

Annual Monitoring Report 2017

Covering the period 1 April 2016 - 31 March 2017

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1. Introduction

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

Monitoring Framework

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

Structure of the monitoring report

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

- Infrastructure & community benefit

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

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

2. Progress on preparing a planning policy framework

Key monitoring news in this section

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

Progress against the Local Development Scheme

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

Statement of Community Involvement

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

The Portsmouth Plan Review

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

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

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

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

HMO Supplementary Planning Document (SPD)

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

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

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

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

The Duty to Cooperate

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

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

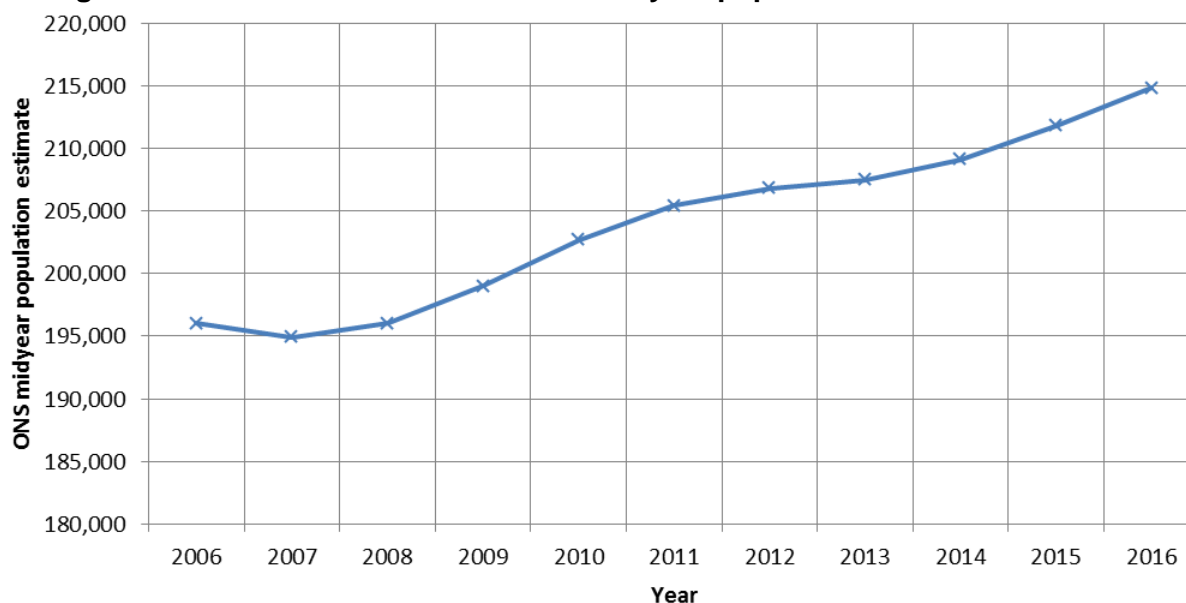
- 2.12.** During the monitoring period, several pieces of monitoring work were undertaken through PUSH in order to gather information for the preparation of the Local Plan; this included technical work looking into water quality and treatment, as well as air quality and transport issues.
- 2.13.** The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

3. Portsmouth in 2016 and 2017 - census snapshot

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

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

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



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

4. Effectiveness of Portsmouth planning policies

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

Key monitoring news in this section

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

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

Tipner and Horsea Island (policies PCS1 and PCS3)

4.1.2. Previous progress on the sites includes:

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

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

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

During this monitoring period:

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

Port Solent & Horsea Island (policies PCS2 and PCS3)

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

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

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

Portsmouth City Centre (policy PCS4)

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

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

During this monitoring period:

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

The Hard Interchange

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

During this monitoring period:

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

Lakeside Business Park (Policy PCS5)

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

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

During this monitoring period:

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

Southsea Town Centre (Area Action Plan)

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

Somerstown & North Southsea

4.1.16. Progress on this area in previous years includes:

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

The Seafront

4.1.17. Progress on the seafront in previous years includes:

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

During this monitoring period:

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

Fratton Park

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

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

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

4.2. Design, townscape and heritage

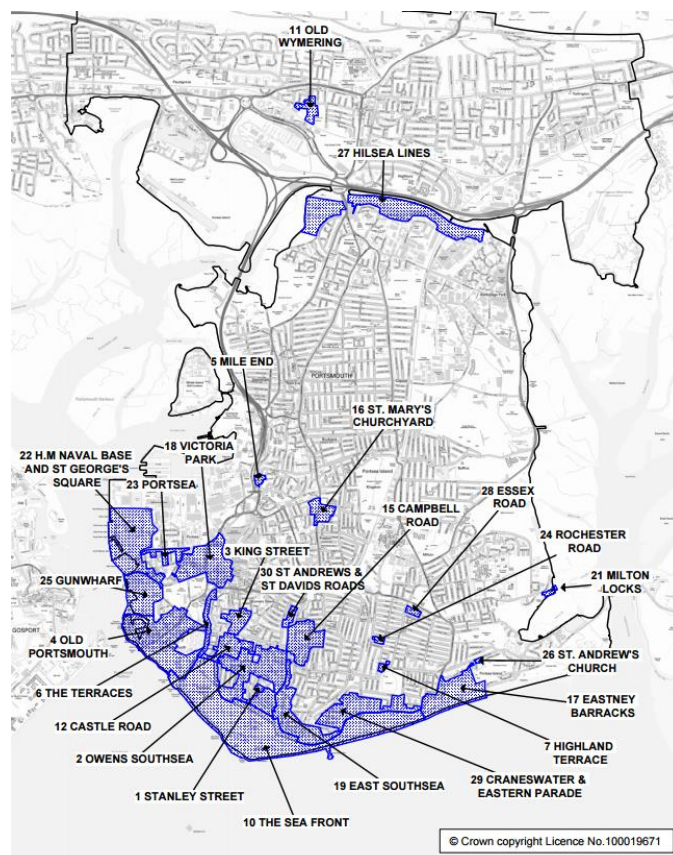
Key monitoring news in this section

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

Heritage

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

Figure 4.1: Conservation areas in the city



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

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

Table 4.1: Listed buildings entries in Portsmouth

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

Source: Historic England website²

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

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

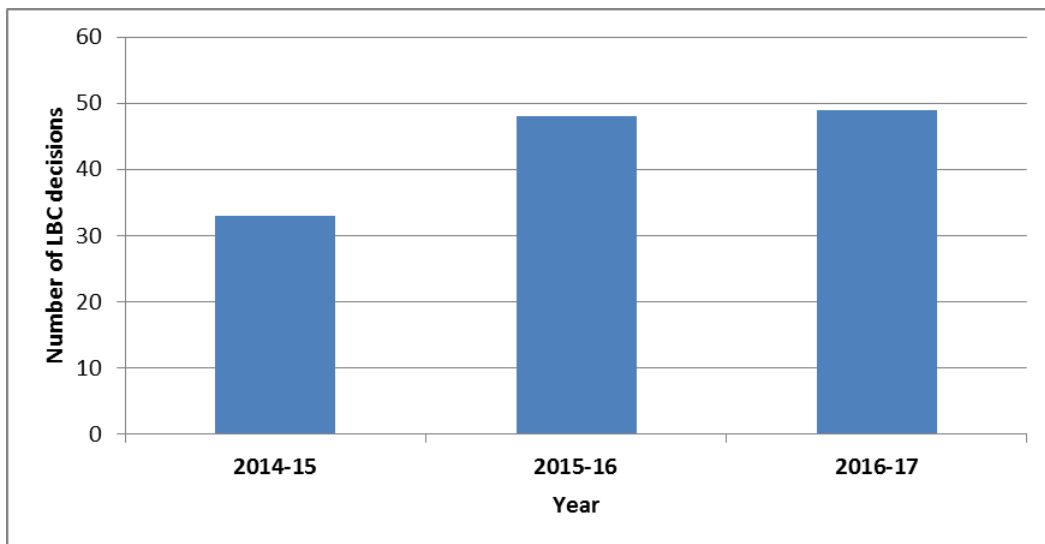


Figure 4.2: Numbers of listed buildings consent (LBC) decisions made over the last three years

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

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

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

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

Tall buildings applications

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

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

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

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

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

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

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

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

Design awards

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

Quality of life

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

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

4.3. Housing

Key monitoring news in this section

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

Housing Delivery

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

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

Table 4.2: Housing completions between 2006 and 2017

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

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

Student Accommodation

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

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

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

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

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

Table 4.3: Bedroom completions for student accommodation this monitoring period

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

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

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

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

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

Housing requirement

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

Table 4.4: Housing Requirement in Portsmouth 2017-2022

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

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

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

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

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

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

Housing land supply

4.3.19. The sites which will form the city's future housing land supply are

- i. sites with planning permission;
- ii. potential housing sites;
- iii. an adjustment for housing released onto the market as a result of the delivery of bespoke student accommodation; and
- iv. windfall sites

4.3.20. Table 4.5 summarises the identified supply over the next five years.

Table 4.5: Housing Supply in Portsmouth 2017-2022

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

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

Affordable Housing Provision

¹⁰ As per Appendix 2

¹¹ As per Appendix 3

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

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

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

Affordable housing secured from the market

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

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

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

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

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

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

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

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

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

Supply of Family Homes & Internal Size of Dwellings

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

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

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

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

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

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

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

Density of new residential development

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

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

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

Houses in Multiple Occupation

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

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

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

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

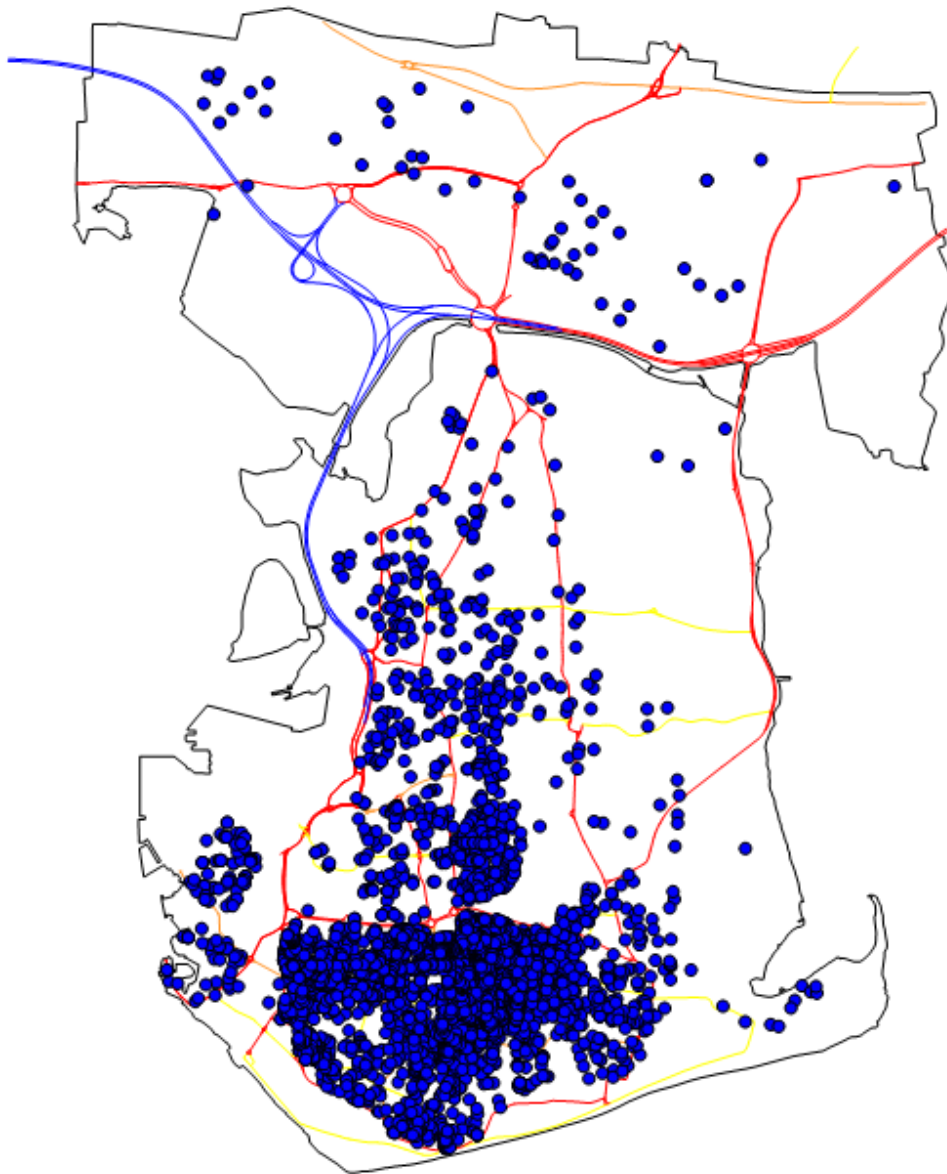


Figure 4.3: Distribution of HMOs in the city

Self-build and Custom Housebuilding Register

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

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

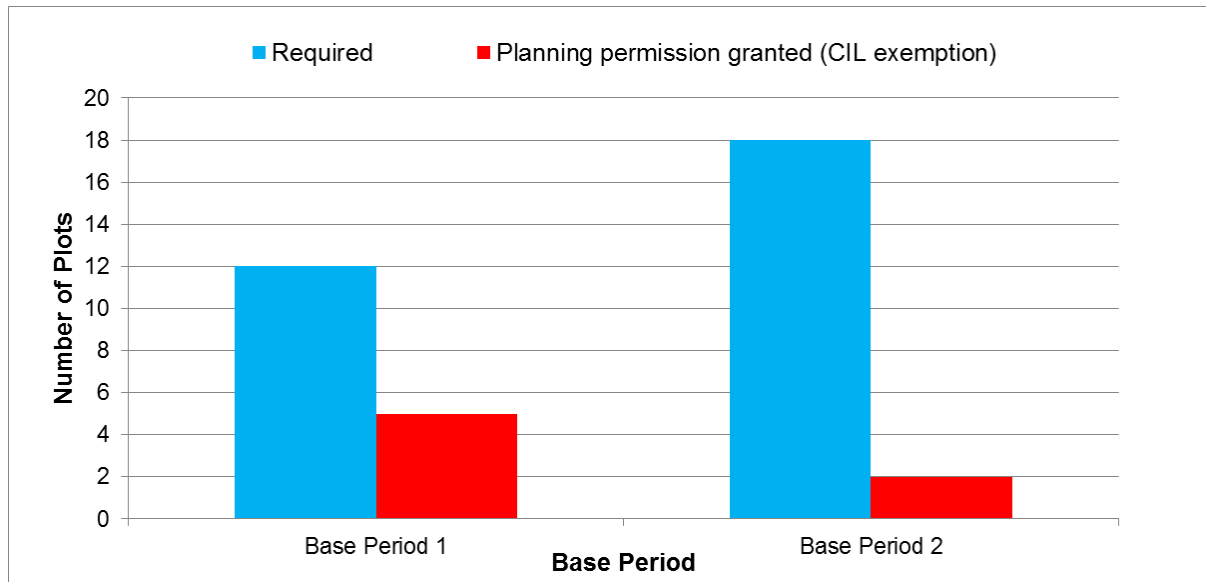


Figure 4.4: Requests and planning permissions granted relating to the self-build register during the first two base periods (covering 29th March 2016 - 30th October 2017)

Brownfield land register

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

Applications for gypsy, traveller and travelling show people accommodation

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

4.4. The natural environment

Key monitoring news in this section

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

Open Space

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

Progress towards the delivery of the country park

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

Provision of open space in new development

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

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

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

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

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

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

Flood Risk -Improvements to Sea Defences

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

North Portsea

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

Southsea

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

SPA mitigation contributions

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

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

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

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

Source: Bird Aware Solent

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

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

Key monitoring news in this section

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

New floor space

Portsmouth City Centre

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

Employment floor space in the city centre

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

Retail floor space in the city centre

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

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

Food and drink

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

Hotel (C1) development in the centre

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

Other uses

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

Wider city employment floor space gains and losses

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

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

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

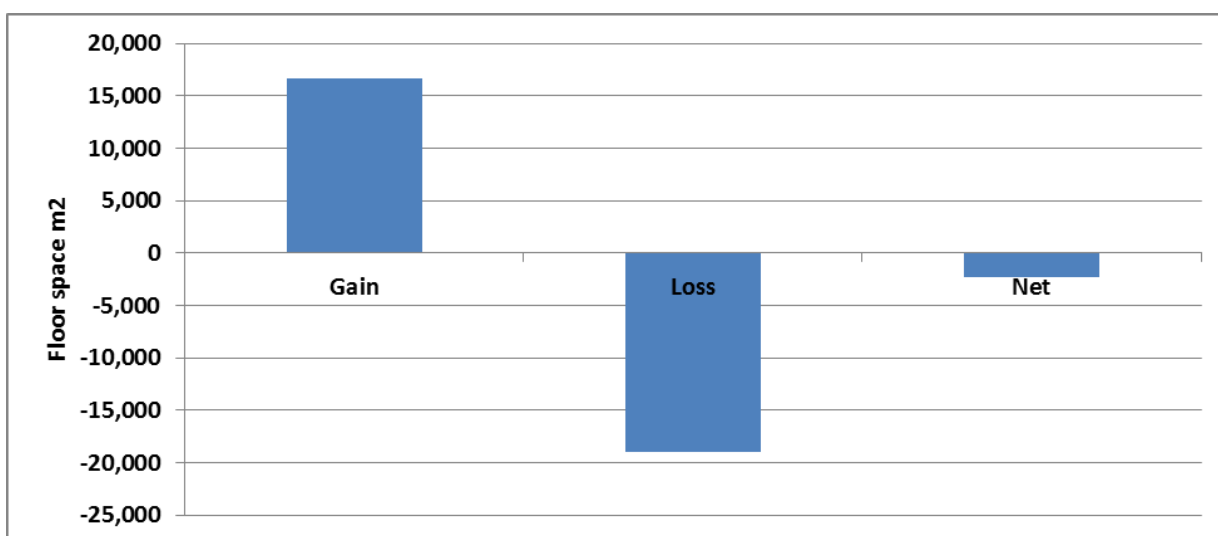


Figure 4.5: B1 and B1-B8 mixed employment floor space gained/lost and net total change during the monitoring period (m²).

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

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

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

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

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

Retail development across the city

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

Portsmouth City Centre

Shopping frontage in the Commercial Road shopping area

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

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

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

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

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

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

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

Vacant frontage in the Commercial Road shopping area

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

Southsea Town Centre

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

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

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

Protection of shops in Southsea

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

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

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

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

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

Percentage of A4/A5 in the Southsea secondary frontage

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

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

Number of A3 units in the Southsea secondary frontage

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

Markets and Events

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

District Centres

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

Albert Road & Elm Grove

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

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

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

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

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

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

Cosham

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

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

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

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

Fratton

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

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

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

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

North End

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

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

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

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

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

Vacancies in all District Centres

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

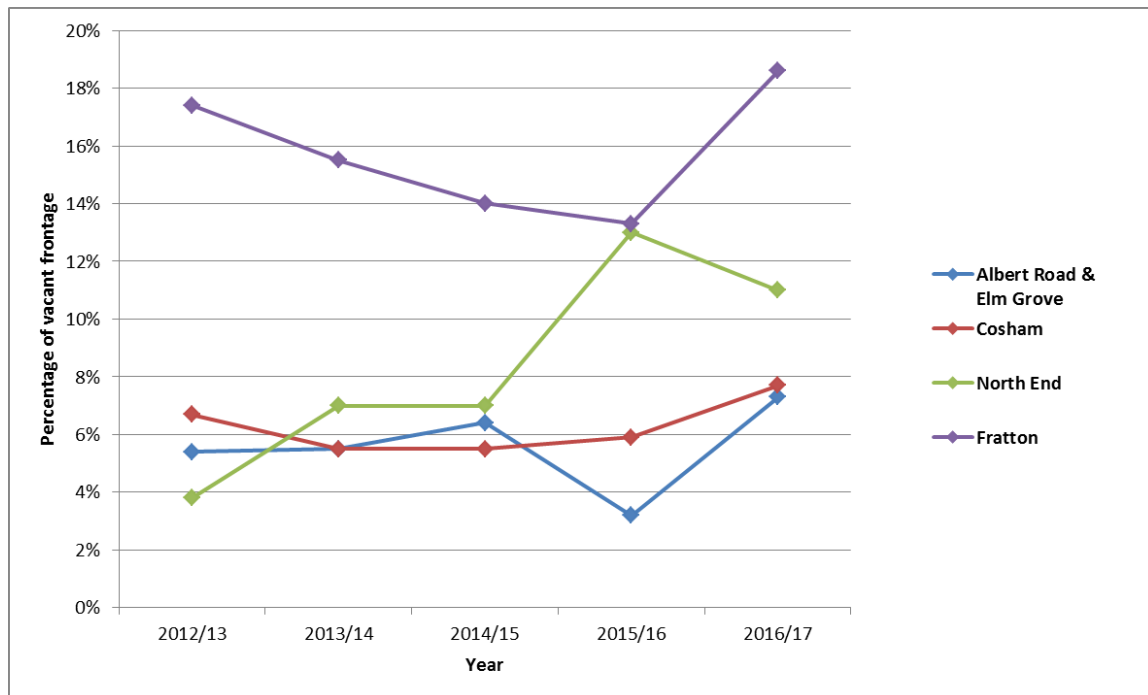


Figure 4.6: Vacancy rates in the District Centres (2012/13 - 2016/17)

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

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

Visitor footfalls in the city

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

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

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

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

*Note that these years run October to October.

Access to Local Shops and Services

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

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

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

Summary

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

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

4.6. Health

Key monitoring news in this section

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

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

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

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

¹⁷ Source: SHAPE Place, Public Health England

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

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

²⁰ Source: NHS Digital

4.7. Infrastructure & community benefit

Key monitoring news in this section

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

Delivery of infrastructure

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

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

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

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

Developer contributions towards infrastructure

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

Table 4.23: Neighbourhood CIL collected by year and ward

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

Table 4.24: Neighbourhood CIL spent by year and ward

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

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

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

New Homes Bonus (NHB) allocation

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

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

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

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

5. Conclusions and recommendations

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

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

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

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

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

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

Appendix 1 - Monitoring framework

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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