



SUPPLEMENTARY AGENDA

CABINET

TUESDAY, 27 SEPTEMBER 2022 AT 12.00 PM

COUNCIL CHAMBER - THE GUILDHALL, PORTSMOUTH

Telephone enquiries to Karen Martin, Tel: 023 9284 1704

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Membership

Councillor Gerald Vernon-Jackson CBE (Chair)

Councillor Suzy Horton (Vice-Chair)

Councillor Chris Attwell

Councillor Kimberly Barrett

Councillor Darren Sanders

Councillor Lynne Stagg

Councillor Jason Fazackarley

Councillor Lee Hunt

Councillor Steve Pitt

Councillor Matthew Winnington

(NB This supplementary agenda should be retained for future reference with the main agenda and minutes of this meeting).

SUPPLEMENTARY AGENDA

10 Cosham Development Sites (Pages 5 - 66)

Purpose

- 1) This report updates members on the Cosham land assembly sites that form the intended strategic regeneration area and recommends the immediate disposal of the former PCMI site to Hampshire & Isle of Wight Fire and Rescue service [HIWFR].
- 2) This is a deviation from the recommendations previously approved in the Cabinet resolution of the 2 February 2021.

RECOMMENDED to:

- 1) **Note that the previous decision taken on the 2nd February 2022 is no longer deliverable, as the previously agreed terms and conditions**

that underpinned that decision have now been varied by one of the parties.

- 2) **Approve a new recommendation to dispose of the former Portsmouth Craft and Manufacturing Industries Site, as per the terms agreed and set out in the Cabinet Report 'Cosham Development Sites' 2nd February 2021, to be completed as soon as possible to enable the Hampshire & Isle of Wight Fire and Rescue Service to progress with the development of their new Fire Station.**
- 3) **Agree new recommendations for Portsmouth City Council to acquire the existing Police and Fire sites via separate contractual agreements still to be negotiated.**
- 4) **Delegate to the Director of Regeneration in consultation with the Leader of the Council and the Section 151 Officer to negotiate and agree terms with Hampshire Constabulary (HC) to secure development through acquisition or via other contractual means, of the existing Cosham Police Station.**
- 5) **Delegate to the Director of Regeneration in consultation with the Leader of the Council, and the Section 151 Officer to negotiate and agree terms with Hampshire & Isle of Wight Fire and Rescue service for the acquisition of the existing Cosham Fire Station.**
- 6) **Delegate to the Director of Regeneration, the Section 151 Officer and the City Solicitor authorisation to finalise negotiations, prepare and complete the necessary documentation to give effect to 2), 3), 4) and 5) above.**
- 7) **Note that the promoter team remain committed to development principles established by the work of the Cosham Working Group currently being consulted on with the local community, subject to the properties being available to purchase as previously agreed.**

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Agenda Item 10



Portsmouth
CITY COUNCIL

Title of meeting:	Cabinet
Date of meeting:	27th September 2022
Subject:	Cosham Development Sites
Report by:	Tristan Samuels Director of Regeneration
Author:	Tom Southall, Assistant Director - Property and Investment
Wards affected:	Cosham
Key decision:	Yes
Full Council decision:	No

1. Purpose of report

- 1.1. This report updates members on the Cosham land assembly sites that form the intended strategic regeneration area and recommends the immediate disposal of the former PCMI site to Hampshire & Isle of Wight Fire and Rescue service (HIWFR).
- 1.2. This is a deviation from the recommendations previously approved in the Cabinet resolution of the 2nd February 2021.

2. Recommendations

The Cabinet is asked to;

- 2.1. Note that the previous decision taken on the 2nd February 2022 is no longer deliverable, as the previously agreed terms and conditions that underpinned that decision have now been varied by one of the parties.
- 2.2. Approve a new recommendation to dispose of the former Portsmouth Craft and Manufacturing Industries Site, as per the terms agreed and set out in the Cabinet Report 'Cosham Development Sites' 2nd February 2021, to be completed as soon as possible to enable the Hampshire & Isle of Wight Fire and Rescue Service to progress with the development of their new Fire Station.
- 2.3. Agree new recommendations for Portsmouth City Council to acquire the existing Police and Fire sites via separate contractual agreements still to be negotiated.
- 2.4. Delegate to the Director of Regeneration in consultation with the Leader of the Council and the Section 151 Officer to negotiate and agree terms with Hampshire Constabulary (HC) to secure development through acquisition or via other contractual means, of the existing Cosham Police Station.



- 2.5. Delegate to the Director of Regeneration in consultation with the Leader of the Council, and the Section 151 Officer to negotiate and agree terms with Hampshire & Isle of Wight Fire and Rescue service for the acquisition of the existing Cosham Fire Station.
- 2.6. Delegate to the Director of Regeneration, the Section 151 Officer and the City Solicitor authorisation to finalise negotiations, prepare and complete the necessary documentation to give effect to 2.2, 2.3, 2.4 and 2.5 above.
- 2.7. Note that the promoter team remain committed to development principles established by the work of the Cosham Working Group currently being consulted on with the local community, subject to the properties being available to purchase as previously agreed.

3. Background

- 3.1. The Cabinet report dated 2nd February 2021 entitled Cosham Development Sites sets out the strategic opportunity and rationale behind public sector land assembly in Cosham. The report and agreed recommendations is attached in appendix A.

The Opportunity

- 3.2. The Cosham Opportunity Area has been in discussion with strategic health and blue light partners for a number of years, since having featured as part of the 2012 Local Plan. More recently, it was consulted on as part the Regulation 18, as part of the emerging local plan. The opportunity area has always lacked a vacant site to kick-start the chain and in 2020 the Council, by shelving its own housing plans on the PCMI site in favour of supporting the development of a new Blue light Hub led by the Hampshire Fire and Rescue Service has taken the first steps to realising the wider benefits the opportunity area could offer.
- 3.3. To ensure these benefits were realised, the One Public Estate (OPE) team led by the Council, with the agreement of the Portsmouth Health and Social Care Executive (now Joint Commissioning Board) endorsed the creation of a Cosham Working Group (CWG) chaired by the council to explore the Cosham opportunity (see CWG report in appendix B). The CWG report includes the background to the work of the group and also the terms of reference for the partners engaged in the work of the group.
- 3.4. The Cosham opportunity arose when a number of public sector organisations crystallising their plans to dispose of their estates in the area and to create new facilities, which meant that land could be assembled to take forward a well-planned development for the benefit of the area. The group recognised the potential opportunity arising from separate agency site specific discussions which could yield more if coordinated and viewed holistically and tasked the CWG to manage this process.
- 3.5. The CWG secured One Public Estate funding to support the work to explore the opportunity. PCC's strategic development service was commissioned to engage



stakeholders to understand the scope of the opportunity and to provide an overview of the potential for the opportunity.

- 3.6. Engagement work to date has focussed primarily on a range of stakeholders including agencies with interest in the area. The team took the opportunity to use Public Community Engagement events to listen to the community on their thoughts on other key developments in the North of the City, including highways improvements and proposals for improvements to King George V Playing Fields. That has been helpful and alongside the feedback on the local plan consultation provides some insight into the view of the community about the Cosham area.
- 3.7. The Portsmouth Health and Social Care Executive (now the Joint Commissioning Board) agreed the recommendations of the CWG report (appendix B) creating a Cosham Regeneration Project, led by PCC, with the CWG partners being subsumed in the governance of the regeneration project and an OPE stakeholder group.
- 3.8. The outputs of the CWG are captured in the presentation in appendix C.
- 3.9. The findings of the CWG work now provides the basis for phase one of the Cosham Community Engagement Plan. The project team intends to keep the community at the heart of the emerging plans for Cosham and has agreed an initial engagement approach that aims to gather views and ideas from a wide and diverse range of local voices. The first round of engagement began in July 2022 after the launch of the Cosham Opportunity Area website ([Home - Cosham Regeneration \(portsmouth.gov.uk\)](https://www.portsmouth.gov.uk/home-cosham-regeneration)). Using a variety of traditional and creative tactics people will be encouraged to answer the broad question:

We have a once in a generation opportunity to improve Cosham for all who live, work and travel in the area. What would you like us to think about when we put plans together?

The findings from this phase will be analysed by the engagement team, communicated back to the community and key stakeholders, as well as informing next steps.

The Properties

- 3.10. In parallel with the broader CWG work, the Council, Hampshire & Isle of Wight Fire and Rescue Service and the Police and Crime Commissioner for the Hampshire Police Area agreed acquisition/disposal heads of terms for a series of land transactions in central Cosham that would form part of the Cosham Opportunity Area. The recommendations approved by the Cabinet at its meeting on the 2nd February 2021 (Appendix A) set these out;
- 3.10.1. ... *the Freehold of the land known as Portsmouth Craft and Manufacturing Industries (PCMI), 85 Northern Road, Cosham, Portsmouth PO6 3EP as shown edged red on the plan at Appendix A and forming part of title PM24912 be sold freehold to the Hampshire Fire & Rescue....*



- 3.10.2. *The Freehold of the land known as Cosham Fire Station, Wayte Street, Cosham, Portsmouth PO6 3BS as shown edged red on the plan at Appendix C and forming part of title PM35957 and PM37047 be acquired by Portsmouth City Council*
- 3.10.3. *The freehold of land known as Cosham Police Station, Wayte Street, Cosham, Portsmouth PO6 3BS as shown edged red on the plan at Appendix E and forming part of title PM13256 be acquired by Portsmouth City Council*
- 3.11. The sites when assembled would, in line with the emerging Local Plan and the OPE stakeholder mandate, support the potential for a first phase of local development to catalyse regeneration in the local area, which would, in time provide support for the Cosham high street through the delivery of new housing, co-located public amenity and employment opportunities.
- 3.12. This package of transactions, whilst not all contractually linked, were agreed in principle only, between the CWG parties to be performed simultaneously under the auspices of OPE to rationalise the public ownership and de-risk future development opportunities.
- 3.13. Bringing forward completion of these transactions has taken longer than originally anticipated. The delays were due in part to the diversion of resources by all parties during the Covid pandemic, the complex nature of site investigations, delays in the legal process, and general changes in staff resources in the period. No single party takes overall liability for the delays encountered.
- 3.14. During this period, as of May 2021 a new Police & Crime Commissioner Hampshire & Isle of Wight has been appointed to lead the OPCC and has subsequently reviewed the disposal of Cosham Police Station to Portsmouth City Council as sanctioned by her predecessor and has raised a number of concerns with the agreed deal. These concerns relate to the:
- 3.14.1. the level of the consideration;
- 3.14.2. the unconditional structure of the deal;
- 3.14.3. the timing of the future development;
- 3.14.4. OPCC's operational need of Hampshire Constabulary in the local area.
- 3.15. To mitigate these concerns the OPCC has proposed to withdraw from the previously agreed property transaction and has instead proposed a new conditional option to purchase the Cosham Police station.
- 3.16. As a consequence of these concerns the parties have started to look at an alternative proposals to keep the OPE vision for the Cosham Opportunity Area alive and the Council has been asked to comment on a new set of conditional terms in the form of an Option Agreement. This conditional proposal is different to the unconditional disposal originally agreed.
- 3.17. It is recommended that the Council continue to negotiate the terms preferably for a direct purchase of the site or another contractual arrangement, including the use



of an option agreement with some conditionality that supports the regeneration ambitions for the area, with the OPCC team.

- 3.18. Working at significant financial risk, but in good faith of the agreed partnership HIWFRS have secured planning consent for the proposed new fire station on the former PCMI site and have tendered and secured a contractor to commence construction. In order to deliver the station, based on the affordable tender HIWFRS need to proceed ASAP to complete the acquisition of the site.
- 3.19. In line with the drafted legal contracts and heads of terms originally negotiated and approved as part of terms appended to the February 2021 Cabinet report, the completion of the disposal of the site to HIWFRS has always been intended to occur within 6 months of achieving valid planning consent and the expiry of the judicial review period. Given the need and relative benefits of Hampshire & Isle of Wight Fire and Rescue Service commencing construction and delivering their state-of-the-art new station and to abide to the original intentions of the parties, it is recommended that Portsmouth City Council now complete the disposal of the former PCMI in isolation.
- 3.20. Without the purchase of the Cosham Police station the need and relative benefit of acquiring the existing Cosham Fire station in isolation is diminished. The acquisition of the fire station should no longer be linked to the disposal of the PCMI site. However, as opportunities to acquire the Police Station have not been exhausted the Council should retain its interest in acquiring the Fire Station by securing an exclusive option agreement. It is therefore recommended that the Council negotiate and enter into an option arrangement for the potential future purchase of the Cosham Fire Station on the purchase terms and consideration already agreed.

4. Reasons for recommendations

- 4.1. The recommendations are considered by Officers as an important step in meeting the needs of Hampshire & Isle of Wight Fire and Rescue Services, to provide much needed improved facilities serving the North of the City in a purpose built station and training facility, whilst maintaining the opportunity for future development of the Cosham area.

5. Integrated impact assessment

- 5.1. The contents of this report do not have any relevant equalities and environmental impact and therefore an Integrated Impact assessment is not required.

6. Legal implications

- 6.1. Under s123 of the Local Government Act 1972 the Council may dispose of any land in any manner they wish provided that it must be for the best consideration that can reasonably be obtained. If the disposal is not for the best consideration obtainable then the consent of the Secretary of State will be required.

6.2. In relation to the two sites proposed to be acquired, independent external valuations have previously been obtained to establish the market and existing use value. Property & Investment will pursue further negotiations in relation to each acquisition taking account of each site's unique circumstances and considerations with a view to ensuring that best value is obtained for the Council.

7. Director of Finance's comments

7.1. The acquisition of the Cosham Fire and Police station sites was intended to be funded from the proceeds of the sale of the former PCMI site. It was envisaged that the proceeds from the sale of the site would be adequate to acquire the other two sites.

7.2. The Assembly of Land in Cosham was included within the Capital Programme Report to be taken to Full Council on the 9th February 2021 on this basis. Should the cost of the assembly require more than this then further funding would need to be identified and approved through Full Council.

7.3. The intention would be for the Council to develop out these sites as quickly as possible, any excess monies from the sale of the site will be used to carry out feasibility studies and design works, with a view to bringing forward a planning permission for a financially viable development.

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Signed by: Tristan Samuels, Director of Regeneration

Appendices:

Appendix A - The report and recommendations approved by the Cabinet - 2nd February 2021

Appendix B - Report of the CWG to the JCB

Appendix C - Cosham Opportunity Area development brief

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

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

Title of document	Location
Cosham Sites Development	Cabinet 2 nd February 2021

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

.....
Signed by:

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Title of meeting:	Cabinet
Date of meeting:	Cabinet 2nd February 2021
Subject:	Cosham Development Sites
Report by:	Tom Southall, Assistant Director - Property and Investment
Wards affected:	Cosham
Key decision:	Yes
Full Council decision:	No

1. Purpose of report

- 1.1. This report sets out the opportunity to assemble and redevelop land west of Cosham District Centre High Street through a series of property transactions with its public sector partners.
- 1.2. Land assembled through the proposed transactions, together with the Council's existing property interests, will create the opportunity to masterplan the Western Central corridor of the Cosham District in partnership with community service providers to create significant high quality development and growth that supports the centre's vitality and viability.
- 1.3. The report seeks authority for disposal and acquisition of sites to facilitate the future redevelopment of the Cosham District.

2. Recommendations

The Cabinet approves and authorises that;

- 2.1. Subject to the approval and successful negotiation of recommendations 2.2 and 2.3 the Freehold of the land known as Portsmouth Craft and Manufacturing Industries (PCMI), 85 Northern Road, Cosham, Portsmouth PO6 3EP as shown edged red on the plan at **Appendix A** and forming part of title PM24912 be sold freehold to the acquiring party (for the consideration outlined confidentially in **Appendix B**).
- 2.2. The Freehold of the land known as Cosham Fire Station, Wayte Street, Cosham, Portsmouth PO6 3BS as shown edged red on the plan at **Appendix C** and forming part of title PM35957 and PM37047 be acquired by Portsmouth City Council (for the consideration set out confidentially in **Appendix D**).
- 2.3. The freehold of land known as Cosham Police Station, Wayte Street, Cosham, Portsmouth PO6 3BS as shown edged red on the plan at **Appendix E** and



forming part of title PM13256 be acquired by Portsmouth City Council (for the consideration set out in confidential **Appendix F.**)

- 2.4. The Director of Regeneration and City Solicitor be authorised to finalise negotiations, prepare and complete the necessary documentation in line with the intent of the Heads of Terms, to appoint a third party solicitor and to complete all necessary documentation in order to undertake 2.1, 2.2 & 2.3 above.

And that the Cabinet recommends to City Council that:-

- 2.5. Authority is delegated to the Director of Finance and Section 151 Officer in consultation with the Leader of the Council to allocate all proceeds of the sale of PCMI, (85 Northern Road) to be used to acquire Cosham Fire Station and Cosham Police Station and that any surplus proceeds remaining are used to bring forward the development opportunity.

3. Strategic opportunity

- 3.1. The Cosham District Centre is a successful retail centre, part pedestrianised at the northern end of the High Street with a selection of national chain and local shops. The identified area of opportunity for redevelopment lies over Northern Road (A397) north of the railway line and an area north of Southampton Road.
- 3.2. The Opportunity Area is in a sustainable location with many key facilities in easy walking distance and benefits from good rail and bus connections into Portsmouth. The adjoining retail centre, dominated by high street chain stores, could be vulnerable in the long term due to the impact of COVID-19; decreasing footfall; competition from online shopping and other larger retail zones.
- 3.3. The Council's property interests in Cosham combined with other nearby public assets form an Opportunity Area that is supported as part of the One Public Estate engagement. The One Public Estate is a partnership programme between the Office of Government Property in Cabinet Office, the Local Government Association and the Ministry of Housing, Communities and Local Government whose aim is to bring together public bodies and assets to bring forward more efficient and better places.
- 3.4. The Council has engaged with the One Public Estate forum for a number of years and has historically been successful in obtaining grant funding to invest in a regeneration scheme specifically for the Cosham area.
- 3.5. Following the receipt of grant funding in an earlier phase of the One Public Estate programme to support the Cosham regeneration, the Council has been able to build on relationships with Hampshire Constabulary; Hampshire Fire and Rescue Service; the clinical commissioning group NHS Property Services; and NHS Solent Trust to support public property interests and align aspirations for current and future property needs.
- 3.6. The initial outcome of this engagement with partners are the recommendations presented in this paper which efficiently brings together the Hampshire Constabulary and Hampshire Fire and Rescue Service's property needs whilst



providing the Council with an opportunity to amalgamate adjacent land parcels that could be used to realise the development needs of other partners.

- 3.7. The two proposed sites for acquisition form key anchor sites to the Cosham Centre, giving the Council control of establishing the principles of development, investment and regeneration in the area. Together with the Council's other land interests in the primary and secondary areas a preferred development approach can evolve to capitalise on the opportunity to co-locate key public services, employment needs and housing in a centrally accessible location. This would otherwise be more challenging to deliver if the sites were in the ownership of third party investors and developers and could result in a piecemeal approach to development that would not necessarily be deliver the needs of the community or be capable of supporting public services.
- 3.8. The Council's PCMI site is vacant and surplus to requirements, having previously provided employment and learning skills services. The PCMI site is situated to the East of the Edinburgh House site, also owned by the Council. The adjacent Edinburgh House site is a vacant development site which is being developed by the Council to provide supported dementia care services. The employment and learning skills service now operates from a range of sites.
- 3.9. The recommendation to dispose of the PCMI site to a key community service provider will support the delivery of an urgent and critical state of the art public sector asset to replace their existing premises that are no longer fit for purpose. There are strict guidelines and requirements governing where such a facility can be situated within the locality and the only current deliverable plot is the PCMI site. Officers and the acquiring party have invested significant time and investment to ensure that the development opportunity for the site is optimised. To ensure the development opportunity is realised the site will be sold subject to planning permission.
- 3.10. To further support and build upon these recommendations, the Council submitted an application to the One Public Estate phase 8 programme for funding. At the time of writing, the application is still under consideration and outcome is expected very shortly. Should the Council be successful in its grant application the combined receipt with the surplus proceeds from the disposal of PCMI, will be used to facilitate initial scoping and appraisal of the development options for partners and the wider community. A masterplan programme and action plan will then set out clear strategic objectives and vision to achieve the desired outcomes. This work be funded subject to approval in the usual way through the capital programme.
- 3.11. Approval of the recommendations within this report will drive investment in the Cosham District Centre so the Council is able to actively promote and deliver economic growth opportunities, and access to joined up public services. Further benefits would also arise from promoting high quality design and regeneration to enhance the public realm, accessibility, supporting footfall to the high street and delivering housing needs against the Local Development Plan.



4. Reasons for recommendations

- 4.1. The recommendations are considered by officers as an important opportunity to assemble land to facilitate the optimum strategic development of sites in Cosham, through a co-ordinated approach with community partners and the One Public Estate.
- 4.2. Ring-fenced capital receipts combined with the One Public Estate funding will allow the master planning to progress seamlessly to bring forward the vision of the Council and public service partners to deliver much needed change in the quickest possible time.

5. Integrated impact assessment

- 5.1. The contents of this report do not have any relevant equalities and environmental impact and therefore an Integrated Impact assessment is not required.

6. Legal implications

- 6.1. Under s123 of the Local Government Act 1972 the Council may dispose of any land in any manner they wish provided that it must be for the best consideration that can reasonably be obtained. If the disposal is not for the best consideration obtainable then the consent of the Secretary of State will be required.
- 6.2. Independent external valuations have been obtained for each site to establish the market and existing use value. Property & Investment have negotiated each transfer taking account of each sites unique circumstances and considerations and the terms agreed are in line with the valuations received and agreed terms are detailed in the relevant appendices.

7. Director of Finance's comments

- 7.1. The acquisition of the Cosham Fire and Police station sites will be funded from the proceeds of the sale of the former PCMI site, the proceeds from the sale of the site will be adequate to acquire the other two sites.
- 7.2. The use of a Capital Receipt requires approval from Full Council and an amendment to the approved Capital programme. This will be included within the Capital Programme Report to be taken to Full Council on the 9th February 2021.
- 7.3. The Council would look to develop out these sites as quickly as possible, any excess monies from the sale of the site will be used to carry out feasibility studies and design works, with a view to bringing forward a planning permission for a financially viable development.

.....
Signed by:

Appendices:

Appendix A Plan of land to be disposed at PCMI

- Appendix B EXEMPT - Heads of Terms relating to disposal of PCMI land - Confidential
- Appendix C Plan of land to be acquired at Cosham Fire Station
- Appendix D EXEMPT - Heads of Terms relating to acquisition of Cosham Fire Station - Confidential
- Appendix E Plan of land to be acquired at Cosham Police Station
- Appendix F EXEMPT - Heads of Terms relating to acquisition of Cosham Police Station - Confidential

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

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

Title of document	Location

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

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Signed by:

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Report to: Joint Commissioning Board, 13 April 2022

Report from: James Hill, Director of Housing, Neighbourhoods and Buildings (PCC) and Kelly Nash, Corporate Performance Manager (PCC)

1. Purpose

1.1 The Cosham Area Opportunity has been fully explored and this report updates the Exec Board on the progress of the work, and makes recommendations for its progression.

2. Recommendations

2.1 It is recommended that:

- The Cosham Working Group is incorporated into the governance of a PCC led regeneration scheme for the Cosham Opportunity, to ensure ongoing stakeholder engagement and influence.
- An update is given to PCC members confirming the intention to formalise the regeneration project.

3. Background

3.1 The then Portsmouth Health and Social Care Executive (now Joint Commissioning Board) endorsed the creation of a Cosham Working Group chaired by James Hill as an exec member to explore the Cosham opportunity. The opportunity arose from a number of public sector organisations looking to dispose of estate in the area or create new facilities, which meant that land could be assembled to take forward a well-planned development for the benefit of the area. The exec recognised the potential opportunity arising from separate agency site specific discussions which could yield more if coordinated and viewed holistically, and tasked the CWG to manage this process.

3.2 The group proceeded to form and pull in a range of partner representatives. A terms of reference was created for the group (attached as Appendix 1). The group secured One Public Estate funding to support the work to explore the opportunity. PCC's strategic development service working alongside PCC's design services were commissioned to engage stakeholders to understand the scope of the opportunity and to provide an overview of the potential for the opportunity. This brief is set out at Appendix 2.

3.3 PCC members, group leaders and the MP for Portsmouth North were sighted on the work and the work of the group has provided regular updates to the exec board.

3.4 Separate to this work PCC has consulted on the City's Local Plan and the Cosham area is noted within that plan as an area offering development opportunity.

4. Note of thanks

4.1 The authors of this update wish to place on record a note of thanks to the exec board for their support of this work and their representatives that have participated in the working group. The work has enjoyed the benefit of strong and positive engagement with a clear understanding from all of the benefits of working together and the significance to the local community and the City in appraising the opportunity from a strategic perspective.

4.2 PCC regeneration directorate have adapted to the change in approach particularly in relation to the PCC owned PCMI site and also progressed the land assembly work which will be a key part of enabling the regeneration of the area.

5. Update

5.1 Cosham opportunity area has been 'explored' and the stakeholder engagement has provided a clear indication of the scope of the opportunity. Land assembly work is underway and PCC remains a key enabler for the regeneration of the area, working in partnership and engaging with stakeholders.

5.2 Engagement work to date has focussed primarily on a range of stakeholders including agencies with interest in the area. The team took the opportunity to use Public Community Engagement events to listen to the community on their thoughts about other key developments in the North of the City, including highways improvements and proposals for improvements to King George V Playing Fields. That has been helpful and alongside the feedback on the local plan consultation provides some insight into the view of the community about the Cosham area.

5.3 OPE funding has supported the work to date and will remain connected to the work going forward, and it may be that there are further opportunities through this route to bid for funding support.

5.4 The CWG were presented on the 18th Jan 2022 with an overview of the exploration work (presentation attached as Appendix 3) and the recommended next steps. The CWG agreed the next steps and recommendations as shown in this report.

5.5 The work of the CWG to date will form the basis of the project initiation document and provides a 'design brief' to take the opportunity forward and for the ongoing community & stakeholder engagement

6. Proposal for next steps - launching a formal Cosham Regeneration Project

6.1 Based on all the work from the CWG, we have now reached the point where a formal project structure should be set up and the benefits of the opportunity realised through a regeneration scheme with PCC as the most significant land holder leading that work. There has been huge value in the CWG as a stakeholder group, and our recommendation would be that this stakeholder group remains part of the Cosham Regeneration project governance.

6.2 PCC will hold the project and seek the appropriate funding to support the project from capital resources and external funding streams where available, including One Public Estate. We would welcome partner organisations also highlighting where funding opportunities may be available through other routes which they might be aware of and able to access, where these are appropriate.

7. Member Update

7.1 A PCC member update will be created to provide an update of the work to date and the next steps.

8. Wider estate discussions

- 8.1 The CWG has primarily been focussed on the sites specifically located in the Cosham Opportunity Area and has pulled in a range of stakeholders that would not otherwise be involved in the existing forum which tends to look at 'estate interests' broadly in the health and care arena - Local Estates Forum. The CWG has seen additional value arising in peripheral 'property' led discussions, for example, through the Cosham discussions, a connection arose between the PHUT and PCC Housing Service. A team from QA will be relocated into underused space with the Paulsgrove Housing Office providing a great accommodation solution for PHUT, and income for the housing service. The example highlighted the benefit in maintaining the connections between estates & property across a wider range of public services within Portsmouth at an operational level overlaid with the City wide strategic perspective.
- 8.2 In this spirit, it would be helpful at this point to return to conversations (which started pre-pandemic but have not progressed due to wider pressures) about how we collectively move the Local Estates Forum into a space where it can perform that function. It is recommended that this is a discussion for James Hill and Michelle Spandley (as LEF chair) to follow up.

COSHAM WORKING GROUP - TERMS OF REFERENCE DOCUMENT

1. Background to the Cosham Project

- 1.1 An identified Opportunity Area in the Local Plan lies to the west of Cosham District Centre High Street and partly within the secondary retail area. The Cosham District Centre is a successful retail centre, part pedestrianised at the northern end of the High Street with a selection of national chain and local shops. The identified area of opportunity lies over Northern Road (A397) north of the railway line and an area north of Southampton Road.
- 1.2 The Opportunity Area is in a sustainable location with many key facilities in easy walking distance and good rail and bus connections into Portsmouth. The adjoining retail centre, dominated by high street chain stores, could be vulnerable in the long term due to the impact of COVID-19; decreasing footfall; competition from online shopping and other larger retail zones. Regeneration of the Opportunity Area to deliver significant new residential development, supported by employment uses delivered by community and commercial development, could therefore support the long-term vitality of the area.
- 1.3 The Opportunity Area presents an opportunity to provide high rise residential development that would deliver in full the Council's housing need for the area alongside high volume market housing.
- 1.4 The parcels of land within the Opportunity Area are within the Council's ownership or the ownership of other public sector bodies. Council owned properties include Portsmouth Craft and Manufacturing Industries (PCMI); Edinburgh House on Southampton Road and the Community Centre and Wooton Street car park along Northern Road. Additionally, an existing operational police and fire Station, health centre, surgery and telephone exchange buildings are positioned along Northern Road.
- 1.5 There has been significant engagement with community partners currently located within the Opportunity Area. This has identified multiple stakeholder requirements for facilities and buildings within the area. It has been separately agreed that it is appropriate to play this potential scheme into the Local Estate Forum (managed by Portsmouth CCG) because of the multiple partner interests; and to ensure that there is a role for Health and Care Portsmouth in developing a future vision for the area. This is particularly important given the potential opportunity for development of health facilities in the future, the ability to bring together multiple organisations, and the potential for creation of a "healthy place".
- 1.6 The Leader of the City Council, deputy Leader and their cabinet members for Housing and Adult Social Care have been briefed on the opportunity. Of significance to the opportunity and a clear indication of the commitment to the opportunity was the administration's decision to make available the PCMI site to be considered as part of the Opportunity Area.
- 1.8 The Leader has also briefed Group Leaders, the ward members for Cosham and the City North MP to make them aware of the project and the part that PCC plays in the opportunity. Of note was the recognition that this had strategic significance and the potential to deliver a aspirational development for Cosham. It is vital that the Administration, Group Leaders, Ward Members and the City North MP have ongoing involvement as stakeholders and key decision makers for the PCC elements of the project.

1.9 The opportunities and requirement identified are summarised below:

- HFRS need to relocate the fire service provision in Cosham as the current station is no longer fit for purpose and the existing site is too small - this is an urgent requirement and a time critical business case is required at the HFRS Board in December 2020. The preferred and only relocation site being developed with considerable investment is PCMI, a PCC building adjacent to the site of Edinburgh House and Highclere.
- The existing HFRS site on the High Street would then be disposed of to PCC and a letter of intent to support this is imminent.
- Hampshire Constabulary are vacating the Police Station as part of their approved Estates Strategy. The expectation is that the site will be vacant in early 2021 and that the existing site on Northern Road will be surplus to requirements and be disposed of to PCC and a letter of intent to support this is imminent.
- The current Cosham Health Centre building is due to be vacated in 2021 with the GP Service being reprovided on the "Highclere" site adjacent to PCMI. The business case approving this move is to be presented to the Primary Care Commissioning Body in July 2020 where once approved will be submitted to NHS England for approval of funding. It is expected that the existing site once declared surplus to requirements will then be disposed. PCC are writing to NHS Property Services to outline an expression of interest in acquiring.
- The Cosham Community Centre is managed by the PCC housing service and is a viable centre with good community use. The Public Toilets and car park are also managed by PCC. All are well used and viable. These are considered to be available for the scheme albeit subject to re-provision within the wider development.

1.10 There are further potential opportunities to consider if other disposals could be linked to the programme due to re-provision of services in a new development - for example, Medina House, Cosham Library. These are ideas at early stage of development but important to note at this point.

1.11 This range of opportunities will be submitted to the One Public Estate Programme, seeking funding to support the development. The working group will oversee the development of any emergent project.

2. WORKING GROUP PURPOSE

2.1 The core purpose of the Cosham Working Group is to oversee working to progress the Cosham Project including:

- a) Ensuring the development opportunities proposed for Edinburgh House, PCMI and Highclere are progressed through a collaborative approach to planning, design and access for a "campus" approach. This will ensure that a high quality development at the entrance of Cosham is delivered that maximises community benefit that may otherwise be unachievable if developing each plot in isolation.
- b) Working together to assemble and acquire the land parcels that become surplus to requirements to enable regeneration of the vacated sites along the high street area of Northern Road (note that Portsmouth City Council are likely to take the lead in this area due to capital finance rules).

- c) Ensuring that a masterplan for the whole area is developed that takes into account the opportunities for additional housing, community facilities and economic development in the area, for example supporting footfall on the high street, modifying transport links and enhancing public realm.
- d) Overseeing the production of a development brief that will turn the wider aspirations for the area into a reality.
- e) Providing assurance that there is adequate resourcing from partners on the project.
- f) Ensuring community and stakeholders are engaged and remain at the heart of the realisation of the opportunity.

This work will include:

- Understanding housing need local to Cosham (including requirements for supported housing such as extra care)Rationalising estate (including disposal and/or acquisition)
- Understanding public service need in the area (health and community services for example)
- Understanding public service requirements in the area
- Identifying the resultant opportunities to reshape the estate to support these wider needs.

2.2 The Working Group will adopt a whole system approach and act to the benefit of the wider partnership and community. The Group does not have powers formally delegated to it by the Boards of its membership. Instead it provides a forum where project leads of key organisations meet to agree shared positions that can be taken forward by the individual organisations acting together.

3.0 RESPONSIBILITIES

3.1 The focus of the Cosham Working Group will be the effective masterplanning and redevelopment of the sites listed in the preamble. There may be other opportunities identified through the work that will come into scope as the project progresses.

3.2 Accordingly, the working group will adopt a strategic “whole system” approach to considering the imperatives listed above. This means that the group will consider:

- Housing provision
- Community facilities
- Service provision, including healthcare and community safety
- Transport
- Economic opportunities

3.3 In carrying out its functions, the Cosham Working Group will act as the commissioner for any funded One Public Estate programme, and will also link into the new governance arrangements for Health and Care Portsmouth, via the Health and Wellbeing Commissioning sub-board.

3.4 The working group will also have a responsibility to manage stakeholder relationships and communications with key stakeholders in the area, including the community.

4.0 SCOPE OF AUTHORITY AND DECISION-MAKING

4.1 The Cosham Working Group is required to work in accordance with these Terms of Reference and the key standards, rules and delegations relating to the individual organisations represented.

5.0 MEMBERSHIP, QUORUM AND ATTENDANCE

5.1 The members of the Cosham Working Group have been drawn from local key stakeholder organisations. The names of the organisations to be represented on the Cosham Working Group, together with the names and job titles of current nominees are:

- James Hill, Director of Housing, Neighbourhoods and Building Services, PCC
- Tristan Samuels, Director of Regeneration, PCC
- Michelle Spandley, Chief Finance Officer, PCCG
- Sylvie Macey, Primary Care Estates Programme Manager, PCCG
- Kirstie-Marie Carter, Estate Development Officer, HFRS
- David Clayton, Team Leader Blue Light and Corporate Estate, HCC
- Representative from Portsmouth Hospitals (to be confirmed)
- Paddy May, Corporate Strategy Manager, PCC
- Kelly Nash, Corporate Performance Manager, PCC

5.2 In addition to the members listed at Annex 1, other individuals may from time-to-time be invited to attend sections of meetings as “subject matter experts” to assist the deliberations or provide information. A request to invite such subject matter experts should be notified to the secretariat in advance of the meeting in question and agreed by the Chair.

5.3 Members of the Cosham Working Group are expected, as dictated by the structure of their organisations, to keep their Governing Bodies and Senior Leadership teams briefed about the proceedings of the Cosham Working Group.

5.4 Members are expected to contribute data and information to meetings of the Cosham Working Group and/or any associated task and finish groups or project teams as necessary to achieve the objectives of the group. It is recognised that member organisations may regard some data as being commercially sensitive and thus not available for sharing among other members of the Group, but such instances are expected to be the exception rather than the rule.

5.5 It is proposed that the Working Group will be chaired by Portsmouth City Council, rotating between the Director of Housing, Neighbourhoods and Building Services and the Director of Regeneration.

5.6 The meetings will be quorate at the discretion of the Chair who will determine whether there is sufficient number and range of representatives having regard to the nature of the business to be transacted at the specific meeting.

5.7 It would normally be expected that there would need to be at least three representative organisations present to be quorate.

6.0 FREQUENCY

6.1 Meetings of the Cosham Working Group will normally take place monthly. The frequency of meetings will be reviewed from time to time. Additional meetings may be called by the Chair if deemed necessary.

7.0 MANAGEMENT

7.1 Decisions will generally be made on the basis of consensus. In certain circumstances it may be necessary for all members to vote, normally by a show of hands.

7.2 Support to the Working Group will be provided by the Strategy Unit at PCC, as part of the One Public Estate programme management.

7.3 The agenda and any papers shall normally be circulated to members no later than three working days before the date of the meeting.

7.4 The Working Group meetings will be minuted/noted with the minutes/notes distributed to the CX level of the working group members and stakeholders as appropriate.

8.0 REPORTING

8.1 The Cosham Working Group will report to the Portsmouth and Gosport Strategic Land and Assets Board (OPE oversight) and the Health and Wellbeing Commissioning sub-board (Health and Care Portsmouth oversight). As previously set out, members of the board are expected to keep their organisations apprised of the work of the Board.

Approved by: Cosham Working Group

Date Approved: 19th October 2020

Next Review due: 6 months (March 2021)

Background

An identified Opportunity Area in the Local Plan lies to the west of Cosham District Centre High Street and partly within the secondary retail area. The Cosham District Centre is a successful retail centre, part pedestrianised at the northern end of the High Street with a selection of national chain and local shops. The identified area of opportunity lies over Northern Road (A397) north of the railway line and an area north of Southampton Road.

The Opportunity Area is in a sustainable location with many key facilities in easy walking distance and good rail and bus connections into Portsmouth. The adjoining retail centre, dominated by high street chain stores, could be vulnerable in the long term due to the impact of COVID-19; decreasing footfall; competition from online shopping and other larger retail zones. Regeneration of the Opportunity Area to deliver significant new residential development, supported by employment uses delivered by community and commercial development, could therefore support the long-term vitality of the area.

The Opportunity Area presents an opportunity to provide high rise residential development that would deliver in full the Council's housing need for the area alongside high volume market housing.

The parcels of land within the Opportunity Area are within the Council's ownership or the ownership of other public sector bodies. Council owned properties include Portsmouth Craft and Manufacturing Industries (PCMI); Edinburgh House on Southampton Road and the Community Centre and Wooton Street car park along Northern Road. Additionally, an existing operational police and fire Station, health centre, surgery and telephone exchange buildings are positioned along Northern Road.

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The Leader of the City Council, deputy Leader and their cabinet members for Housing and Adult Social Care have been briefed on the opportunity. Of significance to the opportunity and a clear indication of the commitment to the opportunity was the administration's decision to make available the PCMI site to be considered as part of the Opportunity Area.

The Leader has also briefed Group Leaders, the ward members for Cosham and the City North MP to make them aware of the project and the part that PCC plays in the opportunity. Of note was the recognition that this had strategic significance and the potential to deliver a aspirational development for Cosham. It is vital that the Administration, Group Leaders, Ward Members and the

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This range of opportunities will be submitted to the One Public Estate Programme, seeking funding to support the development. The working group will oversee the development of any emergent project.

City Vision

The project should also take into consideration the Imagine Portsmouth project which was created in 2019. It is led by a partner board made up of representatives from 13 major organisations and partnerships in Portsmouth, as well as representatives from BAME communities and the youth parliament. It is now calling on businesses, organisations and community groups in the city to get involved and commit to supporting the vision as they create their own plans for the future.

The vision sets out what kind of city Portsmouth wants to be by 2040, what people in the city value, and what they want to prioritise when it comes to key areas of city life. For example – health and wellbeing, culture, education, the environment, transport and business.

More information available at <https://imagineportsmouth.co.uk/>.

Proposal

It is proposed that the next steps for the project will inform the design brief which will be utilised along with other materials in the development of a masterplan. It is proposed that the key OPE stakeholders provide insight to enable the development of a design brief so work can begin on massing for the various sites and some high level viability work which will provide a better understanding of the opportunity the sites present. In order to develop the design brief the following is proposed:

Information Gathering

This task involves gathering existing plans and information on the site and putting the information into a project file structure on the DMS. It should include where possible information on Planning Policy (Area Action & Local Plan if available), existing planning applications, details relating to the land assembly, title reports, works completed to date, land assembly timelines, massing reports, designs and any other project related documentation.

Needs Assessment

The needs assessment task involves contacting the various stakeholders to ascertain and document their aspirations and requirements. It should seek to obtain information relating to desired levels of engagement, visions for the site and what success would look like from each stakeholder perspective. The key to this will be capturing One Public Estate (OPE) requirements and deliverables but should also include various stakeholder groups, such as but not limited to blue light services/NHS/Solent NHS/ QA Hospital / Network Rail/ Ward Councillors and PCC internal stakeholders such as planning development control, housing, culture, leisure, economic growth, community uses and transport.

The responses collated from the group could be used to inform and respond to Regulation 18 of the Town and Country Planning (Local Planning) Regulations.

Broad Programme & Key Milestones

The needs assessment and information gathering indicated above can run in parallel and so it is anticipated that an outline report can be provided by the next OPE meeting if the proposal is adopted.

Indicative Programme:

Complete needs assessment (2 months)
Capacity/Massing high level viability (1 month)
Develop design brief (2months)

Resourcing Requirements

It is proposed that PCC utilise in-house resources where possible in development of the design brief.

1 x Strategic Project manager
1 x Principal Architect
1 x Support Officer

Indicative Costs

A high level feasibility study would include conceptual drawings of the potential future site and viability modelling will ensure indicative costs are captured allowing options to finance the project to be developed. It is recommended that a high level viability/feasibility study is conducted early to understand the potential capacity of the site and whether there are viable options available before commissioning works related to detailed Masterplanning.

A high level feasibility study would cost in the region of £30k
Analysis of needs assessment and information gathering £10k

Deliverables

- Analysis of stakeholders needs
- Develop a design brief informed by the needs assessment
- Massing study with high level viability appraisal

OPE Stakeholder Feedback

This sections purpose is to obtain the aspirations and requirements of the OPE stakeholders involved with regards to the potential regeneration scheme in the centre of Cosham.

This information gathering exercise will provide the Project Team with a better understanding of what's important to various stakeholders and will inform the vision in the development of a design brief.

Questions

1. What does a successful regeneration scheme in the centre of Cosham look like for your organisation (and your clients/customers)?
Please include any strategic visions or plans you have for this area

Answer:

2. Why is this important to your organisation?

Answer:

3. What do you think works well in Cosham and what could be improved?

Answer, works well:

Answer, could use improvement:

4. What should this project seek to prioritise in order to make the regen/development a success from your organisations perspective?

Examples include; improved access to health facilities, transport, public realm, lighting, layout, security, affordable housing etc

Answer:

5. How important is it to your organisation to see the priorities outlined above in question 4 are met?

Answer:

6. Do the priorities that are important to your organisation benefit the wider Cosham community in some way, if so how?

Answer:

7. What problems/issues/concerns has your organisation faced in this area?
Please also state any thoughts on how we may avoid those problems with a new development

Answer:

8. What level of involvement in any redevelopment would your organisation like?

This may be a desire to just be kept informed of progress or potentially involved in the development of designs or management / ownership of part of the new development

Answer:

9. Are you aware of any funding or grants available that could support your organisations aspirations as noted in Q.7 for the masterplanning/design works phases (or further if appropriate)?

Answer:

10. Who do you consider to be key stakeholders?
It would be useful to provide detail of key organisations you work with to deliver services in the Cosham area as well as any other stakeholders you consider key

Answer:

Any other comments:

Additional Comments:

Name of person completing:

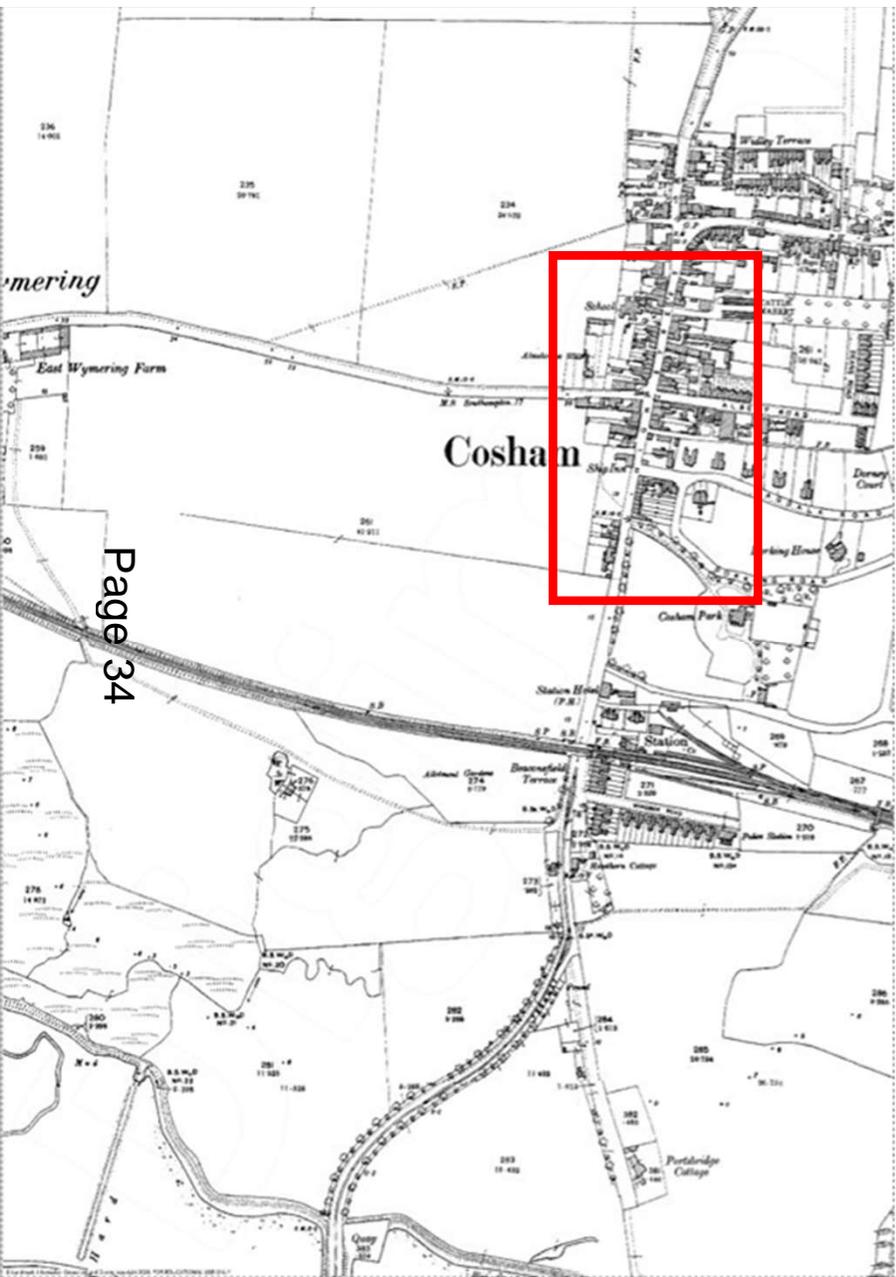
Job title:

Representing:

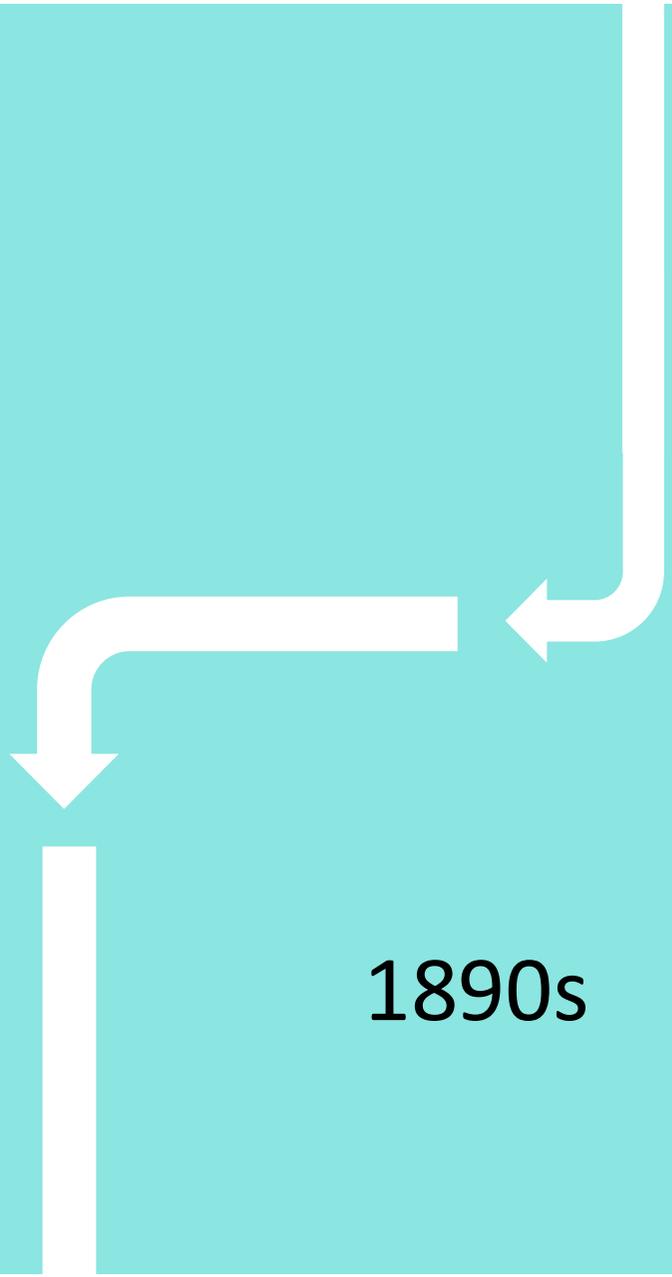
Cosham Opportunity Area OPE January 2022

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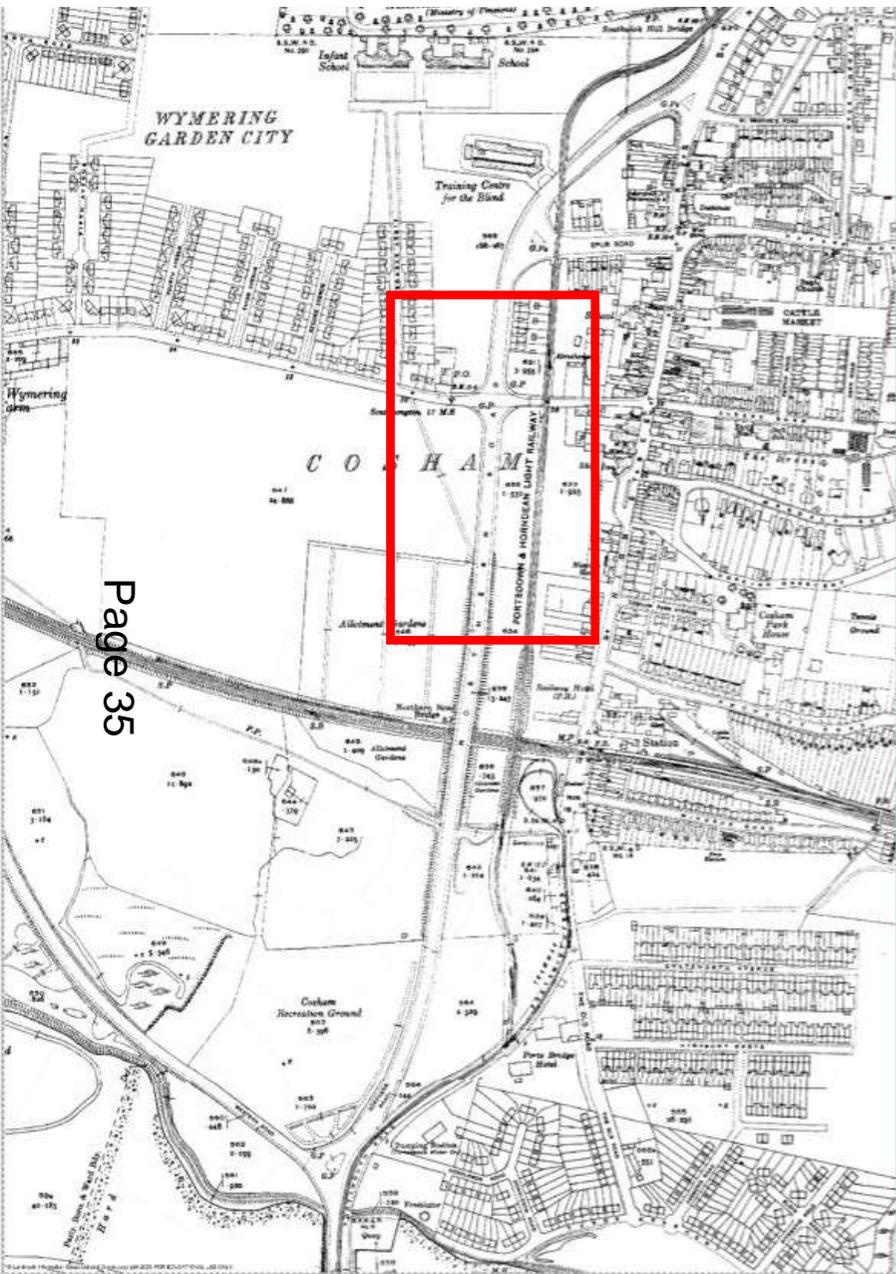




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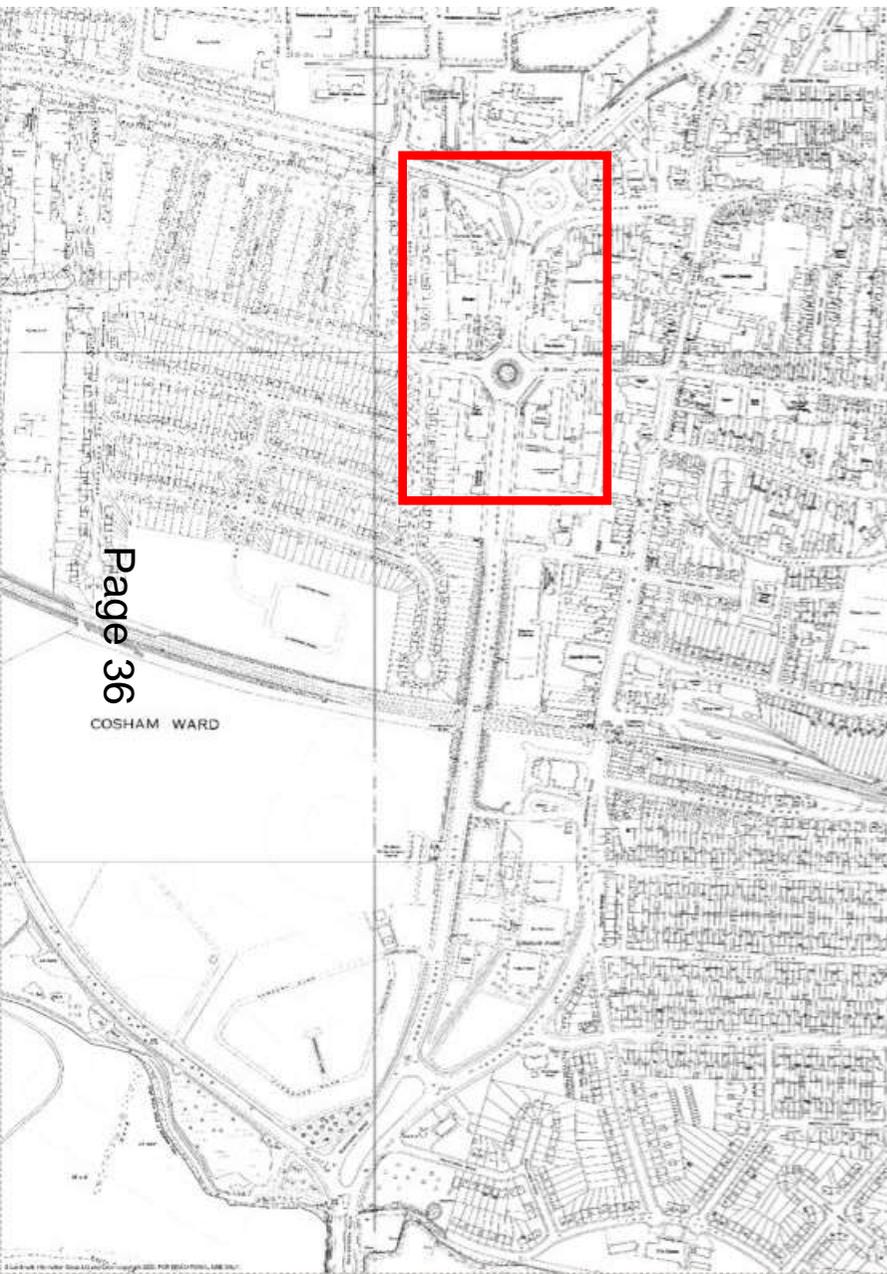


1890s



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1930s



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COSHAM WARD



1950s



Page 37



Cosham Green
Spaces



Cosham Urban Corridors



Page 39



- Proposed Development Site



- Potential Future Development Site



- Existing Buildings

Cosham Opportunity Area





- SITE C: Health Centre
- SITE D: Dental Practice
- SITE I: Fire Station
- SITE J: Police Station
- SITE O: Public Convenience
- SITE P: Community Centre

Cosham Opportunity Sites

Stakeholders Engaged:

- PCC Housing
- PCC Transport
- PCC Culture
- PCC Adult Services
- Hampshire and IOW Fire and Rescue Service
- Hampshire Constabulary
- Portsmouth CCG
- Portsmouth University Hospital Trust
- Public Health
- Solent NHS

Cosham as a new place?

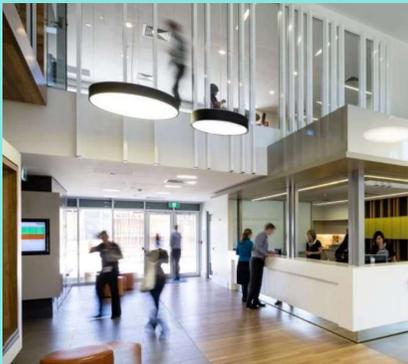
Top Requirements from potential Regeneration

- Provision of Community Gathering space
- More outdoor Seating
- Increased Provision for Active Travel
- Regeneration of high street Offer (variety, followed by buildings themselves)
- More Greenery

Individual meetings were offered/held with each stakeholder Dec 2021 - Jan 2022 to scope out specific requirements and feed into design brief.

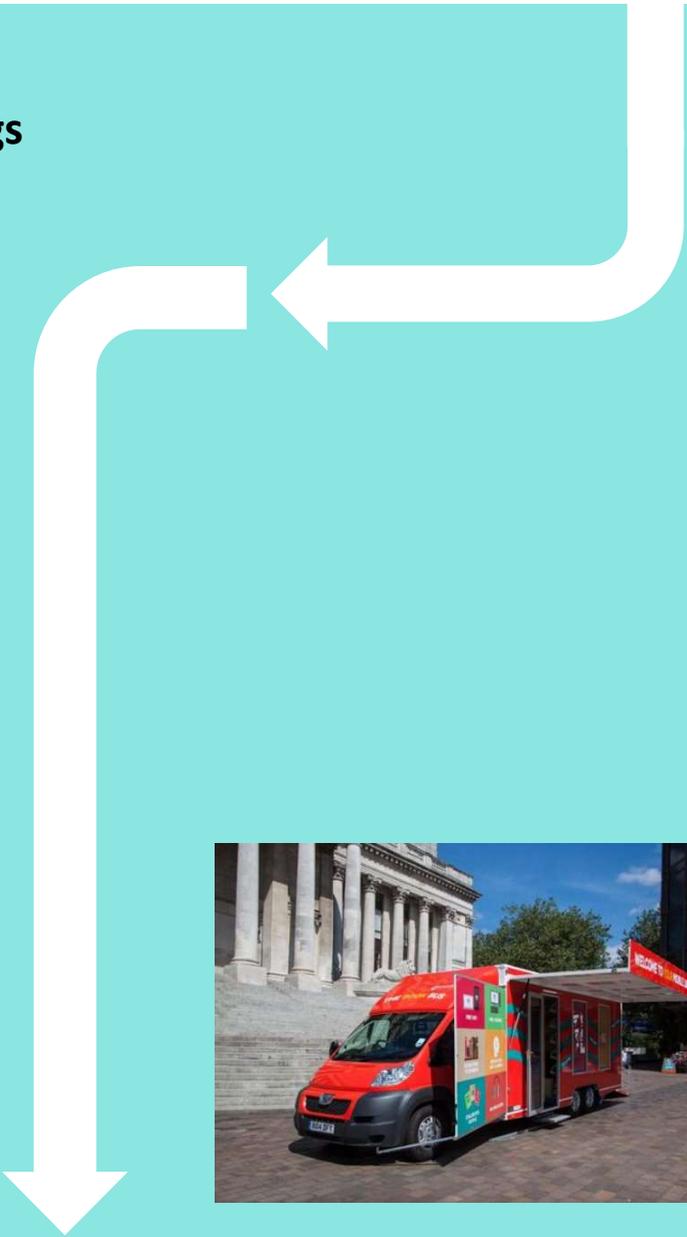
Top Requirements from Needs Assessment and Individual Meetings

- Provision Re-Provision of Community Space/Hub – focus on flexible use fit for purpose spaces with facilities to support outreach/out patient services
- Accessible/usable space for outdoor activity and community groups
- Public Realm Improvement that promotes health and wellbeing to improve health outcomes for community
- Provision for Active Travel (cycling and walking routes)
- Representation of Culture and Heritage in Cosham – both within any development and within the public realm
- Improved lighting and way finding
- Improved Accessibility
- Better access to high quality Health Facilities and Services
- Accommodation for Hospital staff



Other Requirements from Needs Assessment and Individual Meetings

- Specific call for engagement with culture – PCC museums temporary exhibitions etc
- Local schools reluctant to use services in Cosham – improved way finding
- Provision to support ‘visible policing’
- Improved access to Cosham particularly from the West
- Free Public Wi-Fi
- Reprovision/Retention of Public WC
- Sustainable travel/transport solutions
- Improved food environment
- General opportunity for services to update their approach



Green Corridor



Increases productivity

Those that walk or cycle to work report to have greater job satisfaction and feel far more productive than those who travel by different modes.⁷



Promotes future growth

By building a network of walking and cycling routes, we are increasing the range of transport options that respond to areas of current and future development.



Improvements to the local economy

Investing in walking and cycling projects provides a 'Benefit Cost Ratio' of 13:1, so for every £1 spent, £13 is returned to the economy.⁷

Additionally, those who cycle and walk will take more trips to the high street over the course of a month.⁷

Anything the scheme can do to promote safe and sustainable active travel options offers not only economic incentives but also provides opportunities to improve health outcomes for the community which has been flagged by the OPE as a requirement of any development.

74.463-LCWIP-Plan.pdf (portsmouth.gov.uk)



FIRST LOOK

Untitled Practice completes 1.5km-long park system through centre of Brighton

1 DECEMBER 2020 · BY FRAN WILLIAMS, PHOTOGRAPHY BY EDWARD BISHOP



Where? Linear Park, Brighton
(Valley Gardens)

Why? To answer the requirement for greening, better options for active travel, and a connection between Portsdown, the King George V playing fields and Portsea Island.

Improvements to current parkland & carefully selected tree planting to provide seasonal interest. Consistent finish unifies the large scheme.

Similarly Cosham's traffic dominated centre could be the heart of a regenerated urban park providing an important safe link between the existing Cosham Park, through High Street, London Road & on up to Southwick Hill Road as well as supporting the requirement for space for active lifestyles and the ability to gather outdoors. People should feel safe so that they can commit to new spaces and facilities.





Where? Brunswick Centre, London

Why? The scale of this development is larger than Cosham, but that idea of terraced residential properties looking onto a public space with plenty of green is relevant; also in the way the development relates to the busy roads surrounding it versus its internal relationship.

This public realm improvement answers the need for community gathering space as well as improved wayfinding and lighting. This could create an engaging space with better amenities for events such as the Cosham Market which currently struggle with the infrastructure on offer. This space could also tap into the Fibre installation in the City and offer free public Wi-Fi as well as potentially creating another space where arts or culture could find themselves represented in the district – also an OPE requirement. Again installation of engaging lighting would improve not just the appearance of the area but the feeling of being in a safe and inviting environment.

Where?

Urban interventions by Studio BAD et al in Southampton, 'meanwhile architecture' & temporary interventions to arrest decline & signpost regeneration.



Why?

To answer the OPE requirement for some representation of culture in Cosham, to provide social gathering opportunities and increased scope for community activity and engagement.

To provide an opportunity for local artists and small business to engage with the public. To encourage active travel and higher footfall . To bring greening and creative seating and public art to the public realm that have currently been identified as missing in Cosham .

Where? Little Rock Arkansas, .

Why? Reclaiming a neglected 4 block segment of Main Street & using the arts rather than retail to catalyse economic development. The scheme proposes the use of gateways to calm traffic, central focus around an important junction & 'thickening the edge' to create a pedestrian route & low impact development structure.



Greening & Re-Wilding

Where? Kings Cross, London

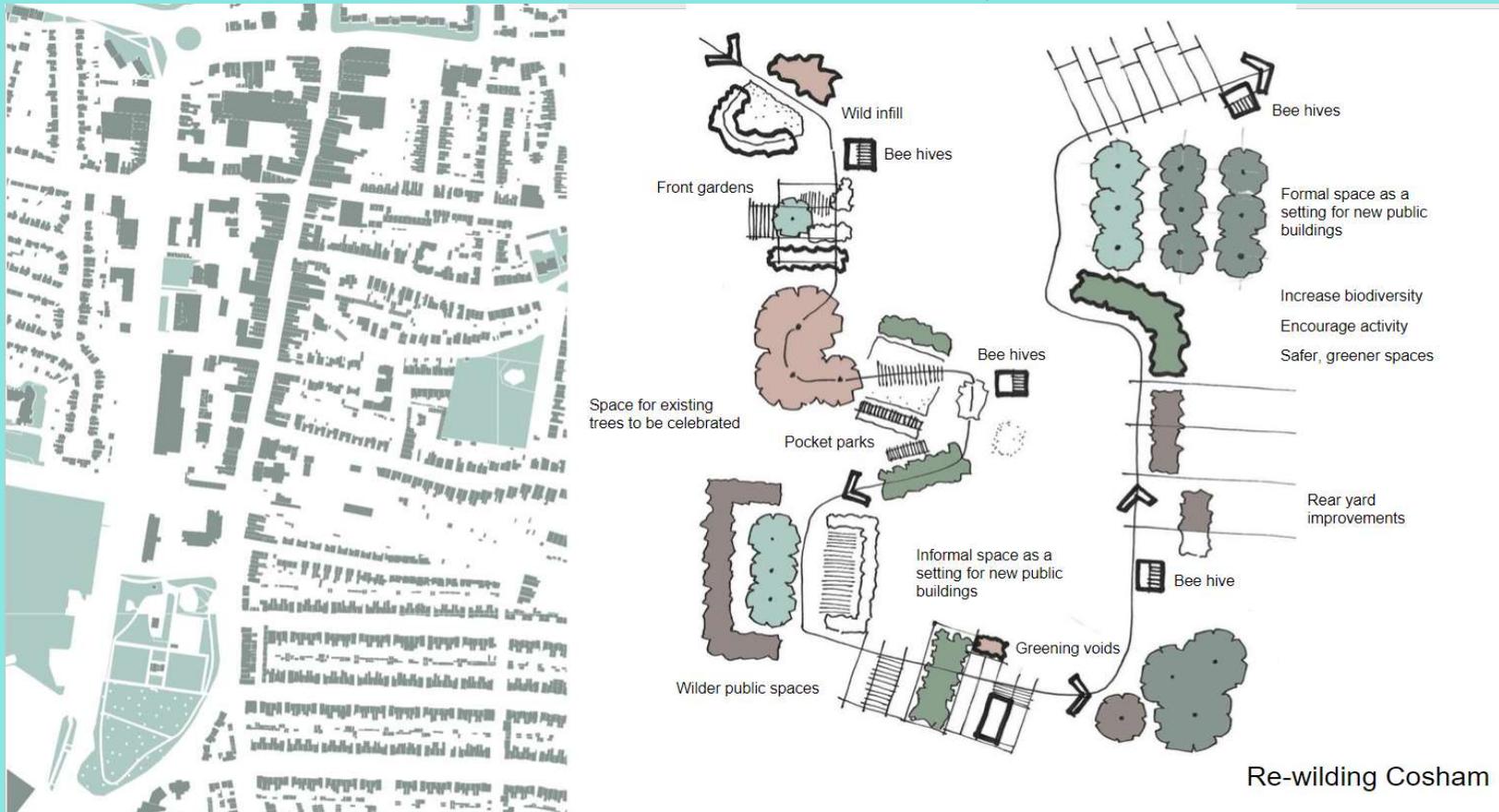


Why? Kings Cross is of course a significantly larger scale, but in their relative contexts there are similar opportunities to green the development area in Cosham, the King's Cross scheme has a number of interesting aspects. The community garden (Global Generation Skip Garden, or Skip Garden) was built & maintained by local volunteers. At King's Cross this has provided an opportunity for groups that Councils have had difficulty in reaching to be engaged with the project.

The Wayward Wild & Weedy wellbeing walk (promoted by a map & the Global Generation charity) provides an easy purpose to the green spaces so that they can add more value to the development.

Improve visibility & connection to the west
PCC Highways

Green city
Greener better connected journeys
PCC City Vision – 2040 Portsmouth Priorities



Green city
Tackle climate change
PCC City Vision – 2040 Portsmouth Priorities

Greening answers the OPE requirements for improved environment, opportunity for active travel and community space for outdoor activity. Greening is also an opportunity to provide the OPE requested outdoor seating and space for community gathering. Furthermore, it supports the clean air initiative as well as providing a more welcoming less urban ('bleak') public space. There is also an existing narrative in Portsmouth and in Cosham of working as a community to be more sustainable and 'green'.

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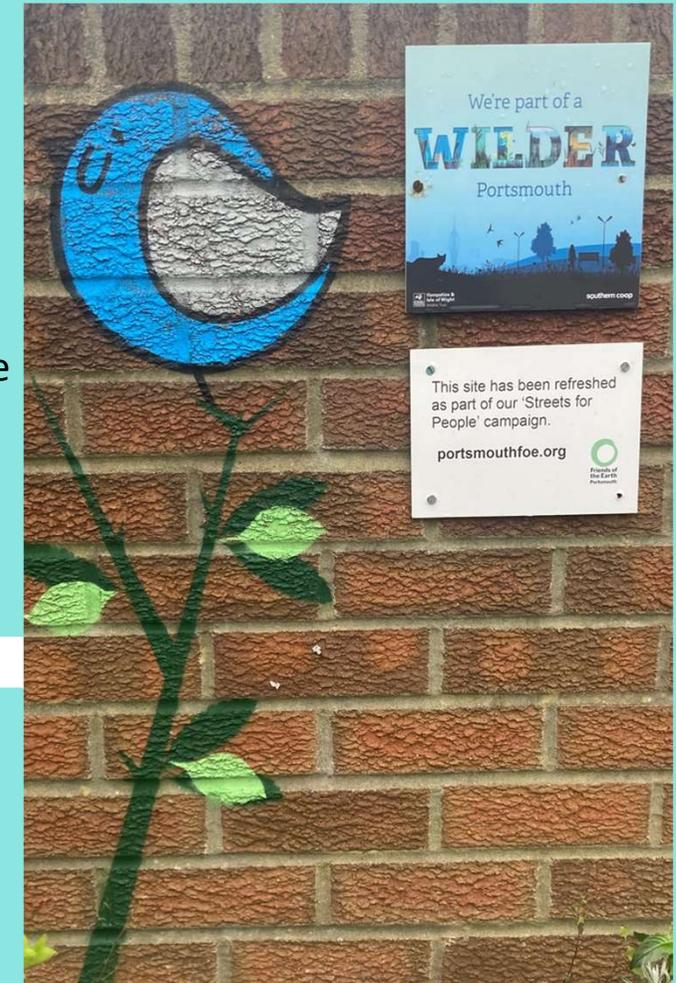
Cosham Larder is looking for someone to manage and also develop the pioneering opportunities at Cosham Larder

We Are Hiring!



Cosham Larder Manager & Pioneer Community Developer

To find out more, email:
larder@coshamandwymering.org
Cosham Larder, Cosham Park, Portsmouth

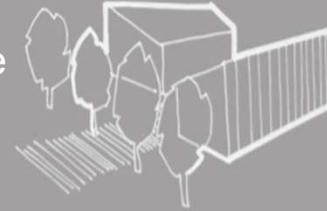


Healthy & happy

Support young people

PCC City Vision – 2040 Portsmouth Priorities

Provide a ‘blue light hub’
Hampshire Police Service



Community building

We need flexible spaces to provide outreach services

Solent NHS Estates

Culture & Creativity

Clean growth & culture-led regeneration

PCC City Vision – 2040 Portsmouth Priorities

Healthy & happy

Prioritise mental health

PCC City Vision – 2040 Portsmouth Priorities

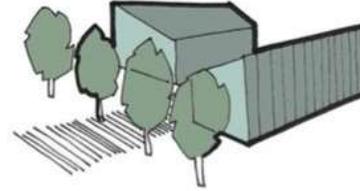
Thriving Economy

Create opportunities for employment

PCC City Vision – 2040 Portsmouth Priorities

Improve visibility & connection to the west

PCC Highways



Community building

Potential location & precedents



Where? The Observer Building – Hastings



IF_DO Architects The Observer Building. Hastings

When complete the building will include a variety of spaces including 16 living rent flats, roof top bar, offices & work studios aimed at local businesses.

Why? The architects of this scheme show how it is possible to re-purpose & use a prominent existing building that is no longer required for its original purpose into a place that provides more appropriate spaces for the times that we are now living in.



Where? Peckham Library, London



Why? Peckham Library serves as a flexible use community Hub.

This is the key requirement identified by the OPE that this scheme could deliver. It is evident that with a variety of consulting rooms and access to office space a community hub could provide an opportunity to delivery varied and wide ranging outreach activities for multiple services; many of whom are keen to embrace this more modern way of working and delivering positive outcomes for the community.

Where? The Somerstown Hub, Portsmouth



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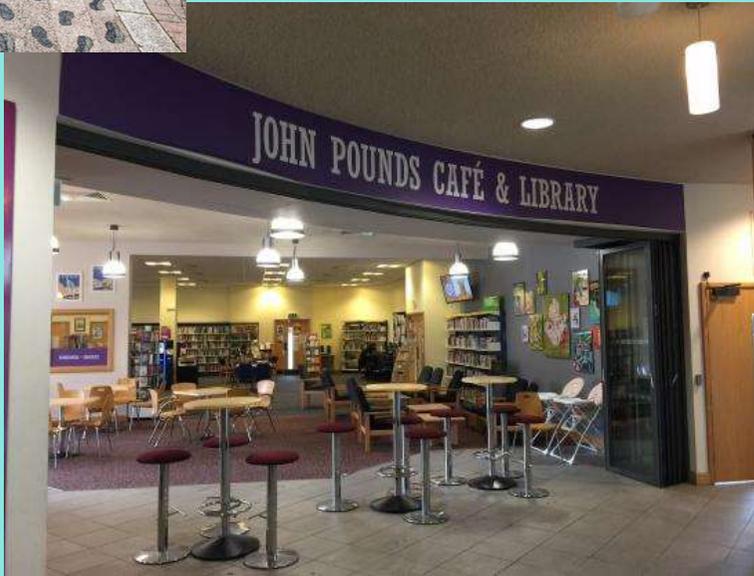


Why? Somerstown Hub serves as a successful flexible use community Hub.

This is the key requirement identified by the OPE that this scheme could deliver. It is evident that this type of development is welcomed and well used by the communities they serve. Providing engagement with services as well as providing space for creativity and culture within the building itself. This development also included a successful public realm improvement that included extensive greening.



Where? The John Pounds Centre, Portsea.

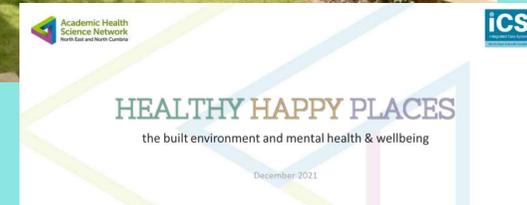


Why? The John Pounds Centre is a flagship community and enterprise facility in Portsmouth. It works to provide affordable and accessible activities and services, which are also available from the nearby Grade 2 listed Treadgolds Warehouse venue.

Where? Clock View Hospital, Merseyside

The architects of this scheme show how it is possible to re-purpose & use a prominent existing building that is no longer required for its original purpose into a place that provides more appropriate spaces for the times that we are now living in.

Why? This building demonstrates the way that the design can contribute positively to wellbeing for those who work and use the space and how a specifically designed space can aid trauma recovery for patients.



New 80 bed Adult Acute and Older Adult Hospital
Clock View Hospital, Walton, Merseyside
Mersey Care NHS FT

Any development of a community hub/space in Cosham could potentially deliver some of these ideas and create an environment for wellbeing and improved health outcomes for the community. Development could provide safe and welcoming spaces for anyone interacting with services using the building ; whether that be Council Services, NHS, Police Service or Fire & Rescue Service

Green city

Tackle climate change

PCC City Vision – 2040 Portsmouth Priorities



Housing

Happy & healthy

Good quality homes

PCC City Vision – 2040 Portsmouth Priorities

*An ideal location for shared
county wide facilities*

Solent NHS Estates

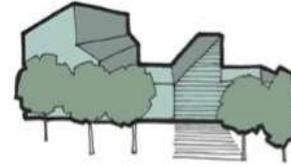
Improve visibility & connection to the west

PCC Highways

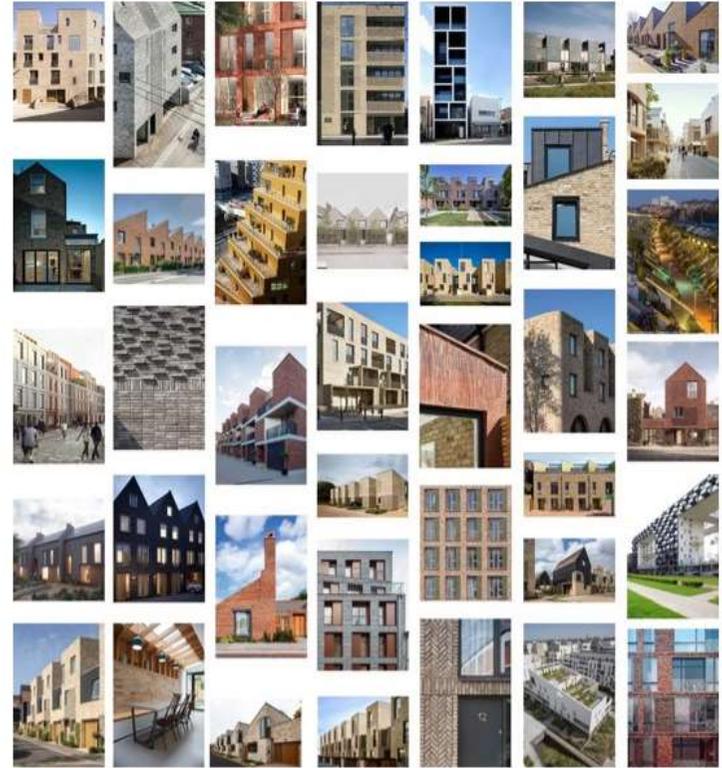
Happy & healthy

Active healthy lives

PCC City Vision – 2040 Portsmouth Priorities

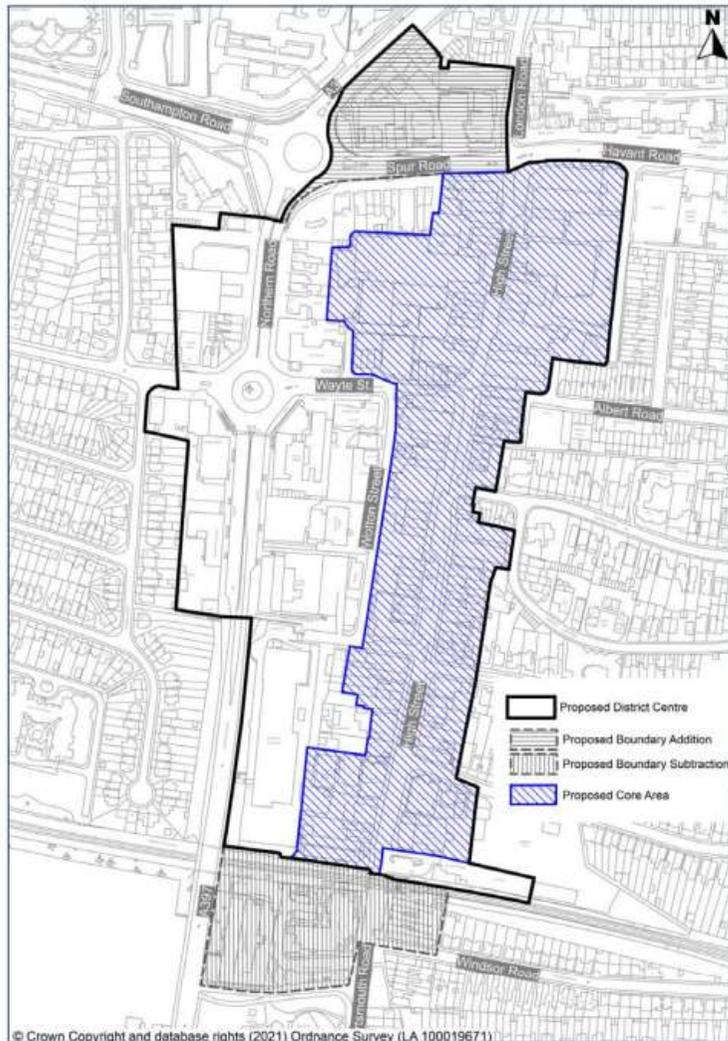


Housing



Cosham District Centre

Figure 12 – Cosham District Centre Map



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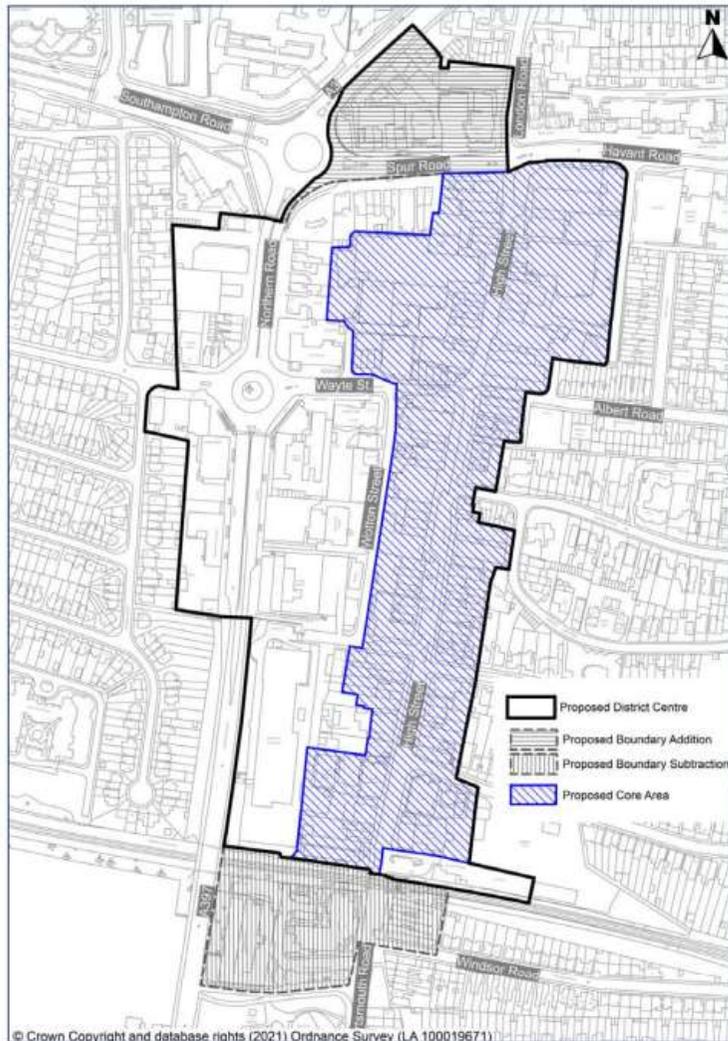
Cosham Local Plan

Proposed Cosham District Centre Strategy and Vision

- 3.6.24 A strategy for the future of the centre should focus on providing a quality mix of retail and town centre uses, improving the environmental and visual quality of the centre and improved integration with the local area. Development in the centre should strive to maximise sustainable transport opportunities presented by the train station (including potential for a new sustainable transport 'mobility hub') and provide clear connections to nearby facilities and features where possible.
- 3.6.25 Supporting and enhancing the environment for existing and new activities such as markets and other events on the pedestrianised part of high street could help bring life and additional footfall to centre, and may help to simulate some greater diversify the high street offer.
- 3.6.26 **Draft Vision:** A successful local hub featuring a quality mix of high street and independent traders, community facilities and employment space, set within an accessible, high quality environment.
- 3.6.28 Land fronting Northern Road will be retained within the centre boundary; the area presents opportunities for redevelopment where existing services could be re-provided, or where it can be demonstrated that they are no longer required. Several of the sites in the locality have planning permission, or have been identified for, redevelopment during the plan period. Additional dwellings and new or redeveloped employment space in this location would help support the viability of the centre's core area. See Strategic Site Policy S4: Cosham on page 256.

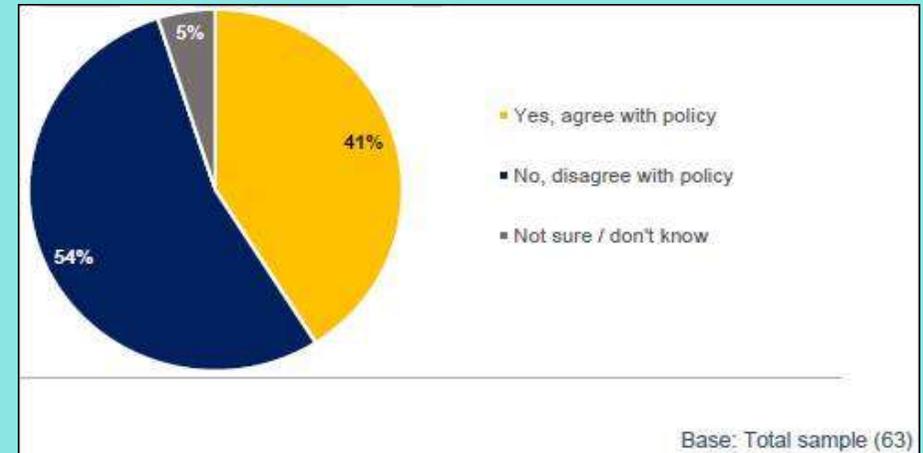
Cosham District Centre

Figure 12 – Cosham District Centre Map



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Cosham Local Plan



Key themes	Percentage (%)
Concern for infrastructure / facilities' capacity	76
Agreement	24
Disagreement	24
Too much focus on housing / do not agree with general focus of proposals	5
Repurpose what is already there	2
Other	17

Base: Total sample (41)

When asked if there were any further comments or suggestions to the proposed approach to the draft policy for Cosham, the majority of the comments expressed **concern for infrastructure and facilities** having the capacity to support additional development (76%).

THE DEVELOPMENT SITES

The parcels of land within the Opportunity Area are within the Council's ownership or the ownership of other public sector bodies.

The police and fire station are both due to be relocated, while there is the potential to consolidate the health and community uses on site or in the local area.

Site I - Fire Station

Area = 1,720m²

Site J - Police Station

Area = 2,930m²

Site O - Public Toilet

Area = 740m²

Site P - Community Centre

Area = 2,830m²

Site C - Health Centre

Area = 3,260m²

Site D - Dental Practice

Area = 570m²

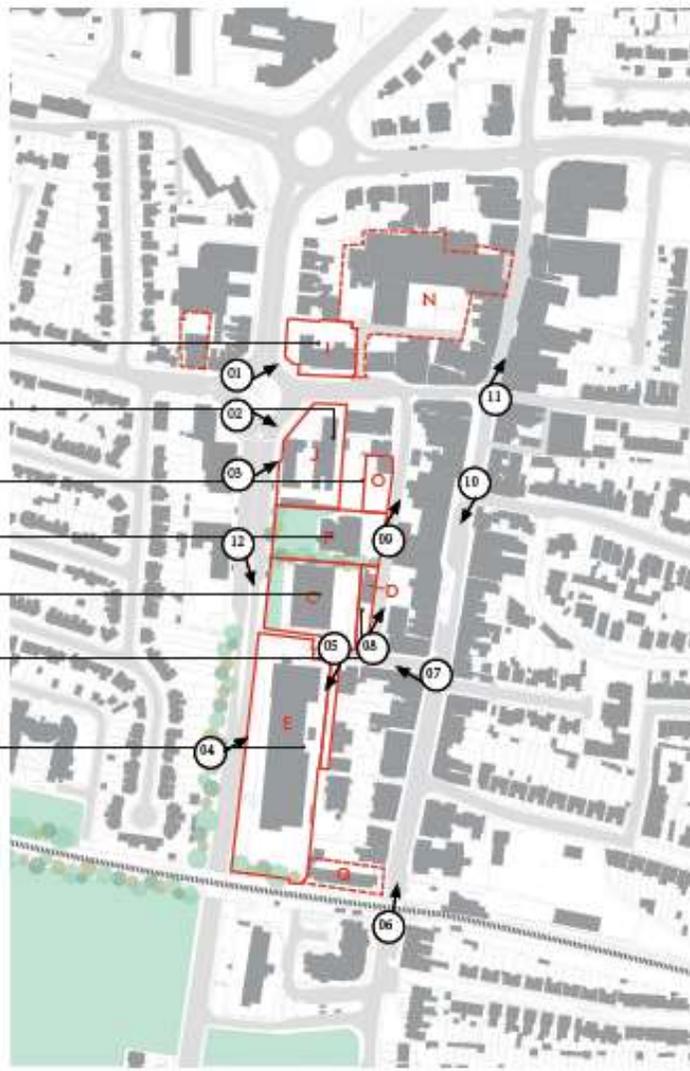
Site E - Telephone Exchange

Area = 8,840m²

TOTAL AREA =

20,890m² / 2.1 hectares

-  Development Site
-  Potential Development Site



Call for Sites

Completes End of January 2022

Still scope for red line to evolve at this time conversations with service providers also ongoing.

Emerging PCC Schemes in Cosham

There are several other projects at different stages of delivery in the process of bringing development and improvements to the area all of which would deliver benefits that are advantageous to this narrative.

These include but are not limited to:

- [King George V Playing Fields](#)
- [Cosham Transport Hub](#)
- [Edinburgh House](#)
- [SEHRT](#)
- [Linear Park](#)
- Pedestrianisation of Cosham Highstreet
- Improvements to Underpasses providing access to top and bottom of Highstreet.



Recommendations for Next Steps

- **Project Feasibility**
- **RIBA 0**
- **Procurement of multi disciplinary technical services to enable Master planning**
- Which would then include investigation of Risk, Viability and Budget
- Commissioning of site surveys
- Development of a Outline Business Case (run through this document with the OPE to build on)
- **Budget £200k**



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