

Note to: Education, Children & Young People Scrutiny Panel
Written By: Jacqueline Boulter, Principal Planning Officer, Planning Services
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This note sets out information on forward planning for new housing development and decisions on planning applications, both related, where relevant to the Springfield catchment area.

The housing requirement in the Portsmouth Plan

The housing figure in the plan is essentially an estimation of future housing demand in Portsmouth, arising from

- a natural increase in population (without migration),
- an increase in the number of households and
- the number households currently on our housing register

set against the capacity of the city to provide additional housing development.

The demand for future housing is estimated at an additional 19,000 new homes by 2027. In order to determine to what extent this demand could be met we undertook a survey of the city to identify all sites with a potential for housing (the SHLAA – see below), plus more detailed work on the strategic sites of Tipner, Port Solent and Horsea Island. This work told us how much housing could be provided in the city.

The table below shows how the total figure in the plan has been calculated. There are two columns, one with transport infrastructure, the other without. This is because Tipner and Horsea Island rely on public funding for large infrastructure projects, and if the funding is not forthcoming, the ability of the city to meet the higher figure is reduced.

The resulting figure is 11,500 – 12,800 additional homes between 2006 and 2027:

Sources of supply	No. of units without transport infrastructure	No. of units with transport infrastructure
Homes built since 2006	3273	3273
Development in the pipeline	1216	1216
Strategic sites:		
City centre	1600	1600
Somerstown & North	539	539
Southsea		
Tipner	480	1250
Port Solent	500	500
Horsea Island	0	500
Other town centres	602	602
Potential sites	1674	1674
Windfall	1600	1600
Total	11,484	12,754

Status and Purpose of the SHLAA

The Strategic Housing Land Availability Assessment (SHLAA) is designed to assess whether the city has a flexible supply of land for housing. It identifies sites that have

the potential to provide housing, assesses how many units they could accommodate and suggests a timeframe for when these sites could become available.

However, the SHLAA does not set planning policy. It does not give the sites identified any additional planning status and does not imply that there is a presumption in favour of granting permission for residential use on the sites. Consequently, planning applications will be treated on their own merits at the time of the planning application and will be determined against the appropriate development plan and other relevant material considerations.

The SHLAA site assessments did not consider the capacity of the schools in the area of each site. The SHLAA is clear that there may be additional constraints on some sites that were not identified at the time of the assessment. Accordingly, the identification of a site in the SHLAA for a certain number of dwellings does not indicate whether or not the school in that area has the capacity to take in the additional number of students from that development. This is a matter for consideration at the planning application stage.

The SHLAA identifies the following sites in the Springfield catchment area:

Site	Potential form of Development	Potential net additional units	Estimated timescale for delivery
Margaret House, Waterworks Road	Flats	20	0-5 yrs
107 Havant Road	Flats	24	6-10 yrs
Broadway Garage, Havant Road, Drayton	Flats	35	6-10 yrs
SEE Depot, Lower Drayton Lane	Houses	100	0-5 yrs
Southern Dairy Depot, Station Road, Drayton	Houses	100	0-5 yrs
Cosham Cinema, High street	Flats	50	0-5 yrs
Corner of High Street (Cosham) and Havant Road	Houses & Flats	50	6-15 yrs
Cosham Bingo Hall, High Street	Houses & Flats	60	6-15 yrs
Cosham Masonic Hall, Park Lane	Houses	14	11-15 yrs
Jewsons, Knowsley Road, Cosham	Houses & Flats	58	6-15 yrs
Meridian Milano car sales, 111-113 Havant Road	Houses	12	11-15 yrs
Nursery School adjacent to 1 Portsdown Avenue	Houses	5	11-15 yrs
45-49 and rear of 53 Havant Road, Drayton	Houses or Flats	9	6-10 yrs
1 Magdala Road 61 High Street	Flats	6	0-5 yrs
Total		543	

Education infrastructure capacity in relation to housing growth

Education provision was one of the topics reviewed in the Infrastructure Delivery Plan, a plan prepared to accompany the Portsmouth Plan. Pupil projections available at the time indicated that pupil numbers in secondary education would trough in January 2016 at 8,500 and would rise to 8,900 in January 2018. These projections

have been independently verified by a leading national advisor in planning school places within the Partnership for Schools (PfS).

In detail, secondary pupil projections to 2025/26 currently are as follows:

Academic Year	2009/10	2011/12	2013/14	2015/16	2017/18	2019/20	2021/22	2023/24	2025/26
Secondary NOR/ NOR Forecast	9106	8820	8527	8519	8903	9421	9589	9443	9204
Secondary Net Capacity	10160	10160	10160	10160	10160	10160	10160	10160	10160
Secondary Surplus	1054	1348	1633	1641	1257	739	571	717	956
Secondary Surplus %	10.4%	13.2%	16.1%	16.1%	12.3%	7.3%	5.6%	7.1%	9.5%
(i) It is important to note that there is a health warning re the forecast figures for the latter years i.e. 2019/20 and beyond as they are based on a more generalised forecasting model.									
(ii) DfE/Ofsted consider 6-8% surplus capacity to be a reasonable level.									
(iii) PCC pupil planning judged "good" by Ofsted (\pm 1%)									
(iv) BSF pupil planning up to 2018/19: Independently verified by national expert; Checked and approved by government									

These numbers show that the city in aggregate has sufficient secondary school places for the next decade. The figures do not specifically consider the capacity of individual schools. The IDP does acknowledge generally, however, that continued growth in pupil numbers post 2018 might require the review of the capacity of some schools to reflect the current demand. The IDP does not specify the nature of this review, but does state that in order to cover the cost of any additional school places required as a result of new development, the city council will continue to negotiate financial contributions towards education. Where additional schools or school places are required as a consequence of development, as far as possible the cost should fall on the landowners and/or developers, by way of contributions. Such contributions will be expected from all developments that create a shortfall in capacity.

Education Contributions from Developers

In September 2008, the city council adopted an updated Planning Obligations SPD, which includes a formula for calculating developer contributions towards education provision.

Contributions are only collected if there is insufficient capacity in the catchment area for the notional number of pupils expected from a development. The Education Service is consulted on residential applications and indicates whether a contribution towards education, either for primary, for secondary or for both should be sought. The Springfield catchment area is one where contributions are currently required.

The contributions acquired should be used to fund additional temporary or permanent classroom space or associated facilities needed in order to meet the additional demand on the school as a result of the proposed development.

£75,000 was collected in 2009/10 from the Highbury College site development of 165 units. This sum was negotiated in 2007/08 before the SPD had been adopted. Officers are currently discussing how this money should be spent. There have been no other major sites in the Springfield catchment area since the SPD update was adopted that have contributed to education. Some minor applications have recently been granted and have planning obligations for education contributions attached to them.