There are opportunities to utilise or reuse natural resources for the maintenance of assets such as the common, green infrastructure networks and access routes as well as in the construction of new development.										

9. Conclusion and Recommendations

This report presents the initial appraisal of the Portsmouth Local Plan Issues and Options Consultation Document. It has considered the draft Objectives, key planning issues and options for the future growth, which together give an initial indication of the proposed spatial distribution and/ or quantities of development in Portsmouth up to 2034. The results of the appraisal will help to inform the development and refinement of the Preferred Options for the draft Local Plan.

It is considered that the majority of the draft Portsmouth Local Plan Objectives are compatible and closely aligned with those of the Interim Sustainable Appraisal; all of the SA objectives are supported by at least one or more of the draft Local Plan Objectives. The SA has two more objectives than the draft Local Plan, on climate change, flooding and coastal change (Objective 4) and the sustainable use of natural resources (SA Objective 10). These issues were also found to be the least compatible aspects with the draft Local Plan Objectives at present. It is recommended that the Portsmouth Local Plan should seek to include these aspects in its own objectives, or as a separate objective(s), to fully incorporate the aims and the scope of the SA.

In the appraisal of the proposed Options, there were two instances where the Plan Options *could* lead to 'significant negative effects' on the achievement of particular SA Objectives. These are set out in Table 3. These Options, if taken forward to the 'Preferred Options stage, would require careful consideration, adequate mitigation and monitoring proposals and possibly further investigation and assessment.

The appraisal also identified a number 'issues to be addressed', arising from key planning issues, uncertainties where the Options could not be fully appraised against all of the SA Objectives. These identified issues should be taken account of the development of the Local Plan. The key recurring and main site specific issues have been summarised in the Table 4 on the following page.

Table 3: Potential Significant Negative Effects of draft Options

Option	Potential Significant Effect --	Issues to be Addressed
Housing Target Options: HT1b - Objectively Assessed Housing Need to 2034 - 17,020	Increasing (HT1a), or maximising (HT1b) the number of new dwellings could place considerable pressures upon the local environment and will place burdens upon the green infrastructure and open spaces in the city.	The range and proportions of housing types to meet the diverse needs of the city. The capacity of the city to accommodate the proposed levels of housing
St James Hospital and Langstone Campus	The area of St James is noted for its woodland setting created by former patients at the hospital. Further development at the site creates a risk to the future retention of the trees. The Langstone part is likely to develop brownfield land or re-use existing buildings. The HRA Screening Assessment on the Local Plan and the Milton Neighbourhood Plan believes there is a risk to the area of the Portsmouth Harbour Special Protection Area. However Milton Common Local Nature Reserve has been identified as a potential Suitable Alternative Natural Greenspace (SANG), subject to enhancements to encourage its use by	Potential effects on the Langstone Harbour Ramsar site and possible mitigation Protection of the mature trees and parkland setting at St James.

	residents from new housing at Milton and Langstone and help reduce potential impacts on the Langstone Harbour Special Protection Area.	
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Table 4: Policy Issues for the Local Plan

Options/ Topics	Issues to consider
Housing/ Employment/ Retail	<ul style="list-style-type: none"> • Training and skills opportunities in construction • Developer contribution priorities for major development. E.g: <ul style="list-style-type: none"> ◦ Provision of, and/or improving access to, open space and green infrastructure for major development ◦ Community facilities/ services • Principles for sustainable waste management for regeneration and new development • Minimum standards of sustainable design inc. water efficiency • Encouraging employment uses at upper floor levels in primary retail frontages and within the secondary retail frontages/ broad area of search • Climate change adaption and mitigation measures
Specific Housing Requirements	<ul style="list-style-type: none"> • Range and proportions of housing types to meet the diverse needs of the city • Criteria for specialist housing types (inc. HMOs and student accommodation) and site suitability • Integration of community facilities for specialist houses (mix of uses) • Mix of housing in high density areas
Heritage and Urban Design	<ul style="list-style-type: none"> • Prioritisation of heritage assets for enhancement • Scope and detail of the heritage and design principles for new development in proximity to heritage assets and their settings. • Approach to transport infrastructure and the urban realm • Approach to Tall Buildings and high density development • Design approach to crime/ fear of crime
Natural Environment; Open Space; Health and Well Being; Tourism	<ul style="list-style-type: none"> • Enhancement of local ecology and green spaces. • Assessment of proposed growth levels on air quality and the impacts human health and European sites. • Mitigation measures to protect local ecology and open space from proposed infrastructure/ development growth • Suitable mix of land uses to promote tourism, especially in the City Centre. • Seeking a balance between access to greenspaces and protecting ecological interests • Promote/ integrating/ enabling walking and cycling to key facilities • Sustainable use of natural resources
Moving Around the City	<ul style="list-style-type: none"> • Enhance public transport connection to areas where facilities are concentrated. • Adding or enhancing sustainable transport links to the seafront
Tipner	<ul style="list-style-type: none"> • Walkable links to shops and facilities • New public transport and sustainable transport links. • developer requirement to contribute towards flood defences • Development requirement in policy to provide for a full range of housing types and sizes. • Provide links to open space at Horsea. • Requirements for enhancement and reuse of existing historic assets on site. • Suitability for tall buildings

	<ul style="list-style-type: none"> • Requirement to provide for measures to offset impacts on Brent Geese and Waders. • Open space • Possible prior extraction of safeguarded mineral resources
Port Solent & Horsea Island	<ul style="list-style-type: none"> • Walkable links to shops and facilities, Tipner and open space • Measures to offset the impact on Brent Geese and Waders.
St James Hospital and Langstone Campus	<ul style="list-style-type: none"> • Sustainable transport improvements • SUDS to address surface water management at this site. • Balance between improving access to open space balanced with the protection of the Langston Harbour habitat • Site specific approach to heritage assets. • Assessment of potential impacts on Langstone Harbour Ramsar sites and potential mitigation measures • Protection of the mature trees and parkland setting of St James's Hospital grounds
Lakeside	<ul style="list-style-type: none"> • Additional sustainable transport links, including direct services to the City Centre, Gunwharf and the other nearby proposed strategic development sites • Links to the new Horsea Country Park • Approach to tall buildings • Protection of the existing landscaped setting of the business park
Portsmouth City Centre	<ul style="list-style-type: none"> • The appropriate proportions and mixes of uses between retail, leisure, employment and residential. • New pedestrian links / priority for pedestrians and cyclists • Investigate net impact on air quality • Adaptation measures to adapt to climate change including surface permeability. • Consider a requirement for district heating or other lower carbon energy system. • Provide for a full range of housing types and sizes. • Layout to reduce crime and the fear of crime. • Enhancing access to the historic park. • Suitability for tall buildings
Cosham	<ul style="list-style-type: none"> • Include an element of employment floorspace. • Provision of a range of housing types and tenures including an element of self build and retirement housing. • High quality design and allow for tall buildings within the preferred location for tall buildings. • Retain and enhance existing trees and green infrastructure and provide for biodiversity.
North End	<ul style="list-style-type: none"> • Policy requirements should include potential for mixed uses. • Road safety improvements to encourage cycling. • Sustainable design principles for high density development • Tall buildings in appropriate locations. • Improvements in local ecology/ green space
Fratton	<ul style="list-style-type: none"> • Ground floor retail and other employment uses on key street frontages • Cycle network and safety improvements • Improve access to green space • Review of the areas suitable for tall buildings • Additional Green Infrastructure or open space for higher density development e.g. pocket parks or play areas.
Somertown	<ul style="list-style-type: none"> • Include an element of employment floorspace.

	<ul style="list-style-type: none"> • Walking and cycling routes to city and town centres. • Air quality issues and impacts to be determined. • Provision of a range of housing types and tenures including specialist housing types. • Enhancement of historic buildings. • Retain and enhance existing trees and green infrastructure.
The Seafront	<ul style="list-style-type: none"> • Ensuring the new tourism related facilities does not adversely affect the character and openness of the area • Extension of Park and Ride service to the seafront • Flood management and climate change adaption principles.

10. Next Steps

Consultation comments received on the Portsmouth Local Plan Issues and Options document (July 2017) and this document will be considered, reported on and used to help shape the next drafts of both documents. A draft SA on the Council's 'Preferred Options' will then be prepared to accompany their publication.

A full SA Report on the final draft of the Local Plan will then be prepared and consulted upon. The final step is to appraise any significant changes to the Local Plan following consultation.

Monitoring

Monitoring is a requirement of the SEA Directive to establish how the *significant* sustainability effects of implementing the Local Plan will be monitored. Monitoring should focus on:

- Significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage is caused.
- Significant effects where there was uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be undertaken; and/ or
- Where there is the potential for effects to occur on sensitive environmental receptors.

At this early stage in the development of the Local Plan and SA it is considered premature to identify proposed monitoring indicators as the preferred Local Plan Options are yet to be selected. The selection of the final indicators that comprise the monitoring framework for the Portsmouth Local Plan will partly be informed by understanding of its key sustainability effects as they become clearer throughout the process. The monitoring framework will be finalised in the Post Adoption Statement.

Appendix A: Key Sustainability Issues in Portsmouth

Topics	Key Issues
Economy	<ul style="list-style-type: none"> • A supply of land to establish fledgling businesses and grow the existing ones. • Supporting a rise in GVA while also creating a more diverse employment market to create a balanced economy. • Providing suitable water frontage sites to support the marine sector. • Ensuring protection of land to provide a range of locations for new businesses, including small start-ups. • Making provision for new facilities for the tourism and visitor economy as well as hotels and conference centres. • Sixteen areas within the city are deprived and a stronger economy provides more opportunities to work. • Supporting infrastructure is needed to support further growth in the city.
Retail centres	<ul style="list-style-type: none"> • Ensuring the city centre achieves a mixture of retail, leisure, cultural and evening economy facilities. • Seeing the city centre become a residential and office location to support its diversification. • Adapting to compliment the role of internet shopping. • Allowing Gunwharf to maintain its role for factory outlet retailing to complement the city centre. • Supporting Southsea shopping centre. • Reviewing and supporting the District and Local Centres in Portsmouth. • Creating more office space in the city centre to support its regeneration.
Transport	<ul style="list-style-type: none"> • Ensuring the city centre achieves a mixture of retail, leisure, cultural and evening economy facilities. • Seeing the city centre become a residential and office location to support its diversification. • Adapting to compliment the role of internet shopping. • Allowing Gunwharf to maintain its role for factory outlet retailing to complement the city centre. • Supporting Southsea shopping centre. • Reviewing and supporting the District and Local Centres in Portsmouth. • Creating more office space in the city centre to support its regeneration.
Climate change and Flooding	<ul style="list-style-type: none"> • Reducing greenhouses gases • Reducing flood risk to new and existing development • Balancing provision of new defences with the tourist and visitor appeal of the promenade and seafront • Use of Sustainable Urban Drainage Systems in the city where appropriate • Avoiding coastal squeeze or creating new saltwater habitats to replace those lost where possible • Achieving high environmental standards on all new buildings, especially in the city centre
Housing	<ul style="list-style-type: none"> • The housing shortage and the need for affordable, starter homes, provision of self-build plots and the private rented sector. • The need for more family homes, and providing dwellings with sufficient space for storage. • Re-use of brownfield land and problems with decontamination affecting the viability.

	<ul style="list-style-type: none"> • Housing for the disabled, the ageing population, young people, graduates and families. • High concentrations of HMOs presenting a challenge to the future sustainability of many of our city's communities.
Healthy Communities	<ul style="list-style-type: none"> • The high levels of deprivation and the prevalence of poor health and unemployment associated with it. • Improving accessibility to surgeries. • High levels of obesity and the need to get the population more active. • To design out crime. • Energy efficiency and fuel poverty in the existing stock. • The rising amount of dementia as the population ages, together with health care issues for the elderly. • Ensuring access to good quality greenspace.
Heritage	<ul style="list-style-type: none"> • Protecting and enhancing the historic environment and cultural townscape. • Encouraging retention of the historic heritage buildings and their reuse. • The careful siting of tall buildings in the context of placemaking. • Increased access to and understanding and enjoyment of the historic environment
Urban Design	<ul style="list-style-type: none"> • To ensure higher and bespoke standards of design that provide high quality place making. • To create a compact city with contemporary design and lifestyles. • To create rooftop gardens and green roofs for biodiversity in the city centre. • Creating connections that encourage walking and cycling and a modal shift.
Natural Environment	<ul style="list-style-type: none"> • Ensuring sufficient greenspace in Portsmouth to meet a range of needs from informal recreation to organised sports. • Protect and enhance the Solent European Marine Sites. • Protecting the Sites of Special Scientific Interest and improving them. • Providing a network of Local Wildlife Sites (SINCs) to encourage biodiversity throughout the city. • Mitigation and creation of Suitable Alternative Natural Greenspace (SANGs). • Water quality in Portsmouth and Langstone Harbour.
Natural Resources	<ul style="list-style-type: none"> • To consider waste as a resource along other planning priorities. • Support the ambition of a 'zero waste' economy for Portsmouth. • Ensure sufficient WWTW capacity by keeping local facilities under review. • The need to monitor the availability of the safeguarded land at HM Naval Base and commercial docks. • Encourage the production of secondary and recycled aggregates. • Ensure safeguarded mineral resources and minerals and waste infrastructure are protected from incompatible uses.

Appendix B: The SA Framework

The draft Scoping Report developed a framework for the appraisal of the Plan based on the data collected on sustainability topics and the identified key issues. It contains the Sustainability Appraisal objectives and a number of sub criteria per topic. The framework includes an indicator for each assessment criteria to ensure the selected criteria are quantifiable and that sustainability effects can be measured and monitored at a later stage.

SA Objectives & Themes	Assessment Criteria	Potential Indicators
SA-1. Building a strong, competitive economy in Portsmouth <i>Population</i> <i>Human health</i>	<ul style="list-style-type: none"> Will it provide new employment floorspace? Will it tackle income/employment deprivation and promote social equity? Will it help with diversification of the economy? Will it provide learning, training and skills? Will it support tourism? 	<ul style="list-style-type: none"> Amount of new employment floorspace Amount of vacant employment space Reduction in unemployment levels Employment per economic sector Improvement in educational attainments Amount of visitor spend Business start ups
SA-2. Ensuring the vitality of the city centre and other retail centres in Portsmouth <i>Population</i> <i>Human Health</i> <i>Material Assets</i>	<ul style="list-style-type: none"> Will it contribute to the vitality of District and Local Centres? Will it create new retail/leisure/employment/housing/ office development in the city centre? 	<ul style="list-style-type: none"> New retail/leisure/office development in the centres Change in Portsmouth's position in the national retail rankings Reduction in retail vacancy rates in the city centre and other key centres
SA-3. Promoting sustainable transport in Portsmouth <i>Air</i> <i>Climatic Factors</i> <i>Human Health</i> <i>Population</i>	<ul style="list-style-type: none"> Will it have easy and safe access from homes to shops and services? Will it reduce air pollution? Will it encourage walking and cycling to create a healthier city? Will it encourage public transport? 	<ul style="list-style-type: none"> Achieving a modal shift and decrease in commuter car use in the city Decrease in amount of and/or severity of AQMAs Increase in new cycle routes

SA Objectives & Themes	Assessment Criteria	Potential Indicators
SA- 4. To tackle climate change, flooding and coastal change in Portsmouth <i>Population</i> <i>Human Health</i> <i>Climatic factors</i> <i>Water</i> <i>Material Assets</i>	<ul style="list-style-type: none"> Will it include climate change mitigation or adaptation measures? Will it contribute to coastal flood risk mitigation measures? Will it include surface water management and/or water consumption and efficiency measures? 	<ul style="list-style-type: none"> Decrease in Portsmouth's greenhouse gas emissions Planning applications approved in accordance with climate change mitigation or adaptation related policies Achievement of BREEAM Excellent Progress on flood defences being built No change or reduction in the level of water stress
SA-5. Delivering high quality homes in Portsmouth <i>Population</i> <i>Human Health</i> <i>Material Assets</i>	<ul style="list-style-type: none"> Will it provide homes to meet the diverse housing needs of the city? Will the needs of the ageing population be taken account of? Will this help replace poor quality housing stock? Does it provide homes that meet minimum space standards? 	<ul style="list-style-type: none"> Proportions of housing types Amount of homes suitable for or capable of adaptation to elderly/disabled use Redevelopment or improvements/upgrading old housing stock Amount of homes that meet or exceed the minimum space standards
SA-6. To promote healthy communities <i>Air</i> <i>Human Health</i> <i>Population</i>	<ul style="list-style-type: none"> Will it have/improve access to health and community facilities and other services? Will it improve access to open space and/or healthy lifestyles? Will it benefit deprived communities? Will it help reduce crime? 	<ul style="list-style-type: none"> Distance to facilities The amount of super output areas in Portsmouth The amount of residents classified as obese or excess weight New layouts designed to Design Out Crime standards
SA-7. Conserving and enhancing the historic townscape <i>Cultural Heritage</i> <i>Material Assets</i>	<ul style="list-style-type: none"> Will it protect and enhance the historic/ cultural townscape and assets? Will it provide for increased access to and understanding and enjoyment of the historic environment? 	<ul style="list-style-type: none"> The number and proportion of heritage assets and Conservation Areas on the Historic England Heritage at Risk Register Buildings of historic interest given a new use/restored
SA-8. Requiring good urban design in Portsmouth	<ul style="list-style-type: none"> Will it secure good urban design? Is it a tall building outside the 'Areas of Opportunity'? 	<ul style="list-style-type: none"> The amount of Planning Applications refused on urban design terms

SA Objectives & Themes	Assessment Criteria	Potential Indicators
<i>Human Health</i> <i>Material Assets</i>		<ul style="list-style-type: none"> • The amount of tall buildings refused for being outside the areas of opportunity for tall buildings • Any new developments winning an urban design award
SA-9. Conserving and enhancing the natural environment in Portsmouth <i>Biodiversity</i> <i>Fauna</i> <i>Flora</i> <i>Material Assets</i> <i>Landscape</i> <i>Soil</i> <i>Water</i>	<ul style="list-style-type: none"> • Will it protect and/or enhance the local ecological systems? • Will it protect and/or enhance green infrastructure and/ or open spaces in the city? 	<ul style="list-style-type: none"> • Loss of greenspace/increase in greenspace • Condition of SPAs and SSSIs in Portsmouth • Any schemes to enhance biodiversity • Creation of pocket parks on schemes of 50 plus homes
SA-10. Facilitating the sustainable use of natural resources in Portsmouth <i>Human Health</i> <i>Climatic factors</i> <i>Population</i> <i>Landscape</i>	<ul style="list-style-type: none"> • Will it contribute to reducing waste generation and/ or diverting waste from landfill? • Will it contribute to the reuse/ recycling of minerals resources? • Will it avoid unnecessarily sterilisation of safeguarded minerals and waste infrastructure or mineral resources, or encroachment from incompatible land uses? 	<ul style="list-style-type: none"> • Arisings, treatment and movement of waste • Secondary and recycled aggregate capacity/ sales • Planning applications granted contrary to an objection from HCC on minerals and waste infrastructure or mineral resource safeguarding grounds

Appendix C: Options in the Portsmouth Local Plan Issues and Options Paper

All Option appraised in this report.

Issue	Options
Local Plan Objectives (O)	<p>O1. To provide a range of housing in locations where people want to live</p> <p>O2. To develop a successful and diverse economy with employment opportunities for all</p> <p>O3. To promote the viability and vitality of the city centre, Southsea town centre and other smaller centres in the city</p> <p>O4. To protect and enhance the historic character, arts and culture of Portsmouth</p> <p>O5. To provide supporting infrastructure for Portsmouth's residents, businesses and visitors</p> <p>O6. To support the health and wellbeing of residents by providing access to health care, protecting/ enhancing open spaces, providing sports and leisure opportunities, reducing air pollution and providing for biodiversity</p> <p>O7. To make Portsmouth accessible with a range of sustainable and integrated travel options</p> <p>O8. To provide high quality design and an attractive, sustainable and safe city</p>
Affordable Housing (AH)	<p>AH1a. Follow NPPF policy and seek affordable housing on sites of 10 or more dwellings</p> <p>AH1b. Follow NPPF policy with levels and types of affordable housing depending on housing need and viability of development</p>
Specific Housing Needs (SH)	<p>SH1a. Require strategic development sites to include a range of housing including starter homes, self build, housing for older people and supported housing.</p> <p>SH1b. Allocate individual smaller sites for specific housing needs</p> <p>SH1c. A criteria based policy for meeting specific housing needs</p>
Sites for Travelling Communities (TC)	<p>TC1a. Allocate a specific site where a need is identified</p> <p>TC1b. Include a criteria based policy in the Local Plan</p>
Houses in Multiple Occupation (HMO)	<p>HMO1a. Continue the approach of restricting houses in multiple occupation.</p> <p>HMO1b. Remove restrictions to houses in multiple occupation to maximise accommodation in the city.</p> <p>HMO1c: Increase restrictions on new HMOs in all or parts of the city.</p>
Student Accommodation (SU)	<p>SU1a. Continue the current monitored but unrestricted approach to the quantity of student accommodation.</p>
Local Economy (LE)	<p>LE1. Continue to protect land for employment use and seek redevelopment and renewal of the employment sites to provide additional floorspace or a higher quality accommodation.</p> <p>LE2. Focus significant new employment opportunities on:</p> <ul style="list-style-type: none"> • Portsmouth City Centre for new office uses • Tipner and Horsea island for marine related activities. • BAR Racing - The Camber, Port Solent Quay Trafalgar Wharf and Portsmouth International Port as waterfront sites of sub regional significance to be protected for continued employment use, particularly for activities supporting the marine and maritime sector. • Lakeside North Harbour for future office uses. • The Naval Base may provide further employment provision over the

Issue	Options
	Plan period but further discussion is needed with the Ministry of Defence to identify the scale and location of potential future opportunities
Retail (R)	R1. Maintain the structure and/ or centres in the existing retail hierarchy. R2a. Relax existing policy on city, town, district centres to provide greater diversity in secondary frontages including residential, employment, cultural and leisure activities and review centre boundaries. R2b. Keep current boundaries for city, town, district and local centres and retain existing primary and secondary retail frontages
Tourism (T)	T1. Retain current approach in the Local Plan to enhance the tourist and cultural sector.
Health and Well Being (HW)	HW1. Seek to enhance health and well being through new development in Portsmouth
Open space, sports and playing pitches (OS)	OS1a. Retain current approach in the Local Plan to retain green infrastructure, including the Fratton Park/southern Rodney Road for use as a football stadium. OS1b. Seek to extend the green infrastructure network in Portsmouth. OS2. Provide additional capacity for built sports facilities in the city
Natural Environment (NE)	NE1. Define the different levels of protection that will be given to spaces depending on their importance for biodiversity.
Heritage (H)	H1. No change to the approach to conserve and where possible enhance the city's heritage assets.
Tall Buildings (TB)	TB1a. Continue the current approach to discourage tall buildings outside of defined locations. TB1b. Actively encourage tall buildings in new locations across the city.
Density of Development (DD)	DD1. Follow NPPF and seek higher residential densities in areas of high accessibility
Transport (TR)	<p>TR1a. Transport Infrastructure provision Seek transport schemes to support the development planned to take place.</p> <ol style="list-style-type: none"> South East Hampshire Bus Rapid Transit future phases including; <ol style="list-style-type: none"> Fareham to Queen Alexandra Hospital (QAH) in Portsmouth (three routes); Clanfield/Waterlooville to Portsmouth/ Southsea (two routes); Havant to Portsmouth (three routes); Tipner to Horsea Island Bridge linking sites in Tipner and Horsea Island allowing buses, cyclists and pedestrians access between Tipner West and Horsea Island East, the new country park, Port Solent and beyond. Cars could only access the business space created in Horsea Island East. City centre road improvements to improve capacity. Park and ride expansion to create additional capacity. Improved rail service to London. Improved rail journey time between Portsmouth and Southampton. Smart Motorways to improve the M27 links to Southampton and intermediate towns <p>TR1b. Supplement transport infrastructure with transport congestion measures</p> <ol style="list-style-type: none"> Supplement with other measures to address transport congestion in Portsmouth including: A comprehensive electric vehicle charging network across the city for residents, businesses and visitors. Marketing and behaviour change activity to support infrastructure schemes and generate mode shift.

Issue	Options
	iv. Public realm improvements to improve the environment and quality of place for those travel through areas giving priority to pedestrians and cyclists over motorised vehicles. v. Road safety education and enforcement campaigns and activities at targeted modes and groups. vi. Working with stakeholders to identify the best solutions and for collaborative delivery where appropriate. vii. A network of continuous cycle infrastructure throughout the city for both strategic and local journeys, confident and beginner cyclists. viii. Redevelopment of Portsmouth and Southsea, and the Harbour Stations.
Space and Environmental standards (SES)	SES1. Pursue nationally prescribed internal space standards SES2. Seek to deliver a significant proportion of homes which can be adapted to meet different accessibility standards SES3. Seek higher standards for water efficiency than the minimum building regulation requirements
Strategic Growth: Housing Targets (HT)	HT1a. PUSH Spatial Strategy: Position Statement to 2034 - 14,560 HT1b. Objectively Assessed Housing need to 2034 - 17,020
Strategic Growth: Employment Targets (ET)	ET1a. PUSH Spatial Strategy: Position Statement to 2034 - 120,000 sqm ET1b. Selective release of employment sites for residential development - 100,000sqm
Strategic Growth: Retail Targets	RT1. Focus new comparison (non-convenience goods) retail floorspace requirement in the city centre.
Strategic Growth Sites (SG)	SG1. Tipner SG2. Solent and Horsea Island SG3. St James Hospital and Langstone Campus SG4. Lakeside North Harbour
Opportunity Areas for Growth (OA)	OA1. Portsmouth City Centre OA2. Cosham OA3. North End OA4. Fratton OA5. Somerstown OA6. The Seafront