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# NOTICE OF MEETING

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## **CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT**

**TUESDAY, 8 MARCH 2016 AT 5.00 PM**

**CONFERENCE ROOM A - SECOND FLOOR, CIVIC OFFICES**

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## **CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT**

Councillor Luke Stubbs (Conservative)

### **Group Spokespersons**

Councillor Ben Dowling, Liberal Democrat

Councillor Aiden Gray, Labour

Councillor Colin Galloway, UK Independence Party

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(NB This Agenda should be retained for future reference with the minutes of this meeting.)

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: [www.portsmouth.gov.uk](http://www.portsmouth.gov.uk)

**Deputations by members of the public may be made on any item where a decision is going to be taken. The request should be made in writing to the contact officer (above) by 12 noon of the working day before the meeting, and must include the purpose of the deputation (for example, for or against the recommendation/s). Email requests are accepted.**

### **AGENDA**

- 1 Apologies for Absence**
- 2 Declarations of Members' Interests**
- 3 City Development - Annual Monitoring Report 2014/15 (Pages 1 - 28)**

The purpose of the report is to set out the results of the eleventh Annual Monitoring Report (AMR) for Portsmouth City Council..

**RECOMMENDED that the Cabinet Member approves the AMR for**

**publication on the council's website.**

**4 Strategic Housing Land Availability Assessment (SHLAA) 2015 Update (Pages 29 - 60)**

The purpose of this report is to seek approval to publish the 2015 SHLAA update report.

**RECOMMENDED that the Cabinet Member**

- a. approves the Strategic Housing Land Availability Assessment 2015 update (attached as Appendix A of this report) for publication.**
- b. authorises the Assistant Director of Culture and City Development to make editorial amendments to the study prior to publication, in consultation with the Cabinet Member for Planning, Regeneration and Economic Development. These amendments shall be restricted to correcting errors and formatting text and shall not alter the meaning of the report.**

**5 Forward Plan Omission**

The decision relating to the report from the Director of Property and Housing entitled "Land at East Lodge Park" is a Key Decision for the purposes of the Forward Plan as defined in Article 13 of the Constitution but was not included in the Forward Plan as an item for the PRED portfolio for March 2016 (as a previous item relating to East Lodge Farm concerned the Adult Social Care residential home proposal which had been advertised on the Forward Plan published on 8 February 2016 to go to 3 March Cabinet rather than a property item that needs to go to PRED) and is therefore an omission from the Forward Plan (as updated on 16 & 22 February 2016).

The Chair of the City Council's Scrutiny Management Panel has been notified that the decision is being made, in accordance with the City Council's Constitution (General Exceptions, Section 15).

The report by the Director of Property and Housing outlines the need to progress the disposal of surplus property at the site.

**RECOMMENDED that the Forward Plan Omission be noted and that the necessary public notice has been published.**

**6 Land at East Lodge Park (Pages 61 - 68)**

#### Purpose of report

To update Members on the future of the Land at East Lodge Park, and to seek authority subject to a detailed options appraisal to dispose of the site in the event that this option delivers the best return to the Council.

#### **RECOMMENDED**

- (1) That a detailed options appraisal be undertaken by officers for the site at East Lodge Park to determine the best use of the asset for the Council. This appraisal will include (but will not be limited to) options for care provision and disposal for housing.**
- (2) That the approval of the options appraisal be delegated to the Corporate Asset Development Board in consultation with the Director of Finance.**
- (3) That following the options appraisal if disposal of the site is the best option that following the marketing of the site the Corporate Asset Development Board in consultation with the Director of Finance, be empowered to select an offer including the method of disposal for development, (including any expenditure required to facilitate the disposal), which could include but not be limited to;**
  - Freehold or leasehold sale**
  - Entering a Joint venture arrangement with a third party**
- (4) The Director of Property, the Director of Finance & Section 151 Officer, and the City Solicitor, be given authority to complete all necessary documentation required to complete the transaction as per 2.3 above.**

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# Agenda Item 3



Portsmouth  
CITY COUNCIL

Agenda item:

**Title of meeting:** Cabinet Member for Planning, Regeneration and Economic Development

**Subject:** City Development - Annual Monitoring Report 2014/15

**Report by:** Assistant Director of Culture & City Development

**Wards affected:** All

**Key decision (over £250k):** No

**Full Council Decision** No

## 1. Purpose of report

1.1 To set out the results of the eleventh Annual Monitoring Report (AMR) for Portsmouth City Council.

## 2. Recommendations

2.1 **The Cabinet Member is recommended to approve the AMR for publication on the council's website**

## 3. Background

3.1 As local planning authority the Council must publish an annual authority monitoring report covering the period 1 April – 31 March of the preceding year. The 2015 report covers the period from 1 April 2014 to 31 March 2015.

3.2 The report sets out progress made towards delivering the policies in the Portsmouth Plan, and reports on a number of indicators that are of particular interest to the government.

## 4. Findings

4.1 The full AMR is attached at Appendix 1.

4.2 There is no longer a prescribed set of indicators that the AMR must cover. The focus this year is on strategic sites, housing delivery and infrastructure funding. Key findings to note are:

- a) Key strategic sites at Tipner and Horsea Island are being progressed through the City Deal
- b) In the past years, there has been a proliferation of planning applications and permissions for student accommodation on sites in the city centre

- c) The city is on track to deliver its planning housing target to 2027, and can demonstrate a supply of housing sites for the first 5 years
- d) A mixed picture emerges regarding affordable housing provision - the city council is still securing affordable housing through legal agreements, but developers are also successfully negotiating on viability. In addition, the city council is unable to seek affordable housing on schemes brought forward under the government's extended permitted development rights
- e) There have been fewer applications for C4 HMO uses than in the last monitoring period
- f) Works to improve the city's sea defences are underway
- g) Works are underway for major improvements at the Hard Interchange and to deliver the ARTches project;
- h) The city council has collected more than £2 million in Community Infrastructure Levy Contributions

## **5. Reasons for recommendations**

- 5.1 The city council is required to publish an annual authority monitoring report.

## **6. Equality impact assessment (EIA)**

- 6.1 An EIA has not been carried out on the AMR as the report monitors adopted policies and progress towards targets. The development plan documents and supplementary planning documents which make up the LDF have been, or will be, subject to EIA.

## **7. Legal Implications**

- 7.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires all local planning authorities (LPAs) to publish a monitoring report with prescribed details of the performance towards the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved during the relevant year. Submission and reception of the report are necessary to comply with such legislation. Publication of the report as recommended is compliant with obligations and with the general local government principles of transparency and accountability.

## **8. Director of Finance's Comments**

- 8.1 This report is recommending that the Annual Monitoring Report (AMR) be published. The AMR reports progress made by Portsmouth City Council as the Local Planning Authority against the Portsmouth City Local Plan and the emerging Portsmouth Local Development Framework. This being so, there are no financial implications in approving the recommendations contained within this report.

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Signed by:

Assistant Director of Culture & City Development

**Appendices:** Appendix 1 – Annual Monitoring Report 2014/15

**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 .....

.....  
Signed by:

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# Authority Monitoring Report 2015

Covering the period 1 April 2014 - 31 March 2015

[www.portsmouth.gov.uk](http://www.portsmouth.gov.uk)





# **Authority Monitoring Report 2015**

Covering the period 1<sup>st</sup> April 2014 - 31<sup>st</sup> March 2015

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- APPENDIX 1: MONITORING FRAMEWORK.....

# 1. INTRODUCTION

- 1.1 This is the eleventh Authority Monitoring Report (AMR) - previously Annual Monitoring Report, covering the monitoring period of 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015.
- 1.2 The aim of the report is to show how the council's planning policies are contributing towards regenerating the city and bringing forward sustainable development, while safeguarding the environment. It sets out what progress we have made in putting together and implementing a 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, and reducing crime and the fear of crime and making it easier for people to access shops and services close to where they live. Therefore it is important to assess whether the policies are delivering what they set out to do, or whether they need to be changed to work better towards achieving council priorities.

## Structure of the monitoring report

- 1.4 A new set of monitoring indicators was introduced to monitor the Portsmouth Plan when it was adopted in January 2012, which reflect the Strategy the plan seeks to implement (see overleaf). These can be found at Appendix 1.
- 1.5 Usually, the report will cover the following sections, reflecting the Monitoring Framework:
- Progress on Policy Framework
  - Regeneration Sites & Areas
  - Design & Heritage
  - Homes for Everyone
  - The Natural Environment
  - The Economy & access to shops, jobs and services
  - Infrastructure & Community Benefit
- followed by overall conclusions and recommendations to ensure improved performance.
- 1.6 The Localism Act removed the requirement for local authorities to report on specific indicators and submit report to the Secretary of State (Section 113, Localism Act 2011). In line with this, not all indicators will be reported on each year in order to keep the monitoring report interesting, informative and useful. Instead a selection of indicators will be chosen, which show remarkable facts or trends, or which are key to the delivery of the city's future development.
- 1.7 This 2015 report focuses on progress on strategic sites, housing delivery and infrastructure.

## **Strategy for the Future of Portsmouth – taken from the Portsmouth Plan**

Portsmouth's aim is for the successful regeneration of the city. To achieve this new housing is needed to accommodate the city's growing population and to house those on the council's housing register. Commercial development is needed to help the city grow by improving its economy and providing jobs. Additional retail and tourism development is also needed to boost the city's image, increase visitors to the city and improve the economy. The levels of growth needed to help satisfy the demands of a growing population and help regenerate the city are in the region of 420-490 homes per year, 243,000m<sup>2</sup> of new employment floor space and 50,000m<sup>2</sup> net of retail floorspace, together with the necessary associated facilities and services, up to 2027.

A main element of the strategy is to locate the additional development at key development sites, around the town centres and public transport hubs and routes to reduce reliance on the private car and to encourage residents, employees and visitors to access everyday services on foot, cycle or by public transport.

The level of growth achieved in the city will be dependent on the provision of infrastructure. A number of the main development sites in the city rely on a significant amount of new transport infrastructure to provide access and create sustainable transport routes. If the transport infrastructure is not provided then these sites will only be able to accommodate lower levels of housing.

As a council we need to ensure that the city can grow and regenerate in a sustainable manner ensuring that the quality of the environment is improved for our residents, businesses and visitors. This will be done through requiring sustainable design of buildings, greening the city, protecting open space, encouraging high quality design and improving public transport, cycling and walking. It will also be important to:

- Create and sustain integrated communities, where facilities and services are considered when planning housing development. This will mean including such facilities on larger sites, in particular the strategic sites of Tipner, Port Solent and Horsea Island, and ensuring that smaller development sites are located where people have good access to services;
- Ensure services are located where people can get to them, including a network of local shopping opportunities across the city; and
- Applying parking standards to residential development.

In producing the Portsmouth Plan, the city council has considered ways to avoid and / or mitigate impacts on important sites and species. Continued work on protecting and enhancing the city's "green infrastructure" will be just as important as ensuring that the other infrastructure needs of the city are met.

## 2. 2014/15 FINDINGS OF KEY INDICATORS

### 2.1 Progress towards the development of major regeneration sites

#### Tipner and Horsea Island (Policies PCS1 and PCS3)

- 2.1.1 Plans to transform Tipner and Horsea Island with new homes, jobs and green space have continued to progress during the monitoring period.
- 2.1.2 In April 2014 Portsmouth Park and Ride service opened after the former PD Fuels site at Tipner was transformed into a new park and ride facility with 650 car parking spaces. This opened alongside the new motorway junction on the M275 which will serve the park and ride as well as 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.
- 2.1.3 There were 7,000 customers in the first week and 100,000 passengers by August. The summer holidays were particularly popular with extra buses being used to meet demand and more than 9,000 using the service in the last week of August 2014.
- 2.1.4 The delivery of development sites is being progressed through a City Deal between Portsmouth City Council, Southampton City Council, the Solent LEP, Hampshire County Council and the Government. It will 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. Once developed, these sites will provide new employment space, new housing and lever in significant amounts of new private sector investment into the economy. To complement this, City Deal will also implement programmes to: align skills provision to employer needs, tackle long term unemployment and youth unemployment and enable small and medium sized enterprises to grow through the provision of effective business support.

**What** - the sites element of the City Deal will unlock brownfield sites in prime locations for employment and housing. All the sites require significant remediation and infrastructure to make them attractive for development. The City Deal will provide upfront infrastructure to make these challenging sites attractive to the development market.

**When** - the City Deal will be implemented up to 2030.

**How** - Using City Deal investment, the city council will coordinate land assembly, planning and upfront infrastructure works to de-risk the sites in order to make the sites attractive for sale to the private sector for development. A summary of the City Deal sites is below.

**Why** - without this project it is possible that these sites may never have been developed and certainly not in the project timeframe. The costs and challenges of these sites are significant.

**With whom** - the Homes and Communities Agency, Ministry of Defence, private landowners (Tipner Regeneration Company and Premier Marinas), Department for Environment, Food and Rural Affairs.

**Benefits** - in overall terms, the City Deal is an exciting opportunity for Portsmouth and the wider Solent sub-region to exploit its competitive advantage in the marine and maritime sector and improve economic prosperity generally. Marine and maritime has been a growth sector for the city over recent years despite the economic downturn, driven by domestic and international trade. The city and the sub-region have significant natural assets including deep water harbours and double tides, good transport links and an established defence and marine manufacturing business cluster.

2.1.5 The City Deal will deliver the Portsmouth Plan's proposals for Tipner (PCS1) and Horsea Island (PCS3) through the following outputs:

- 2,370 homes across the sites
- 58,000 sqm of employment space across the sites
- 3,742 new permanent jobs by 2025
- 13,000 temporary construction jobs
- £640m of private investment

2.1.6 Implementation of the sites project will be managed on a site-by-site basis. The implementation of the works will be over the next 17 years to 2030. The main phases are as follows:

Phase 1 - MoD land transfer including an overage agreement, site investigation works, procuring lead planning consultants, soft market testing and/or demand analysis, land assembly evaluation, other preparation works, design land remediation and enabling infrastructure works, obtaining outline planning permission, procuring land remediation and enabling infrastructure works.

Phase 2 - implement land remediation and enabling infrastructure works, options appraisal of delivery methods, procure developers; Detailed design, full planning permission; Implement final schemes, housing and employment space and remaining infrastructure.

### **Port Solent & Horsea Island (policies PCS2 and PCS3)**

2.1.7 Policies for this area were agreed as part of the adoption of the Portsmouth Plan in 2012. A large amount of background work was done during the development of that plan to assess the viability and infrastructure needs of development on these sites. The delivery of these areas is now being considered in the context of the City Deal (see above).

2.1.8 Veolia are working closely with the Environment Agency on their Closure Plan for the landfill site. Veolia have yet to complete the landscaping that will provide the structure planting for the Country Park and includes over 50,000 trees, wild flower meadows, footpaths and a cycle route.

### **Portsmouth City Centre (policy PCS4)**



- 2.1.9 In the previous monitoring period (January 2013), the city council adopted a City Centre Masterplan. To further the vision for the city centre set out in the Portsmouth Plan, it identifies a number of opportunity sites for development and key public realm opportunities for the Commercial Road, North of Market Way, Station Square and Station Street and Guildhall localities. The whole masterplan can be found at <https://www.portsmouth.gov.uk/ext/development-and-planning/planning/city-centre-masterplan.aspx>.
- 2.1.10 Notable in this monitoring period has been a proliferation of proposals for student halls of residence in the city centre and surrounding areas, with key sites gaining permission for this use. Thousands of student bedrooms have been granted in the past few monitoring periods and many of these schemes are under construction. While student provision is important to support the strength of the University of Portsmouth, going forward the city council also needs to ensure that this rush does not result in an oversupply of overconcentration, and that opportunity sites remain available for other uses important in the economic growth of the city.
- 2.1.11 Down at the Hard, planning permission has been granted 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. It will make a dramatic difference to the first impressions that people get of the city when arriving at this key gateway. It will improve the connections to the city centre, the harbour and the visitor attractions close by. It is a key part of the city council's strategic vision of creating a vibrant waterfront destination at The Hard and the stimulation of redevelopment throughout the surrounding area.

#### **Somerstown & North Southsea (Policy PCS6 & Area Action Plan)**

- 2.1.12 Previous AMRs reported that Somerstown Central was under construction having started in September 2012. Work was completed and the centre opened in June 2014. The building now houses several services including a community centre, sports facilities, a housing office, health centre, café and youth centre.
- 2.1.13 The building is innovative in design in that it spans Winston Churchill Avenue. The hub now serves to bring the two sections of Somerstown back together, and the £10.8 million project has made new facilities and activities to the Somerstown area.

#### **The Seafront**

- 2.1.14 In order to maximise the potential of the Seafront, the city council has drawn up the Seafront Masterplan, which sets out how the area should be improved, enhanced and protected over the next 15 years. During the monitoring period, progress has been made on the implementation of the masterplan.
- 2.1.15 The ARTches project is creating a dedicated artistic and cultural centre for the city in and around the vacant historic structure of Point Battery. The main focus of the project is the creation of the 13 new artists' studios and workshops. The open end of the arches fronting the square will be fitted with a glass curtain walling system. Those that face the foreshore will have the gunports reinstated to restore their original form. Modern electrical and mechanical systems will be provided to all areas. The open

arches next to the Round Tower will be used for a brasserie and another will remain a seating area for the existing Hot Walls Café.

- 2.1.16 Planning permission was secured during the previous monitoring period, and funding for the project was received in August 2014. £1.75 million has been secured from the Coastal Communities Fund with the city council contributing £100,000 and PUSH a further £40,000. The project will result in 23 new jobs as well as protecting a further 82 indirectly.
- 2.1.17 Another key development in the area is the development of the next base for the British Americas Cup team led by Sir Ben Ainslie. Planning Permission has been granted in July 2014 (14/00489/FUL) for the new headquarters of the team which now contains research and development, training and medical facilities as well as public access and viewing facilities.
- 2.1.18 The location of the Ben Ainslie Racing (BAR) headquarters in Portsmouth consolidates the Solent area's reputation for having an incredibly strong marine and maritime sector, and ensures that it is focussed on the city for the future. The base will provide a demand for marine technology, particularly composites, will provide jobs and apprenticeships, skill-building and benefits to the local supply chain. The teams used the base to prepare for the America's Cup World Series races in the city in the summer of 2015.
- 2.1.19 The seafront masterplan identified the need for more high quality cafés on the sea front, and during the monitoring period, the former ladies tennis pavilion at Canoe Lake has been transformed into a new café. As part of this project, four new artificial tennis courts have been built next door. Nearby, on the beach at Canoe Lake, the Southsea Beach Café has opened.
- 2.1.20 Planning permission has also been granted for a building which is part of a substation at Western Parade to be converted to a café overlooking Southsea Common. Moving forward, the intention is to renovate more of the currently empty buildings across the seafront to provide new business opportunities and development.
- 2.1.21 In the week that the world celebrated the 70<sup>th</sup> anniversary of D-Day, it was announced that the city council's D-Day museum has received initial support for £4.1 million of Heritage Lottery Funding to completely upgrade the museum to tell the story of D-Day for museum visitors in the 21<sup>st</sup> century. The intention is to completely renew the museum and its displays well ahead of the 75<sup>th</sup> anniversary of the landings in 2019.

## 2.2 Homes for Everyone

### Housing Delivery

2.2.1 The Portsmouth Plan was adopted on 24<sup>th</sup> January 2012. It forms a robust and up-to-date housing target for the city. The plan<sup>1</sup> 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. Some of this infrastructure 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.

2.2.2 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.

2.2.3 Based on the annual target of 584, 5,256 dwellings should have been delivered between 2006/07 and 2014/15. The table on the right shows that completions to 31 March 2015 add up to 4,900. This leaves a deficit against the target up until this point of 356 homes.

2.2.4 Government guidance advises that any past under-supply should be addressed in the first five years. Therefore, the undersupply of 356 is added to the target for the period to 31 March 2012, increasing the target in those years from 584 to 644. The annual target for the 6-10 year period and beyond then reverts to 584. The revised targets are shown at the bottom of the table, and it is against these that this reports demonstrates supply.

2.2.5 During the 2014/15 monitoring period, 419 net additional dwellings were delivered, which is an increase on the last few years, but still falls some way short of the annual target. However, looking forward at permissions granted during the period and schemes likely to come forward, the city council is confident that delivery against the targets is likely to improve significantly in the coming years. At the end of the monitoring period, a total of 1,990 additional dwellings had planning permission, which

previous completions	
2006/07 completions	526
2007/08 completions	712
2008/09 completions	1,309
2009/10 completions	726
2010/11 completions	317
2011/12 completions	276
2012/13 completions	379
2013/14 completions	236
2014/15 completions	419
<b>Total completions between 2006/07 and 2014/15</b>	<b>4,900</b>
<b>Total target between 2006/07 and 2014/15</b>	<b>5,256</b>
<b>Difference</b>	<b>-356</b>
<b>Requirement for each period of delivery</b>	
<b>Year 0</b>	<b>644</b>
<b>1-5 years</b>	<b>3,220</b>
<b>6-11 years</b>	<b>2,920</b>
<b>Year 11</b>	<b>584</b>

<sup>1</sup> See Table 2 on page 81 of the Portsmouth Plan

<sup>2</sup> The undersupply is spread over 6 years - Year 0 (2015/16), and the first five years from 2016/17 to 2020/21. 356 divided by 6 is 59.3. This is rounded to 60.

represents around 3 years worth of supply. In addition, further sites have been identified which do not yet have permission, but are likely to come forward in the coming years. The Strategic Housing Land Availability Assessment has been reviewed and demonstrates in more detail how the city has a sufficient supply of housing land moving forward.

### 5-year Housing Land Supply

2.2.6 The study demonstrates that Portsmouth has a five year housing land supply from 01 April 2016. There is a surplus of 574 dwellings in the first five years. Paragraph 47 of the NPPF also requires that local planning authorities identify an additional buffer of 5% of the target to ensure choice and competition in the market for land. It goes on to state that where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply. The current supply identified is equivalent to a 18% buffer.

### Supply against the Portsmouth Plan Target

2.2.7 The table below shows the summary housing land supply findings to 2027. The target arising from the Portsmouth Plan is 12,254 net additional homes in the city between 2006/07 and 2026/27, as set out in the Plan Target section above. This review of supply shows that the city can meet this requirement over the 21 year plan period.

Housing supply 2006/07 - 2026/27		
Source of supply		No. of units
Completions up to 31 March 2015		4,900
2015/16- 2026/27	Permissions	1,990
	Potential housing sites (incl. Strategic Sites)	4,763
	Windfall	1,100
<b>TOTAL:</b>		<b>12,753</b>
<b>Portsmouth Plan target:</b>		<b>12,254</b>
<b>Difference:</b>		<b>499</b>

Total housing delivery over the lifetime of the Portsmouth Plan.

2.2.8 For all the details of the sites that have been assumed to come forward in the future, please see the 2015 SHLAA update on the city council's website.

## Affordable Housing Provision

2.2.9 In 2014/15 the net number of affordable housing units completed was 190. This equates to 45% of the net number of dwellings completed during the monitoring period. This is a slightly lower percentage of total completions than in previous years, which is accounted for by the higher overall number of completions: in numerical terms the number of affordable units completed is higher than in previous monitoring periods (between 110 and 130 the past for years).

2.2.10 The figures above include both 100% affordable schemes by Registered Providers, as well as affordable housing secured from market housing developers through S106. To review the effectiveness of policy PCS19 'Housing mix, size and the provision of affordable homes', it is important to review the number of market housing schemes complying with the levels of affordable housing required by the Portsmouth Plan.

Application ref	Address	Proposal	Total units	Affordable units	Comments
<b>Development Providing affordable housing as required by PCS19</b>					
12/00580/OUT	251-253 New Road	Construction of 9 houses	9	2	These developments are providing a policy compliant level of affordable housing
13/01224/FUL	Scottish & Southern Energy Depot, Lower Drayton Lane	Construction of 143 Dwellings	143	44	
15/00425/REM	Darby House, Syke Close	Construction of 8 dwellings	8	Off-site financial contribution	
<b>Development which did not provide the full level of on-site affordable housing</b>					
13/00386/FUL	107 Havant Road	Construction of 27 Sheltered Apartments	27	Reduced Off-site financial contribution	This developments was subject to viability assessments are providing a reduced amount of off-site financial contributions
<b>Developments under the General Permitted Development Order</b>					
14/00003/PACOU	Building Complex, 900 Lakeside	Prior approval for conversion to 108 flats	108	0	It is not possible to apply the affordable housing policy to applications for prior approval under the General Permitted Development Order.
14/00010/PACOU	Part 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> floor, 35-45 Arundel Street	Prior approval for conversion to 10 flats	17	0	
<b>Developments by PCC or Registered Social Landlords for 100% affordable</b>					
14/00813/FUL	Land at Winston Churchill Avenue	Construction 16 flats above GF shop	16	16	These schemes all provided 100% on-site affordable housing.

2.2.11 A mixed picture emerges from the data above. The city council is still securing on-site affordable housing applying the policy, and where more appropriate, financial contributions for off-site provision. However, developers are also successfully arguing the viability case and providing reduced levels. In addition, housing brought forward under the new government changes to permitted development rights are not required

to provide any affordable housing.

### Supply of Family Homes & Internal Size of Dwellings

2.2.12 A new policy was introduced in the Portsmouth Plan requiring 40% of dwellings in new development to be 3 bedroom family homes. 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.

2.2.13 In 2014/15, there was a net gain of 99 dwellings of 3 bedrooms or more. While much higher in numerical terms than in previous monitoring periods, this still only represents around a quarter of all housing completions in the period.

Size of Home	Gains	Losses	Net gain
3 bed family homes	88	8	80
4 bed family homes	20	5	15
5 bed family homes	6	2	4
<b>Total Completions of family size dwellings</b>	<b>114</b>	<b>15</b>	<b>99</b>

2.2.14 The 2013 PUSH Strategic Housing Market Assessment (SHMA) shows that the need for larger dwellings remains high. This year's housing completions show a much more promising picture than previous monitoring periods, but the proportion of larger dwellings completed still falls a long way short of the policy target. The new SHMA show an even greater need than the policy requirement (almost 60% 3 bed or more in market housing).

2.2.15 It is therefore important that the city council continues to negotiate in larger dwelling sizes on sites where this is possible. Going forward, the city council will have to assess carefully the ability of each site that comes forward to accommodate family dwellings. This applies to discussions with individual developers at pre-application and application stage, but also is extremely relevant to the review of the Local Plan. A review of sites should establish which are the most likely sites to be able to accommodate family size dwellings, and it may be advisable to clearly signpost this in the allocation for those sites.

### Houses in Multiple Occupation

2.2.16 The city council introduced Policy PCS20 (HMOs: ensuring mixed and balanced communities) as part of the Portsmouth Plan. It seeks 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). Planning permission is required in Portsmouth for changes of use from Class C3 dwelling houses to Class C4 HMOs for 3-6 unrelated people, following the making of an Article 4 direction.

2.2.17 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.

The council also keeps a database of existing HMOs to help determine how many are already in a given area.

2.2.18 A review of applications (86 in total for the 2014/15 monitoring period) for HMOs shows that 42% of these applications were for existing C4 HMOs to become mixed C3/C4. Landlords are applying 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 of 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.

2.2.19 By contrast, around one third of applications for new C3/C4 HMO uses in existing single family dwellings were refused by the council (31 out of a total of 38 applications for such uses), referring to the council's adopted policy and SPD.

2.2.20 It is also notable that the number of applications for C3/C4 uses in existing C3 dwellings has more than halved compared the last monitoring period. This may be due to reduced demand for such accommodation, or due to the fact that landlords are more aware of the policy and are therefore no longer making applications in the areas historically popular for this type of accommodation.

2.2.21 The following table shows the pattern of applications in this monitoring period:

Use before application made	Application for change of use to	Applications determined	No. permitted by PCC	No. refused by PCC
Any	C4 or sui generis HMO	12	9	3
C3 dwellinghouse	Mixed C3/C4	38	25	13
C4 HMO	Mixed C3/C4	36	36	0
<b>ALL:</b>		<b>86</b>	<b>70</b>	<b>26</b>

**HMO Applications received 1.4.2014 to 31.3.2015**

## 2.3 Infrastructure & Community Benefit

### Delivery of infrastructure

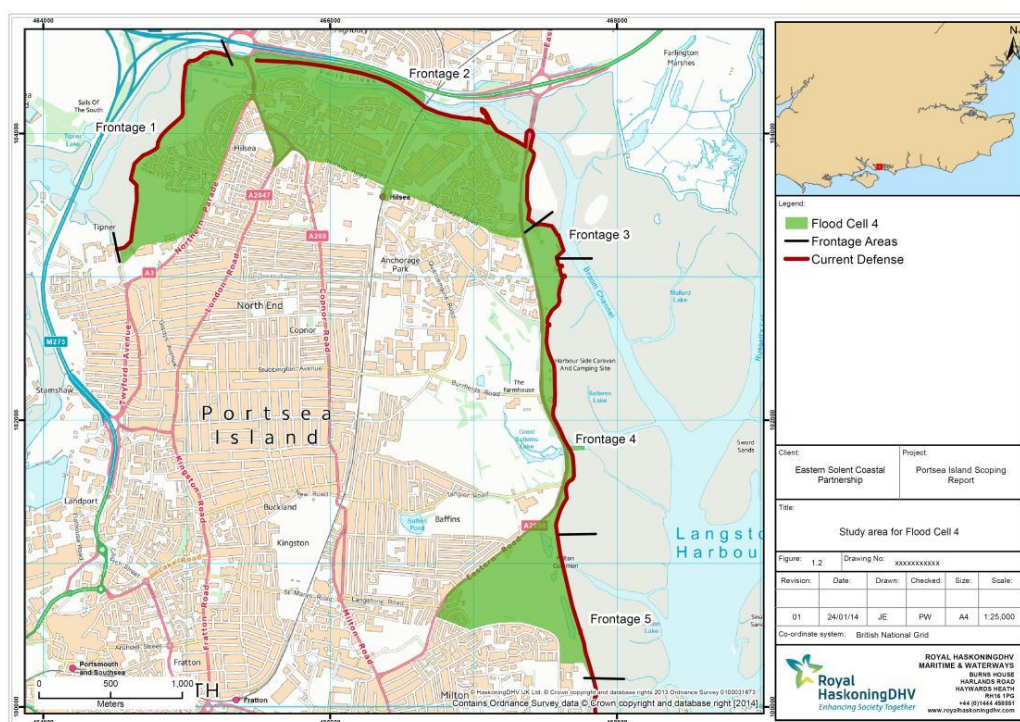
2.3.1 Through Policy PCS16 of the new Portsmouth Plan, the council has committed to working with its partners to bring forward infrastructure projects that are required as a result of its development strategy. Below is an overview of key infrastructure projects delivered or progressed during the monitoring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

#### Community & Leisure Facilities:

- Somerstown Community Hub. (now named Somerstown Central) opened in June 2014 (see Strategic Sites section of this report)
- Southsea Common & the Seafront -
  - Planning Permission and funding have been secured for the ARTches project;
  - improvements to the Canoe Lake area have been progressed;
  - funding has been secured for an upgrade of the D-Day museum

#### Flood Risk:

- The city council provided ongoing support to Southern Water delivering upgrades to the city's combined sewer system, designed to separate surface and foul water.
- Planning permission was granted in February 2015 for the first phases of sea defence improvements covering the coastline between Portcreek railway bridge and Kendall's Wharf.





- Further details about the North Potsea scheme can be found here: <http://www.escp.org.uk/coastal-schemes/portsmouth/protecting-future-north-portsea-island>
- Scheme development continues and further phases will be brought forward in future monitoring periods, as will proposals for improvements at Flood Cell 1 - Southsea.

#### Transport:

- M275 junction and P& R at Tipner - The junction works at the M275 have been completed and the P&R opened in April 2014. A full review of the first 9 months of operation can be found here: <http://democracy.portsmouth.gov.uk/documents/s6525/Park%20and%20ride%209%20month%20review%20report.pdf>
- The Hard Interchange - Plans to regenerate the area around The Hard have been in development for several years. The Hard is hugely important to Portsmouth as a transport interchange. It is a site where bus, train and boat services come together, and for many people it is the first thing they see when arriving in the city. To improve this key gateway, planning permission was granted for the reconfiguration of Interchange in June 2014 (ref 14/00467/FUL). Further details about this project can be found here: <https://www.portsmouth.gov.uk/ext/development-and-planning/regeneration/regeneration-of-the-hard.aspx>

2.3.2 With an increased desire to deliver development and growth, delivery of infrastructure to support development and take the city forward is essential. To this end, future infrastructure planning work will be more fully integrated into a review of the Portsmouth Plan, planned to begin in 2015.

#### **Developer contributions towards infrastructure**

2.3.3 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.

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

2.3.5 In 2014/15, the third year of operation of the levy, £2,186,502.90 was collected. This is almost seven times more than in 2013/14, when £320,248 was collected. CIL revenues were expected to rise as more developments liable to pay come forward. 2014/15 also saw the commencement of a number of schemes with high liabilities, including: developments to provide flats for the elderly at 93 Havant Road and 107 Havant Road, a development of 143 homes at the former Scottish & Southern Electric site and a large student halls of residents at Dougald Drummond Street / Greetham Street, which serve to explain the higher than average CIL receipts in this year.

- 2.3.6 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. The Council's capital programme plans for the next 5 years. In the 2014/15 capital programme, CIL funding was nominally allocated to a number of projects for future years, but no CIL was used in 2014/15 to finance the capital programme. Funding for all projects is continually kept under review. It is anticipated that in the coming years the use of CIL is likely to be concentrated on funding additional school places in the city. Spend from CIL will be reported each year in this authority monitoring report.
- 2.3.7 Since 25<sup>th</sup> April 2013, 15% of all CIL collected has to be retained as the 'neighbourhood proportion', i.e. should be spent on Infrastructure projects in the neighbourhood in which it was collected. As there are no parish councils in the city, which ordinarily would decide on and coordinate the spending of these funds, in Portsmouth this proportion is allocated at the ward level, with ward councillors working with their communities to decide on neighbourhood spend.
- 2.3.8 Neighbourhood amounts collected during the monitoring period, and totals available for spend as at the end of 2014/15 are shown in the table below:

Ward	Neighbourhood Proportion received 2014/15 (£)	Neighbourhood Proportion available at 31 March 2015 (£)*
City Wide	87,977.32	87,977.32
Baffins Ward	3,692.66	23,255.76
Central Southsea Ward	274.00	2,202.23
Charles Dickens Ward	11,714.58	13,123.34
Drayton and Farlington Ward	157,560.32	84,245.23
Eastney and Craneswater Ward	826.80	826.80
Fratton Ward	4,441.51	5,100.04
Hilsea Ward	2,257.76	6,700.78
Milton Ward	36,850.67	36,850.67
Nelson Ward	18,781.19	18,781.19
Paulsgrove Ward	307.71	307.71
St Jude Ward	1,311.21	1,311.21
St Thomas Ward	0.00	0.00
Cosham Ward	1,086.00	1,086.00

\* This column show the total collected during this and previous years, minus amounts already spent or committed to projects.

- 2.3.9 In terms of spending of the neighbourhood proportion, during the Monitoring period £83,000 were committed to improvements at Drayton Park from the Drayton & Farlington Neighbourhood Proportion.

## Appendix 1: Monitoring Framework

Heading in AMR	Policy	Indicators
Progress on Planning Policy	All	
Regeneration sites & areas	PCS1 Tipner PCS2 Port Solent & PCS3 Horsea Island PCS4 Portsmouth City Centre PCS5 Lakeside Business Park PCS6 Somerstown & North Southsea PCS7 Fratton Park & the South Side of Rodney Road PCS9 The seafront	Tipner <ul style="list-style-type: none"> <li>▪ Progress towards delivery of the site (information on funding for the transport interchange, provision of infrastructure and progress of any planning applications)</li> <li>▪ Amount of new housing delivered at Tipner (480 - 1,250 by 2027)</li> <li>▪ Amount of new employment floorspace delivered at Tipner (25,000m<sup>2</sup> employment)</li> </ul> Port Solent & Horsea Island <ul style="list-style-type: none"> <li>▪ Progress towards delivery of the site (information on funding for the bridge, provision of infrastructure, transport improvements and progress of any planning applications)</li> <li>▪ Amount of new housing delivered at Port Solent &amp; Horsea Island (500 - 1000 by 2027)</li> </ul> Lakeside <ul style="list-style-type: none"> <li>▪ Progress towards development at Lakeside (assess against timescales set out in planning application)</li> <li>▪ Amount of new employment floorspace delivered at Lakeside Business Park (69,000m<sup>2</sup> by 2027)</li> </ul> Fratton Park <ul style="list-style-type: none"> <li>▪ Progress towards delivery of the site (information on funding for the stadium, provision of employment space, transport improvements and progress of any planning applications).</li> </ul> Portsmouth City Centre <ul style="list-style-type: none"> <li>▪ Visitor footfall to the city centre</li> <li>▪ Amount of hotel (C1) development in the city centre</li> <li>▪ Progress on public realm improvement projects</li> <li>▪ Retail ranking of the city centre</li> <li>▪ Progress towards delivery of key sites identified in SPDs</li> <li>▪ Funding for the road</li> </ul> Somerstown & North Southsea <ul style="list-style-type: none"> <li>▪ Adoption of the area action plan</li> <li>▪ Funding sources identified and secured</li> <li>▪ Amount of housing delivered (539 up to 2027)</li> <li>▪ Provision of a new community hub</li> </ul> Seafront <ul style="list-style-type: none"> <li>▪ Adoption of the seafront masterplan</li> <li>▪ Number of new developments coming forward in the seafront area</li> <li>▪ Development at the key opportunity areas - South Parade Pier, Clarence Pier, Canoe Lake and Southsea Castle Area.</li> <li>▪ Visitor numbers to the seafront</li> </ul>
Homes for everyone	PCS10 Housing Delivery PCS19 Housing mix, size & the provision of	Housing Delivery <ul style="list-style-type: none"> <li>▪ Net additional dwellings (420 per annum)</li> </ul>

	<p>affordable housing  PCS20 HMOs – mixed and balanced communities  PCS21 Housing density  PCS22 Gypsy, traveller &amp; travelling showpeople accommodation</p>	<ul style="list-style-type: none"> <li>▪ Progress towards the overall housing requirement</li> <li>▪ Update of housing trajectory</li> </ul> <p>Housing Mix</p> <ul style="list-style-type: none"> <li>▪ Gross affordable housing delivered per year</li> <li>▪ Number of new 3 bedroom family homes (on average 40% of total dwellings delivered per year)</li> <li>▪ Average internal size of new dwellings</li> <li>▪ Percentage of qualifying applications providing affordable housing</li> </ul> <p>HMOs</p> <ul style="list-style-type: none"> <li>▪ 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)</li> <li>▪ Changes in the concentration of HMOs across the city</li> <li>▪ Number of planning applications received for HMOs and whether approved or refused</li> <li>▪ Any appeal decision relating to HMOs</li> </ul> <p>Housing density</p> <ul style="list-style-type: none"> <li>▪ Average density of housing (at least 40dph)</li> <li>▪ Average density of housing developments in high density areas</li> </ul> <p>Gypsy, traveller &amp; travelling showpeople accommodation</p> <ul style="list-style-type: none"> <li>▪ Number of applications for gypsy, traveller and travelling showpeople accommodation</li> </ul>
Design & Heritage	<p>PCS23 Design &amp; Conservation  PCS24 Tall Buildings  PCS15 Sustainable Design &amp; Construction</p>	<p>Design &amp; Conservation</p> <ul style="list-style-type: none"> <li>▪ Percentage of people satisfied with their local area as a place to live</li> <li>▪ Improvements in design quality of new development</li> <li>▪ New developments meeting Buildings for Life standards</li> <li>▪ Area of the city designated as conservation areas</li> </ul> <p>Tall Buildings</p> <ul style="list-style-type: none"> <li>▪ Number of tall buildings developed in identified areas of opportunity</li> <li>▪ Design awards for tall buildings</li> </ul> <p>Sustainable Design &amp; Construction</p> <ul style="list-style-type: none"> <li>▪ Number of new homes meeting Code for Sustainable Homes and / or BREEAM standards</li> <li>▪ Number of new non-domestic developments meeting BREEAM standards</li> <li>▪ 30% reduction in the carbon footprint of the city council from 2010/2011 by 2016/2017</li> </ul>
The Natural Environment	<p>PCS12 Flood Risk  PCS13 A Greener Portsmouth</p>	<p>Flood Risk</p> <ul style="list-style-type: none"> <li>▪ Number of dwellings at risk from flooding</li> </ul>

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

		<ul style="list-style-type: none"> <li>▪ Mix of uses within each local centre</li> </ul> <p>Employment Land</p> <ul style="list-style-type: none"> <li>▪ Total amount of additional employment floorspace by type</li> <li>▪ Employment land available by type</li> <li>▪ Development of the key sites</li> <li>▪ Number of existing employment sites lost</li> </ul> <p>A Healthy city</p> <ul style="list-style-type: none"> <li>▪ Gap in life expectancy between worst quintile and rest of PCT</li> <li>▪ Obesity in reception year children</li> <li>▪ Proportion of households within 10 minutes by walking / public transport of health services</li> <li>▪ Number of new healthcare facilities provided</li> </ul> <p>Transport</p> <ul style="list-style-type: none"> <li>▪ Peak Period Traffic Flow</li> <li>▪ Proportion of trips made by non car modes</li> <li>▪ Non residential development in high accessibility zones</li> <li>▪ Percentage of new residential development within 10 minutes walk / public transport of a school and major retail centre</li> <li>▪ Progress towards transport proposals</li> </ul>
<p>Infrastructure &amp; Community Benefit</p>	<p>PCS16 Infrastructure &amp; Community Benefit PCS17 Transport</p>	<p>Transport</p> <ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ 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</li> </ul> <p>Infrastructure &amp; Community Benefit</p> <ul style="list-style-type: none"> <li>▪ Provision of critical infrastructure as set out in Appendix 2 of the Portsmouth Plan</li> <li>▪ Level of CIL collected towards critical infrastructure projects</li> <li>▪ Funding identified and secured for infrastructure projects</li> </ul>



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# Agenda Item 4



Portsmouth  
CITY COUNCIL

<b>Title of meeting:</b>	Cabinet Member for Planning, Regeneration and Economic Development
<b>Date of meeting:</b>	8 March 2016
<b>Subject:</b>	Strategic Housing Land Availability Assessment 2015 Update
<b>Report by:</b>	Assistant Director of Culture & City Development
<b>Wards affected:</b>	All
<b>Key decision:</b>	No
<b>Full Council decision:</b>	No

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## 1. Purpose of report

- 1.1 Section 159 of the National Planning Policy Framework (NPPF) requires local planning authorities to have a robust evidence base which sets out the supply of land for residential development. This must be done through a Strategic Housing Land Availability Assessment (SHLAA). Councils are also asked to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The purpose of this report is to seek approval to publish the 2015 SHLAA update report.

## 2. Recommendations

**The Cabinet Member is recommended to:**

- a. approve the Strategic Housing Land Availability Assessment 2015 update (attached as Appendix A of this report) for publication.**
- b. authorise the Assistant Director of Culture and City Development to make editorial amendments to the study prior to publication, in consultation with the Cabinet Member for Planning, Regeneration and Economic Development. These amendments shall be restricted to correcting errors and formatting text and shall not alter the meaning of the report.**

### 3. Background

- 3.1 The city council first published a SHLAA in September 2009. This study has been updated annually since then, in order to show a rolling supply of housing land.
- 3.2 It rolls forward the findings from previous studies to review whether the city is meeting its housing target in the Portsmouth Plan, and whether the city council has a '5 year housing land supply'. It does so by reviewing
- housing completions to 31 March 2015
  - outstanding permissions
  - sites identified as potential housing sites through allocations adopted and draft plans
  - site identified by officers as possible additional sites (through their knowledge of pre-application discussions, desktop and site visit reviews of sites etc)
  - an allowance for small windfall sites
- 3.3 The sites identified have been assessed for their possible housing yield and estimated development phasing. These findings are set out in tables in the report and inform the findings about the supply of housing sites in each year of the plan period.
- 3.4 It should be noted, and the SHLAA report also makes clear that inclusion of a site in the SHLAA in no way pre-determines the outcome of planning applications for specific sites or proposals.

### 4. Findings

- 4.1 The table below shows the summary housing land supply findings for the whole plan period between 2006/07 and 2026/27, against the target in the Portsmouth Plan of 12,254 net additional homes in the city in that period. This review of supply shows that the city can meet this requirement over the 21 year plan period and current supply indicated that this may be exceeded by almost 500 dwellings.

Housing supply 2006/07 - 2026/27	
Source of supply	No. of units
Completions up to 31 March 2015	4,900
Permissions	1,990
Potential housing sites (incl. Strategic Sites)	4,763
Windfall	1,100
<b>TOTAL:</b>	<b>12,753</b>
<b>Portsmouth Plan target:</b>	<b>12,254</b>
<b>Difference:</b>	<b>499</b>

- 4.2 The study also demonstrates that Portsmouth has a five year housing land supply from 01 April 2016. It looks likely that the city will deliver up to 574 dwellings more in the first five years that required by the Portsmouth Plan for that period, giving a healthy 18% buffer on the target for the period.
- 4.3 If the Cabinet Member approves the 2015 SHLAA update, it will be published on the city council's website.

## **5. Reasons for recommendations**

- 5.1 The city council is required to assess its performance against its plan targets and in particular, whether it is likely to meet its targets in the first five years. The SHLAA update represents this assessment.

## **6. Equality impact assessment (EIA)**

- 6.1 A preliminary EIA has been conducted. It concluded that a full EIA is not necessary.

## **7. Legal Implications**

- 7.1 There are no immediate legal implications arising from the recommendations. References to specific sites in the SHLAA should not be relied on by any person to indicate the Council's conclusions or decisions regarding the appropriate development on any particular site or in any particular location.

## **8. Director of Finance's comments**

- 8.1 There are no financial implications associated with the approval of the recommendations contained within this report. The update of the SHLAA is a core function of the Planning Service and is funded through the revenue budget allocated to the Service.

.....  
Signed by:

Assistant Director of Culture & City Development

## **Appendices:**

Appendix A - Strategic Housing Land Availability Assessment 2015 update.

**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
None.	

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

.....  
Signed by:

Local Plan evidence base:

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# Strategic Housing Land Availability Assessment

2015 update

**You can get this information in large print,  
Braille, audio or in another language by  
calling 023 9268 8633.**

# Disclaimer

The Strategic Housing Land Availability Assessment (SHLAA) is part of the evidence base of the Local Plan. **Policy decisions are made through the Local Plan**, not the SHLAA.

In relation to the information contained within this report, its appendices and any other report relating to the findings of Portsmouth's SHLAA, the city council makes the following disclaimer, without prejudice:

- i. The identification of potential housing sites, buildings or areas in the SHLAA **does not state or imply that the city council would necessarily grant planning permission for residential development**. Nor does identification in the SHLAA automatically qualify the site for allocation for residential or any other type of development. All planning applications will continue to be determined against the development plan and other relevant material considerations.
- ii. The SHLAA has identified suggested yields for each site which have been included in the report. In arriving at these conclusions, officers have used general layouts and mathematical algorithms to arrive at a crude estimation of a site's potential yield based on the information available to officers at the time. Consequently, the yields that have been identified in this report **do not mean that an exact or similar yield would necessarily be appropriate in a planning application**. Any application will continue to be assessed on its own merits, through the normal planning process.
- iii. The conclusions in the SHLAA are based on information that was available at the time of the study. The city council does not accept liability for any factual inaccuracies. Users of the study's findings should know that there may be additional constraints on some sites that were not identified at the time of the survey. Consequently, **planning applications will continue to be treated on their own merits** at the time of the planning application and not on the information contained in the SHLAA. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may also arise during the course of a detailed planning application that were not identified at the time of the study. For example, the ground conditions of a site are not always fully known without intensive on site investigations. Applicants will therefore have to carry out their own analysis of a site in order to identify any constraints **and should not rely on any part of the findings in the SHLAA to support an application**.
- iv. Economic conditions are susceptible to short and long term fluctuation, which can impact on the housing market. Consequently, the availability of sites and the delivery of housing are subject to short and long term variations in the economy and the housing market which it is not possible to accurately predict in this study. The SHLAA will be updated on an annual basis and the most accurate economic predictions will inform these updates.
- v. The categorisation of sites in terms of when they may come forward is based on the views of officers and insight from the development industry at the time of the study's preparation. Circumstances or assumptions may change which could impact on a site's development. **The SHLAA does not prevent planning applications being submitted on any sites identified in or excluded from the report at any time**.
- vi. The inclusion of potential housing sites, buildings or areas in the study does not preclude them from being developed for any other purpose(s).
- vii. The boundaries that are attached to sites, buildings and areas are based on the information available at the time. The SHLAA does not limit any extension or contraction of these boundaries for the purposes of a planning application.
- viii. The exclusion of sites, buildings or areas from the study (either because they never formed part of the SHLAA or because they have been discounted) does not preclude the possibility of planning permission for residential development being granted on them. It is acknowledged that sites will continue to come forward, particularly those below the threshold of five units (this threshold is explained later in the report). Their exclusion from this study does not preclude the possibility of residential development on those sites.
- ix. The study has a base date of 01 April 2016, and the findings are only a 'snapshot' of information held at the time the report was compiled. Therefore some of the information contained in the study will be the subject to change over time. The SHLAA will be updated annually.

Overall, sites identified in this report and its appendices have **no additional planning status** and inclusion in the SHLAA does not imply a presumption of, and should not be inferred to give, planning approval for residential development on any site.

# 1 Introduction

- 1.1 The Portsmouth Strategic Housing Land Availability Assessment (SHLAA) forms a key component of the evidence base for the city's Local Plan. Its key purpose is to demonstrate availability of sites for residential development, showing how the city council is playing a key part in delivering housing to meet local requirements.
- 1.2 Section 159 of the National Planning Policy Framework, requires local planning authorities to *“prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”*.
- 1.3 The National Planning Practice Guidance (NPPG)<sup>1</sup> sets out what the purpose of the study is, how local authorities should go about putting together a SHLAA and what the study should contain.
- 1.4 Portsmouth City Council first published a SHLAA in 2009 and has updated it every year since then. This document is the 2015 update, rolling the findings forward to a base date of 01 April 2016, the beginning of the next 5 year period. This update report does not claim to be a full SHLAA. Rather, its focus is to show the city's housing delivery trajectory. Readers can scrutinise the findings in more detail by referring to Appendix 1, where the details of the sites that make up the city's housing supply are set out, including their current planning status and assumptions on yield and phasing. All numbers shown are net additional dwellings, that is any housing already on the site has been discounted.
- 1.5 As made clear in the disclaimer, it should be noted that the inclusion of sites in this assessment **does not** allocate them for housing development, grant planning permission nor imply that planning permission would be granted.

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<sup>1</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>



## 2 Identification and Assessment of Sites

### Setting a size threshold

- 2.1 The NPPG suggests<sup>2</sup> a minimum site size threshold of five dwellings. This is consistent with the threshold used historically for SHLAAs in Portsmouth, so a gross yield figure of five units is again used in this study update.
- 2.2 A lower threshold than this risks too many sites being put forward for assessment, and making it difficult to identify genuine opportunities - for example most larger dwellings would be capable of being subdivided into two smaller ones. Smaller sites yielding 1-4 units may come forward as windfall sites (see windfall section below).
- 2.3 An analysis of past trends shows that if a higher threshold than five units is used a significant proportion of the city's housing land supply would be overlooked. Consequently, a threshold of five units is deemed to be most appropriate.

### Identification of sites and broad locations

- 2.4 The NPPG<sup>3</sup> is clear that the study should identify as wide a range of sites as possible and should not be overly constrained by policy, as an important part of the review is to test the appropriateness of previously identified constraints. There should be a proactive search for sites rather than simply relying on known development sites.
- 2.5 The following data sources were used as a basis for selecting sites to take forward as part of the SHLAA:

#### **Sites with planning permission:**

Sites with full or outline planning permission residential (or mixed use development with a residential element) as at 31 March 2015, whether development has commenced or not<sup>4</sup>.

The city council contributes data to the Hampshire County Council Land Availability Management System (LAMS), which is used to monitor planning applications and their implementations. This system was interrogated for the status of applications.

#### **Potential housing sites:**

- Land allocated in an adopted or draft Local Plan for housing
- Planning applications determined since 1 April 2015
- Planning applications submitted since 1 April 2015
- Sites where planning permission for residential has been refused or the application withdrawn<sup>5</sup>

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<sup>2</sup> NPPG Paragraph: 010 Reference ID: 3-010-20140306

<sup>3</sup> Reference ID 3-012-20140306

<sup>4</sup> NB excludes resolutions to grant planning permission

<sup>5</sup> Including such sites enabled officers to evaluate whether the reasons for refusal could be overcome in a future application

- Strategic sites in the Portsmouth Plan
- Strategic sites in the City Deal<sup>6</sup>
- Areas with opportunities for large scale redevelopment or redesign
- Sites submitted by developers and agents
- National Land Use Database sites
- Surplus public sector land (using the Register of Surplus Public Sector Land and Portsmouth City Council sites)
- Pre-application discussions regarding residential development
- Sites where planning permission has been granted but the application has subsequently expired
- Sites from the city council's eyesore group
- Visually identified sites (desktop and on site)

2.6 All of the above sources of information were brought together in spreadsheets and on maps to identify any duplication. All sites were then individually assessed. The nature and intensity of the assessment and analysis varies from site to site, depending on the status and officer's prior knowledge of the site. The city council already has a large amount of information and knowledge of most of the sites being considered through previous work, chiefly:

- the Site Allocations Plan
- the Portsmouth Plan
- Area Action Plans and area based Supplementary Planning Documents
- Existing or previous planning applications
- The City Deal
- Sub-regional planning work through the Partnership for Urban South Hampshire

### **Estimating the development potential of sites**

2.7 All sites have been reviewed to assess their development potential, both in terms of the likelihood of the site coming forward for residential development, and to estimate the number of units likely to be delivered on the site. Where extensive officer knowledge already existed on sites, this was used to inform the SHLAA. Any new sites that have not been considered by the city council before were subject to an intensive survey. This included desk based work and some site visits to establish site area and current land use, the character of surrounding area and environmental constraints.

2.8 The potential yield of each site was assessed by a combination of officer knowledge as described above, and by applying standard ratios and mock schemes to sites. The details of these are set out in Appendix 2.

2.9 Footnote 12 of the NPPF sets out that *"To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged."*

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<sup>6</sup> <https://www.portsmouth.gov.uk/ext/development-and-planning/regeneration/city-deal.aspx>

- 2.10 In terms of assessing the suitability of sites for residential development, the NPPG generally recommends including as wide a range of sites as possible<sup>7</sup>. In the city, housing is generally seen as a suitable use for a site, and most sites will be considered for inclusion. However, due to the particular physical constraints of the city there are some matters which as a starting point assumed to restrict the development potential of a site for residential use:
- i. **Sites of Special Scientific Interest** - development on these is unlikely to be possible due to high level protection in the NPPF and legal requirements in the Wildlife and Countryside Act.
  - ii. **Protected open space** - Portsmouth is the most densely populated area of the country outside London. Good quality open space is already at a premium in the city and given the likely increase in population over the next twenty years, the protection of all open spaces is deemed the only pragmatic approach to the issue. The only exception to this broad approach is developments where there is scope to reconfigure existing open spaces as part of the development, ensuring a 'no net loss' approach
  - iii. **Employment areas** - those areas of the city which are essential to meeting the identified need for employment floorspace in the Portsmouth Plan
  - iv. **Extreme flood risk** - where the site is located in flood zone 2 or 3 and has either a high or very high flood hazard level
- 2.10 These matters are not, however, a restrictive rule. For example, the city acknowledges recent government guidance on reviewing the long term protection of employment land. Development on open space may be acceptable if a suitable alternative space is available nearby which could be converted to open space, resulting in no net loss. In all cases, site specific considerations are taken into account.

## Windfalls

- 2.11 The NPPG recognise that a realistic approach must be taken towards windfalls. Ultimately, it is always preferable to have identifiable sites that will form the city's housing land supply. The certainty that such sites offer is beneficial in planning for infrastructure provision and ensuring that the most suitable parts of the city are prioritised for residential development. Nonetheless, the NPPF does state that windfalls can be identified, including in the first five years of delivery, providing there is compelling evidence<sup>8</sup> that such sites have consistently been available in the local area and will continue to provide a reliable source of supply, as set out in paragraph 48 of the NPPF. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.
- 2.12 The city council has reviewed data on the delivery of small sites delivering between 1 and 4 units, that is sites smaller than the threshold of 5 assumed for sites to be included in the SHLAA. Historically, delivery of these small sites has been

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<sup>7</sup> Reference ID 3-012-20140306

<sup>8</sup> Reference ID 3-24-20140306

approximately 100 dwellings per year. Given the land constraints in Portsmouth, a significant number of housing units are delivered through the subdivision of larger properties into smaller flats, or through the redevelopment of small sites. Consequently, a predicted yield of 100 units per annum from sites yielding 1-4 dwellings is seen to be a realistic and robust approach. A yield of 50 dwellings per year has been given to 2015/16 and 2016/17 to reflect the fact that a number of applications already exist which will contribute to the supply of homes from small sites over these two years.

### **Site Phasing**

- 2.13 Site phasing is broadly based on the current planning status of the site. Where planning permission has been granted, the site is considered likely to come forward in the first few years (unless there are clear indications that it will not); Sites which may not yet have planning permissions, but where pre-application discussion are taking place, and sites subject to plan allocations are broadly considered more likely to come forward sooner than sites which have been identified by officers as potential sites. Phasing of course also takes account of the size and complexity of the site.
- 2.14 In order for sites to be included in the first five years supply, they must be considered to be deliverable. Footnote 11 of the NPPF sets out that *"To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.* This guidance has been taken into account in phasing sites in the first five years. Only sites with a high probability of coming forward have been phased in this period.

### **Bringing the Assessment together**

- 2.15 Using the above sources of supply, and assessing the likely development yield and phasing, the city council has brought together the findings about the current housing land supply position shown in section 3.

### 3 Findings

#### Period Covered by this study

3.1 The Portsmouth SHLAA reviews at the city’s supply of housing land to cover the period of 01 April 2006 to 31 March 2027 as this is the lifetime of the adopted local plan<sup>9</sup>. The city council published a SHLAA in September 2009 and has updated it every year since then, each update reflecting further survey work and the progression of sites through the planning system.

3.2 This 2015 update reflects the position as at 31 March 2015. The figure to the right sets out the years covered by the study, from now to the end of the plan period. The current year 2015/16 counts as year 0, with the first 5 year period beginning at 1 April 2016. Throughout this report, the results are presented split into 5 year periods. A particular emphasis is placed on the first 5 year period, as the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements<sup>10</sup>.

2015/16	Year 0	1-5 years
2016/17	Year 1	
2017/18	Year 2	
2018/19	Year 3	
2019/20	Year 4	
2020/21	Year 5	6-10 years
2021/22	Year 6	
2022/23	Year 7	
2023/24	Year 8	
2024/25	Year 9	
2025/26	Year 10	
2026/27	Year 11	

**Figure 1:**  
Years covered by the 2015 SHLAA update

#### Portsmouth’s housing target

3.3 The NPPG<sup>11</sup> sets out that the starting point for housing requirement figures is an up-to-date adopted Local Plan, and considerable weight should be given to this. The Portsmouth Plan was adopted on 24<sup>th</sup> January 2012. It forms a robust and up-to-date housing target for the city. The plan<sup>12</sup> 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. Some of this infrastructure 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<sup>13</sup>.

9 Portsmouth Plan: <https://www.portsmouth.gov.uk/ext/development-and-planning/planning/the-portsmouth-plan.aspx>

10 NPPG: Paragraph: 030 Reference ID: 3-030-20140306

11 Paragraph: 030 Reference ID: 3-030-20140306

12 See Table 2 on page 81 of the Portsmouth Plan

13 The full 12,754 target in the Portsmouth Plan was contingent on strategic infrastructure being delivered, namely a motorway junction at Tipner and a bridge link to Horsea Island. The motorway interchange at Tipner has been delivered, so the full provision of housing from that site can now be targeted. However, the bridge which would allow the assumed 500 units at Horsea is not currently deliverable, so the 500 units at Horsea are excluded from the full target, meaning the plan target is 12,254.

3.4 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.

3.5 Based on the annual target of 584, a total of 5,256 dwellings should have been delivered between 2006/07 and 2014/15. The table to the right shows that completions to 31 March 2015 add up to 4,900. This leaves a deficit against the target up until this point of 356 homes.

3.6 The NPPG<sup>14</sup> advises that any past under-supply should be addressed in the first five years. Therefore, the undersupply of 356 is added to the target for the period to 31 March 2021<sup>15</sup>, increasing the target in those years from 584 to 644. The annual target for the 6-10 year period and beyond then reverts to 584. The revised targets are shown at the bottom of the table. It is against these targets that this document seeks to demonstrate a supply for each 5 year period.

<b>previous completions</b>	
2006/07 completions	526
2007/08 completions	712
2008/09 completions	1,309
2009/10 completions	726
2010/11 completions	317
2011/12 completions	276
2012/13 completions	379
2013/14 completions	236
2014/15 completions	419
<b>Total completions between 2006/07 and 2014/15</b>	<b>4,900</b>
<b>Total target between 2006/07 and 2014/15</b>	<b>5,256</b>
<b>Difference</b>	<b>-356</b>
<b>Requirement for each period of delivery</b>	
<b>Year 0</b>	<b>644</b>
<b>1-5 years</b>	<b>3,220</b>
<b>6-11 years</b>	<b>2,920</b>
<b>Year 11</b>	<b>584</b>

**Figure 2:**  
The framework of Portsmouth's future housing delivery, calculated from the housing target in the Portsmouth Plan.

### Portsmouth's housing supply

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

- i. sites with planning permission;
- ii. potential housing sites (strategic sites and smaller sites across the city)<sup>16</sup>
- iii. windfall sites

3.8 The tables overleaf show the projected net increases in dwellings from completions under each of these categories in 5 year periods.

14 Paragraph: 035 Reference ID: 3-035-20140306

15 The undersupply is spread over 6 years - Year 0 (2015/16), and the first five years from 2016/17 to 2020/21. 356 divided by 6 is 59.3. This is rounded to 60.

16 Strategic Sites are defined as the strategic allocations at Tipner, Horsea and Port Solent, as well as sites within the City Centre and Somerstown. While listed separately on the local plan, sites in the city's town & district centres are included in the housing sites across the city.

Year 0 (2015/16)	
<b>Net supply from sites with Planning Permission:</b>	355
<b>Net supply from Identified Potential Sites:</b>	
Net increase in units from potential housing sites on sites across the city:	0
Net increase in units from strategic housing allocations*:	0
<b>Net Supply from unidentified sites (1-4 units):</b>	50
<b>TOTAL predicted delivery in 2012/13:</b>	<b>405</b>
Total requirement under the Portsmouth Plan:	<b>644</b>
Surplus / Shortfall against Plan Target for this period:	<b>-239</b>

Year 1-5 (2016/17- 2020/21)	
<b>Net supply from sites with Planning Permission:</b>	1,376
<b>Net supply from Identified Potential Sites:</b>	
Net increase in units from potential housing sites on sites across the city:	923
Net increase in units from strategic housing allocations*:	1,045
<b>Net Supply from unidentified sites (1-4 units):</b>	450
<b>TOTAL predicted delivery in 2016-21:</b>	<b>3,794</b>
Total requirement under the Portsmouth Plan:	<b>3,220</b>
Surplus / Shortfall against Plan Target for this period:	<b>574 = 18%</b>

Year 6-10 (2021/22 -2025/26)	
<b>Net supply from sites with Planning Permission:</b>	259
<b>Net supply from Identified Potential Sites:</b>	
Net increase in units from potential housing sites on sites across the city:	777
Net increase in units from strategic housing allocations*:	1,675
<b>Net Supply from unidentified sites (1-4 units):</b>	500
<b>TOTAL predicted delivery in 2021-26:</b>	<b>3,211</b>
Total requirement under the Portsmouth Plan:	<b>2,920</b>
Surplus / Shortfall against Plan Target for this period:	<b>291</b>

Years 11 (2026/27)	
<b>Net supply from sites with Planning Permission:</b>	0
<b>Net supply from Identified Potential Sites:</b>	
Net increase in units from potential housing sites on sites across the city:	118
Net increase in units from strategic housing allocations*:	225
<b>Net Supply from unidentified sites (1-4 units):</b>	100
<b>TOTAL predicted delivery in 2021-26:</b>	<b>443</b>
Total requirement under the Portsmouth Plan:	<b>584</b>
Surplus / Shortfall against Plan Target for this period:	<b>-141</b>

\* Please note that planning permissions on strategic sites are included in the 'Sites with Planning Permission' line above.

## 5-year Housing Land Supply

3.9 The study demonstrates that Portsmouth has a five year housing land supply from 01 April 2016. There is a surplus of 574 dwellings in the first five years. Paragraph 47 of the NPPF also requires that local planning authorities identify an additional buffer of 5% of the target to ensure choice and competition in the market for land. It goes on to state that where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply. The current supply identified is equivalent to a 18% buffer.

Phase of delivery	Net delivery of dwellings	Portsmouth Plan target	Difference to Portsmouth Plan target	Running difference to Portsmouth Plan target
1-5 years	3,794	3,220	574	574
6-10 years	3,211	2,920	291	865
11-12 years	443	584	-141	724
<b>TOTAL: 7,448</b>				

**Figure 3**

The phasing of Portsmouth's housing supply, cross-referenced with the annualised housing target

## Supply against the Portsmouth Plan Target

3.10 The table below shows the summary housing land supply findings for the whole plan period between 2006/07 and 2026/27, against the target in the Portsmouth Plan of 12,254 net additional homes in the city in that period (see Housing Target section above). This review of supply shows that the city can meet this requirement over the 21 year plan period and current supply indicated that this may be exceeded by almost 500 dwellings.

Housing supply 2006/07 - 2026/27		
	Source of supply	No. of units
2015/16- 2026/27	Completions up to 31 March 2015	4,900
	Permissions	1,990
	Potential housing sites (incl. Strategic Sites)	4,763
	Windfall	1,100
	<b>TOTAL:</b>	<b>12,753</b>
<b>Portsmouth Plan target:</b>		<b>12,254</b>
<b>Difference:</b>		<b>499</b>

**Figure 4**

Total housing delivery over the lifetime of the Portsmouth Plan

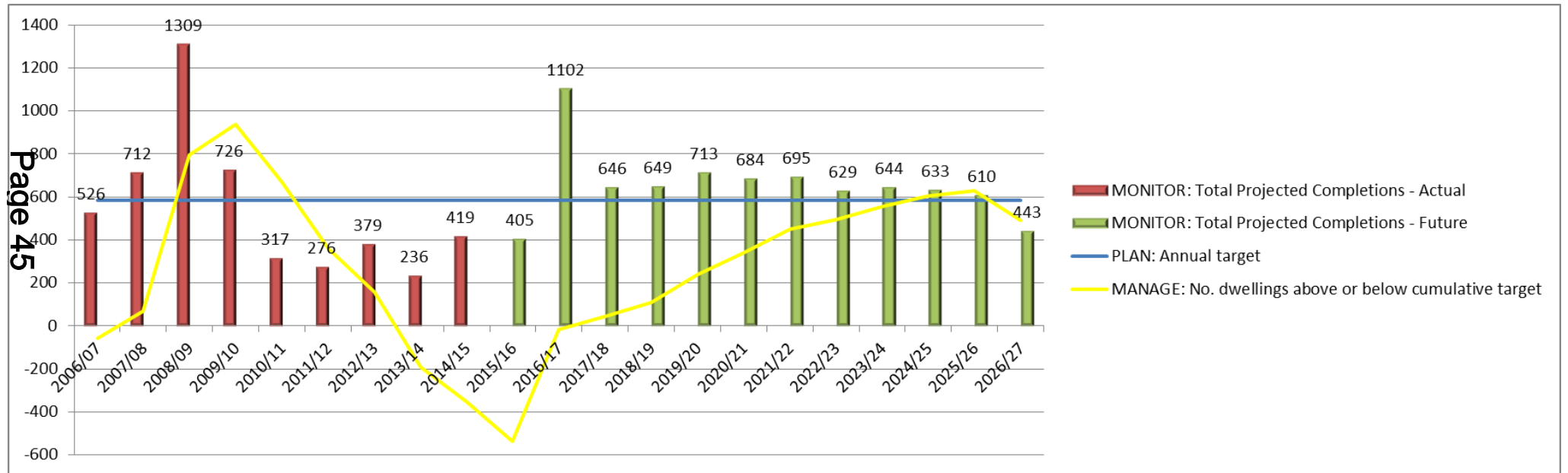
## Housing Trajectory

3.11 Taking into account the review of completions, permissions and identified potential sites, the housing delivery trajectory overleaf for the city overleaf shows past and future delivery against the targets in the Portsmouth Plan:



## HOUSING TRAJECTORY shown against Portsmouth Plan delivery targets

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
<b>PLAN: Annual target</b>	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584
<b>MONITOR: Completions</b>	526	712	1,309	726	317	276	379	236	419	405	1134	646	649	713	684	695	629	644	633	610	443
<b>MANAGE: No. dwellings above or below cumulative target</b>	-58	70	795	937	670	362	157	-191	-356	-535	15	77	142	271	371	482	527	587	636	662	521



# APPENDIX 1

## HOUSING SITES IN PORTSMOUTH

### Sites with Planning Permission

Reference	Site Name	Location (Ward)	Net Additional Dwellings	Status	YEARS 0	YEARS 1-5	YEARS 6-10	YEARS 11-15	ALL YEARS
13/00748/FUL	162 COPNOR ROAD	Baffins Ward	1	Permission	1	0	0	0	1
11/01204/REM	205 WALKER CAR SALES GOLDSMITH AVENUE	Central Southsea Ward	14	Permission	0	0	0	0	0
12/00118/FUL	147 ALBERT ROAD	Central Southsea Ward	3	Permission	3	0	0	0	3
14/00829/FUL	112 & 114 JESSIE ROAD	Central Southsea Ward	0	Permission	0	0	0	0	0
14/01617/FUL	REAR OF 163 GOLDSMITH AVENUE	Central Southsea Ward	3	Permission	0	3	0	0	3
12/00943/OUTR	11 - 14 CLOCK STREET	Charles Dickens Ward	4	Permission	0	0	0	0	0
12/01119/FUL	47 - 49 KINGSTON ROAD	Charles Dickens Ward	4	Permission	0	4	0	0	4
12/01382/FUL	249 FORMER CONTENTED PIG PH FRATTON ROAD	Charles Dickens Ward	9	Permission	0	9	0	0	9
13/00117/FUL	WILMCOTE HOUSE TYSELEY ROAD	Charles Dickens Ward	4	Permission	4	0	0	0	4
13/00416/FUL	229 - 231 COMMERCIAL ROAD	Charles Dickens Ward	6	Permission	0	0	0	0	0
13/00570/FUL	PORTSMOUTH FOYER 22 EDINBURGH ROAD	Charles Dickens Ward	29	Permission	29	0	0	0	29
13/00983/FUL	RIDGEWAY HOUSE UNICORN ROAD	Charles Dickens Ward	10	Permission	0	10	0	0	10
14/00007/PACOU	UNIT 6 CUMBERLAND GATE CUMBERLAND ROAD	Charles Dickens Ward	4	Permission	0	4	0	0	4
14/00010/PACOU	FIRST, PART SECOND & PART THIRD FLOOR 35 - 45 ARUNDEL STREET	Charles Dickens Ward	17	Permission	0	17	0	0	17
14/00771/FUL	FORMER CAR PARK GREETHAM ST / DUGALD DRUMMOND STREET	Charles Dickens Ward	160	Permission	0	160	0	0	160
14/00848/FUL	13-15 FRATTON ROAD	Charles Dickens Ward	1	Permission	0	1	0	0	1
14/01167/DEM	HEALTH CENTRE & ARTHUR POPE HOUSE BLACKFRIARS CLOSE	Charles Dickens Ward	-24	Permission	-24	0	0	0	-24
14/01186/FUL	NORTH STREET PLAY AREA NORTH STREET	Charles Dickens Ward	5	Permission	0	5	0	0	5
14/01555/NMA	THE REGISTRY, 1 - 2 ST MICHAELS ROAD	Charles Dickens Ward	41	Permission	41	0	0	0	41
14/01572/FUL	12 QUEEN STREET	Charles Dickens Ward	7	Permission	0	7	0	0	7
12/00197/FUL	202 CHICHESTER ROAD	Copnor Ward	1	Permission	0	0	0	0	0

13/00553/OUT	DARBY HOUSE SKYE CLOSE	Cosham Ward	8	Permission	0	8	0	0	<b>8</b>
14/00003/PACOU	BUILDING COMPLEX 9000 LAKESIDE WESTERN ROAD	Cosham Ward	108	Permission	0	0	0	0	<b>0</b>
14/00461/FUL	107 HIGH STREET	Cosham Ward	1	Permission	1	0	0	0	<b>1</b>
14/01164/FUL	SITE OF 80 HIGH STREET (former cinema)	Cosham Ward	46	Permission	0	46	0	0	<b>46</b>
14/01563/FUL	ACORN LODGE SEVENOAKS ROAD	Cosham Ward	7	Permission	0	7	0	0	<b>7</b>
12/00139/FUL	5 FLATS 1 - 11 VECTIS WAY	Cosham Ward	3	Permission	3	0	0	0	<b>3</b>
12/00204/FUL	44B HIGH STREET	Cosham Ward	2	Permission	2	0	0	0	<b>2</b>
12/01083/FUL	119 SITE OF FORMER RAILWAY PH HIGH STREET	Cosham Ward	20	Permission	20	0	0	0	<b>20</b>
12/01185/FUL	76 Highbury Grove	Cosham Ward	1	Permission	0	0	0	0	<b>0</b>
14/00003/PASBD	101 HIGH STREET	Cosham Ward	3	Permission	0	3	0	0	<b>3</b>
14/00004/PACOU	FIRST FLOOR 48C - 48D HIGH STREET	Cosham Ward	2	Permission	0	2	0	0	<b>2</b>
14/00316/FUL	MAISONETTE 6 Highbury Buildings Portsmouth Road	Cosham Ward	1	Permission	1	0	0	0	<b>1</b>
14/00483/FUL	LAND AT CLEMENT ATTLEE WAY	Cosham Ward	-2	Permission	-2	0	0	0	<b>-2</b>
14/00798/FUL	FIRST FLOOR SALISBURY HOTEL LONSDALE AVENUE	Cosham Ward	1	Permission	0	1	0	0	<b>1</b>
14/01290/HOU	11 THE OLD ROAD	Cosham Ward	1	Permission	1	0	0	0	<b>1</b>
14/01438/FUL	41 WINDSOR ROAD	Cosham Ward	1	Permission	0	1	0	0	<b>1</b>
13/01224/FUL	SCOTTISH & SOUTHERN ENERGY DEPOT LOWER DRAYTON LANE	Drayton and Farlington Ward	143	Permission	57	86	0	0	<b>143</b>
13/00386/FUL	107 HAVANT ROAD	Drayton and Farlington Ward	26	Permission	0	26	0	0	<b>26</b>
13/00544/FUL	93 HAVANT ROAD	Drayton and Farlington Ward	51	Permission	0	51	0	0	<b>51</b>
13/01378/FUL	LAND BETWEEN 9 - 11 MANOR ROAD	Drayton and Farlington Ward	1	Permission	0	1	0	0	<b>1</b>
13/01462/FUL	LAND TO REAR 300 HAVANT ROAD	Drayton and Farlington Ward	1	Permission	0	1	0	0	<b>1</b>
14/00350/FUL	47 SOLENT ROAD	Drayton and Farlington Ward	0	Permission	0	0	0	0	<b>0</b>
14/00784/FUL	1A EVELEGH ROAD	Drayton and Farlington Ward	1	Permission	0	1	0	0	<b>1</b>
06/00497/FUL	SAVOY BUILDINGS SOUTH PARADE	Eastney and Craneswater Ward	32	Permission	0	0	0	0	<b>0</b>
08/00344/FUL	8-10 THE OCEAN HOTEL AND APARTMENTS ST HELENS PARADE	Eastney and Craneswater Ward	6	Permission	0	6	0	0	<b>6</b>
10/00194/FULR	THE ROYAL BEACH HOTEL (EAST WING) ST HELENS PARADE	Eastney and Craneswater Ward	40	Permission	0	40	0	0	<b>40</b>
10/01263/FUL	38 - 42 SOUTH PARADE	Eastney and Craneswater Ward	6	Permission	0	6	0	0	<b>6</b>
11/00271/FUL	18 HELENA ROAD	Eastney and Craneswater Ward	1	Permission	0	0	0	0	<b>0</b>
11/01040/FUL	138 CLARENDON ROAD	Eastney and Craneswater Ward	3	Permission	0	3	0	0	<b>3</b>
13/01115/FUL	81 FESTING GROVE	Eastney and Craneswater Ward	-1	Permission	-1	0	0	0	<b>-1</b>
14/00026/FUL	14 BRUCE ROAD	Eastney and Craneswater Ward	3	Permission	3	0	0	0	<b>3</b>

14/00028/FUL	190A ALBERT ROAD	Eastney and Craneswater Ward	0	Permission	0	0	0	0	<b>0</b>
14/00174/FUL	42, 42A, 42B & 42C CROMWELL ROAD	Eastney and Craneswater Ward	3	Permission	3	0	0	0	<b>3</b>
14/00867/FUL	BIRCHWOOD GUEST HOUSE 44 WAVERLEY ROAD	Eastney and Craneswater Ward	0	Permission	0	0	0	0	<b>0</b>
14/00875/FUL	47 EASTERN PARADE	Eastney and Craneswater Ward	2	Permission	2	0	0	0	<b>2</b>
14/00955/FUL	126A, 128A & 128B ALBERT ROAD	Eastney and Craneswater Ward	0	Permission	0	0	0	0	<b>0</b>
15/00007/FUL	28 CRANESWATER PARK	Eastney and Craneswater Ward	0	Permission	-1	0	0	0	<b>-1</b>
15/00074/FUL	LAKE HOUSE 12 ST HELENS PARADE	Eastney and Craneswater Ward	-1	Permission	-1	0	0	0	<b>-1</b>
12/00580/OUT	251 - 253 NEW ROAD	Fratton Ward	9	Permission	0	9	0	0	<b>9</b>
11/00099/FUL	75 - 77 COPNOR ROAD	Fratton Ward	7	Permission	0	7	0	0	<b>7</b>
11/00997/FUL	306 FRATTON ROAD	Fratton Ward	2	Permission	0	0	0	0	<b>0</b>
12/00858/FUL	5A - 8A LOWER BROOKFIELD ROAD	Fratton Ward	6	Permission	6	0	0	0	<b>6</b>
13/01040/FUL	240 FRATTON ROAD	Fratton Ward	2	Permission	0	2	0	0	<b>2</b>
13/01220/FUL	CRESCENT SNOOKER CLUB 136 - 138 KINGSTON ROAD	Fratton Ward	7	Permission	0	7	0	0	<b>7</b>
14/00837/FUL	22 - 30 FRATTON ROAD	Fratton Ward	3	Permission	0	3	0	0	<b>3</b>
14/01197/FUL	PARK LODGE 28 PUBLIC CONVICENCES CLARKES ROAD	Fratton Ward	1	Permission	1	0	0	0	<b>1</b>
11/00147/FUL	DOYLE COURT 443 LONDON ROAD	Hilsea Ward	9	Permission	0	9	0	0	<b>9</b>
11/01246/FUL	ALEXANDRA LODGE WYLLIE ROAD	Hilsea Ward	80	Permission	80	0	0	0	<b>80</b>
12/00385/FUL	1 SHADWELL ROAD	Hilsea Ward	1	Permission	0	1	0	0	<b>1</b>
12/00481/FUL	158 - 160 LONDON ROAD	Hilsea Ward	4	Permission	0	0	0	0	<b>0</b>
12/00568/FULR	50 MAGDALEN ROAD	Hilsea Ward	1	Permission	0	0	0	0	<b>0</b>
14/00006/PACOU	357 - 359 COPNOR ROAD	Hilsea Ward	0	Permission	0	0	0	0	<b>0</b>
14/00622/FUL	105 SHADWELL ROAD	Hilsea Ward	1	Permission	0	1	0	0	<b>1</b>
11/00832/REM	191 EASTNEY ROAD	Milton Ward	9	Permission	0	4	0	0	<b>4</b>
12/00146/FUL	LAND ADJACENT 1 CROFTON ROAD	Milton Ward	1	Permission	1	0	0	0	<b>1</b>
13/00297/REM	ST MARYS HOSPITAL WEST WING & MATERNITY BLOCK MILTON ROAD	Milton Ward	191	Permission	97	26	0	0	<b>123</b>
14/01378/FUL	42 FROGMORE ROAD	Milton Ward	3	Permission	3	0	0	0	<b>3</b>
10/00849/OUT	LAND OFF AND BETWEEN M275 SOUTH OF TIPNER LAKE INCLUDING GREYHOUND STADIUM TWYFORD AVENUE	Nelson Ward	518	Permission	0	259	259	0	<b>518</b>
11/00362/OUT	TIPNER EAST - PHASE 4 TWYFORD AVENUE	Nelson Ward	80	Permission	0	80	0	0	<b>0</b>
13/00002/PACOU	CONNECT CENTRE KINGSTON CRESCENT	Nelson Ward	89	Permission	0	89	0	0	<b>89</b>
13/00053/FUL	27 HAVANT ROAD	Nelson Ward	3	Permission	0	3	0	0	<b>3</b>
13/01383/FUL	H & E CAR SPARES 234 TWYFOFRD AVENUE	Nelson Ward	1	Permission	1	0	0	0	<b>1</b>

14/00001/PASBD	REAR OF 40 GLADYS AVENUE	Nelson Ward	1	Permission	0	1	0	0	1
14/00046/FUL	9 WADHAM ROAD	Nelson Ward	1	Permission	0	1	0	0	1
14/01194/FUL	11 ANGERSTEIN ROAD	Nelson Ward	1	Permission	1	0	0	0	1
15/00106/FUL	18 STUBBINGTON AVENUE	Nelson Ward	1	Permission	0	1	0	0	1
24209/AC*A	LAND R/O THE LANYARD PH (FMR BAPTIST CHURCH) LONDON ROAD/HEATHFIELD ROAD	Nelson Ward	10	Permission	10	0	0	0	10
13/00367/OUTR	LONGDEAN LODGE HILLSLEY ROAD	Paulsgrove Ward	40	Permission	0	0	0	0	0
12/00760/FUL	9 DEERHURST CRESCENT	Paulsgrove Ward	1	Permission	0	0	0	0	0
12/01064/FUL	1 LAND ADJACENT BODMIN ROAD	Paulsgrove Ward	1	Permission	0	1	0	0	1
13/00259/FUL	R/O 284C, D & E ALLAWAY AVENUE	Paulsgrove Ward	1	Permission	1	0	0	0	1
13/00975/FUL	LAND ADJACENT 4 HUNTLEY CLOSE BUILDING 003 FORT SOUTHWICK JAMES CALLAGHAN DRIVE	Paulsgrove Ward	1	Permission	0	1	0	0	1
14/00008/PACOU	LAND ADJACENT TO HOMEHEIGHTS AND QUEENS HOTEL OSBORNE ROAD CLARENCE PARADE	Paulsgrove Ward	5	Permission	0	5	0	0	5
10/01247/FUL	LAND ADJACENT TO HOMEHEIGHTS AND QUEENS HOTEL OSBORNE ROAD CLARENCE PARADE	St. Jude Ward	38	Permission	0	38	0	0	38
13/00779/FUL	CAVANDISH HOUSE 18 VICTORIA ROAD SOUTH LAND REAR OF PORTLAND HOTEL TONBRIDGE STREET	St. Jude Ward	1	Permission	0	0	0	0	0
13/01123/FUL	LAND REAR OF PORTLAND HOTEL TONBRIDGE STREET	St. Jude Ward	6	Permission	0	6	0	0	6
08/01941/FUL	NIGHTCLUB & QUEENS HOTEL OSBORNE ROAD	St. Jude Ward	60	Permission	0	60	0	0	60
11/00106/FULR	THE TOWN HOUSE PORTLAND ROAD	St. Jude Ward	9	Permission	9	0	0	0	9
12/00155/OUT	108 - 112 ELM GROVE	St. Jude Ward	17	Permission	0	17	0	0	17
12/00610/FUL	80 PUBLIC HOUSE CLARENDON ROAD	St. Jude Ward	0	Permission	0	0	0	0	0
13/00228/FUL	19 LENNOX ROAD SOUTH	St. Jude Ward	2	Permission	2	0	0	0	2
13/00357/FUL	2 ST CATHERINE STREET	St. Jude Ward	1	Permission	0	2	0	0	2
13/00413/FUL	REAR OF 2 LENNOX ROAD SOUTH	St. Jude Ward	1	Permission	1	0	0	0	1
13/01071/FUL	4 MALVERN ROAD	St. Jude Ward	-1	Permission	-1	0	0	0	-1
13/01463/FUL	MARINE LODGE CLARENCE PARADE	St. Jude Ward	1	Permission	0	1	0	0	1
14/00024/FUL	2-3 ST PETERS LODGE LAWRENCE ROAD	St. Jude Ward	1	Permission	0	1	0	0	1
14/01436/FUL	13 FREESTONE ROAD	St. Jude Ward	0	Permission	0	0	0	0	0
14/01450/FUL	1 PELHAM ROAD	St. Jude Ward	1	Permission	0	1	0	0	1
15/00083/FUL	FORMER HSBC BANK 106 - 108 ALBERT ROAD	St. Jude Ward	2	Permission	0	2	0	0	2
15/00220/FUL	13A & 13B GROVE ROAD SOUTH	St. Jude Ward	2	Permission	0	2	0	0	2
13/01414/FUL	22 MIDDLE STREET	St. Thomas Ward	124	Permission	0	124	0	0	124
20262/AB*C	102 FMR WIGHTLINK WORKSHOPS BROAD STREET	St. Thomas Ward	14	Permission	0	0	0	0	0
11/00269/FUL	FORMER SIR ROBERT PEEL PH ASTLEY STREET	St. Thomas Ward	17	Permission	0	17	0	0	17

13/00166/FUL	SUN COURT 9 RIVERS STREET SEDGLEY CLOSE	St. Thomas Ward	1	Permission	0	1	0	0	<b>1</b>
13/00989/FUL	FONTENOY HOUSE GRAND PARADE	St. Thomas Ward	2	Permission	0	2	0	0	<b>2</b>
13/01244/FUL	1 LANDPORT TERRACE	St. Thomas Ward	1	Permission	0	1	0	0	<b>1</b>
13/01492/FUL	42-56 GKN AUTOPARTS LTD MIDDLE STREET	St. Thomas Ward	66	Permission	0	66	0	0	<b>66</b>
14/00506/FUL	STORE R/O 85/87 CASTLE ROAD	St. Thomas Ward	1	Permission	1	0	0	0	<b>1</b>
14/00813/FUL	LAND AT WINSTON CHURCHILL AVENUE	St. Thomas Ward	16	Permission	0	16	0	0	<b>16</b>

## Strategic Sites

Site Name	Type	Net Additional Dwellings	pre 2015	YEAR 0	YEARS 1-5	YEARS 6-10	YEARS 11-15	ALL YEARS
<b>Tipner (East)</b>	<b>strategic allocation</b>	<b>620</b>						<b>620</b>
	progress completions	0	0	0	0	0	0	0
	progress permissions	598	0	0	339	259	0	598
	summary identified	28	0	0	28	0	0	28
	<b>remaining target &amp; phasing</b>	<b>-6</b>						<b>626</b>
<b>Tipner (west)</b>	<b>strategic allocation</b>	<b>650</b>						<b>650</b>
	progress completions	0	0	0	0	0	0	0
	progress permissions	0	0	0	0	0	0	0
	summary identified	0	0	0	0	0	0	0
	<b>remaining target &amp; phasing</b>	<b>650</b>				<b>250</b>	<b>400</b>	<b>650</b>
<b>Tipner (firing range)</b>	<b>strategic allocation</b>	<b>600</b>						<b>600</b>
	progress completions	0	0	0	0	0	0	0
	progress permissions	0	0	0	0	0	0	0
	summary identified	0	0	0	0	0	0	0
	<b>remaining target &amp; phasing</b>	<b>600</b>			<b>250</b>	<b>350</b>		<b>600</b>
<b>PORT SOLENT (boatyards)</b>	<b>strategic allocation</b>	<b>500</b>						<b>500</b>
	progress completions	0	0	0	0	0	0	0
	progress permissions	0	0	0	0	0	0	0
	summary identified	0	0	0	0	0	0	0
	<b>remaining target &amp; phasing</b>	<b>500</b>			<b>150</b>	<b>350</b>		<b>500</b>
<b>HORSEA ISLAND</b>	<b>strategic allocation</b>	<b>0</b>						<b>0</b>

Site Name	Type	Net Additional Dwellings	pre 2015	YEAR 0	YEARS 1-5	YEARS 6-10	YEARS 11-15	ALL YEARS
<b>SOMERSTOWN</b>	<b>strategic allocation</b>	<b>539</b>						<b>539</b>
	progress completions	53	53	0	0	0	0	<b>53</b>
	progress permissions	204	0	-20	224	0	0	<b>204</b>
	summary identified	0	0	0	0	0	0	<b>0</b>
	<b>remaining target &amp; phasing</b>	<b>311</b>			<b>111</b>	<b>200</b>		<b>311</b>
<b>CITY CENTRE</b>	<b>strategic allocation</b>	<b>1600</b>						<b>1600</b>
	progress completions	169	169	0	0	0	0	<b>169</b>
	progress permissions	275	0	76	199	0	0	<b>275</b>
	summary identified	506	0	0	506	0	0	<b>506</b>
	<b>remaining target &amp; phasing</b>	<b>650</b>				<b>525</b>	<b>125</b>	<b>650</b>



## Identified Sites

Reference	Site Name	Location (Ward)	Net Additional Dwellings	Category	YEARS 0	YEARS 1-5	YEARS 6-10	YEARS 11-15	ALL YEARS
182	Kingston Prison	Baffins Ward	200	identified	0	200	0	0	200
15/01255/FUL	10 TANGIER ROAD	Baffins Ward	0	identified	0	0	0	0	0
14/01649/FUL	CHURCH HALL 151 FAWCETT ROAD & 3 HEYWARD ROAD	Central Southsea Ward	21	identified	0	21		0	21
15/00791/FUL	103 HIGHLAND ROAD	Central Southsea Ward	1	identified	0	1			1
15/01178/FUL	LAND AT JUNCTION OF HIGHLAND ROAD HASLEMERE ROAD AND	Central Southsea Ward	1	identified	0	1			1
53	Unity Hall and Deaf Centre	Charles Dickens Ward	70	draft allocations	0	0	70	0	70
156	Seymour Close parking area	Charles Dickens Ward	10	draft allocations	0	10	0	0	10
14/01452/FUL	12 - 18 GUILDHALL WALK	Charles Dickens Ward	59	identified	0	59			59
14/01672/FUL	FORMER ALLDERS WAREHOUSE CROSS STREET	Charles Dickens Ward	80	identified	0	0	0	0	0
15/00176/FUL	EUROPA HOUSE HAVANT STREET	Charles Dickens Ward	166	identified	0	166			166
15/00241/FUL	DIANE RUSSEL COURT, 81 KINGSTON ROAD	Charles Dickens Ward	4	identified	0	4			4
15/00403/FUL	59 & REAR OF 60 QUEEN STREET	Charles Dickens Ward	1	identified	0	1			1
15/00476/PACOU	UNIT 1 CUMBERLAND GATE CUMBERLAND ROAD	Charles Dickens Ward	3	identified	0	3			3
14/00809/FUL	THE TRAFALGAR 16 EDINBURGH ROAD	Charles Dickens Ward	8	identified	0	8			8
15/00808/FUL	63 KINGSTON ROAD	Charles Dickens Ward	1	identified	0	1			1
15/00551/FUL	GARAGES REAR OF 81 KINGSTON ROAD HANWAY ROAD	Charles Dickens Ward	3	identified	0	3			3
15/00007/PASBD	63 KINGSTON ROAD	Charles Dickens Ward	1	identified	0	1			1
15/00821/FUL	ZURICH HOUSE STANHOPE ROAD	Charles Dickens Ward	426	identified	0	0	0	0	0
15/01011/CS3	ARTHUR POPE HOUSE AND BLACKFRIARS ROAD FORMER SOMERS TOWN HEALTH CENTRE	Charles Dickens Ward	36	identified	30	30	0	0	60
15/00386/FUL	97 LABURNUM GROVE	Copnor Ward	1	identified	0	1			1
97	Southern Corner of Northern Road and Medina Road	Cosham Ward	45	identified	0	0	0	45	45
71	Corner of Spur Road and Northern Road, Cosham	Cosham Ward	28	identified	0	0	14	14	28
72	Cosham Bingo Hall, High Street	Cosham Ward	60	identified	0	0	60	0	60
76	East of Northern Road (Health & Community Centres)	Cosham Ward	80	identified	0	0	80	0	80
158	Edinburgh House	Cosham Ward	30	draft allocations	0	30	0	0	30
159	TA Centre at Tudor Crescent	Cosham Ward	33	draft allocations	0	33	0	0	33
15/00223/FUL	76 HIGHBURY GROVE	Cosham Ward	1	identified		1			1
15/00397/FUL	53B HIGH STREET	Cosham Ward	2	identified		2			2

15/00425/REM	DARBY HOUSE SKYE CLOSE	Cosham Ward	8	identified	0	0	0	0	<b>0</b>
15/00587/FUL	48 A - E HIGH STREET	Cosham Ward	4	identified		4			<b>4</b>
89	Alfa Romeo showroom, 111-113 Havant Road	Drayton & Farlington Ward	20	allocations	0	0	20	0	<b>20</b>
48	Drayton Dairy	Drayton & Farlington Ward	125	draft allocations	0	125	0	0	<b>125</b>
15/00573/PLAREG	LAND TO R/O 300 HAVANT ROAD	Drayton & Farlington Ward	1	identified	0	0	0	0	<b>0</b>
14/00790/FUL	SITE OF SAVOY BUILDINGS & SAVOY COURT, SOUTH PARADE	Eastney & Craneswater Ward	32	identified	0	32	0	0	<b>32</b>
143	Land at Halliday Crescent	Eastney & Craneswater Ward	40	draft allocations	0	40	0	0	<b>40</b>
15/00649/FUL	48 FESTING GROVE OAKLEIGH GUEST HOUSE	Eastney & Craneswater Ward	1	identified		1			<b>1</b>
60	115-127 Fratton Road (Former Fratton Cinema)	Fratton Ward	24	identified	0	24	0	0	<b>24</b>
102	Venture Tower, Fratton Road	Fratton Ward	19	identified	0	0	19	0	<b>19</b>
14/01265/FUL	17 CLIVE ROAD	Fratton Ward	1	identified		1			<b>1</b>
15/00224/FUL	73 COPNOR ROAD	Fratton Ward	1	identified		1			<b>1</b>
15/00528/FUL	42 KINGSTON ROAD	Fratton Ward	1	identified		1			<b>1</b>
15/00686/FUL	106 QUEENS ROAD	Fratton Ward	7	identified		7			<b>7</b>
40	Museum Store, Copnor Road	Hilsea Ward	12	allocations	0	0	12	0	<b>12</b>
33	North End Kwiksave	Hilsea Ward	19	draft allocations	0	0	19	0	<b>19</b>
101	Vauxhall showroom (London Road)	Hilsea Ward	40	draft allocations	0	0	40	0	<b>40</b>
146	Clinic south of Alexandra Lodge	Hilsea Ward	12	draft allocations	0	12	0	0	<b>12</b>
164	TA Centre at Peronne Close	Hilsea Ward	25	draft allocations	0	25	0	0	<b>25</b>
166	Hilsea Lodge	Hilsea Ward	30	draft allocations	0	30	0	0	<b>30</b>
15/00181/FUL	FORMER SERCK SERVICES LONDON ROAD	Hilsea Ward	2	identified		2			<b>2</b>
14/01366/FUL	591 LONDON ROAD	Hilsea Ward	-1	identified		-1			<b>-1</b>
15/00877/FUL	WALBERANT BUILDINGS COPNOR ROAD	Hilsea Ward	6	identified		6			<b>6</b>
15/01091/FUL	86 - 88 GLADYS AVENUE	Hilsea Ward	2	identified		2			<b>2</b>
150	Southsea Police Station	Milton Ward	23	draft allocations	0	23	0	0	<b>23</b>
168	University of Portsmouth - Langstone Campus	Milton Ward	74	draft allocations	0	0	40	34	<b>74</b>
179	Portsmouth Adoption Centre	Milton Ward	10	draft allocations	0	0	0	10	<b>10</b>
181	St James's Hospital	Milton Ward	280	identified	0	130	150	0	<b>280</b>
15/01105/FUL	197 - 201 HIGHLAND ROAD	Milton Ward	7	identified		7			<b>7</b>
69	Corner of Derby Road and London Road, North End	Nelson Ward	18	identified	0	0	18	0	<b>18</b>
15/00001/PACOU	227 - 229 LONDON ROAD	Nelson Ward	10	identified		10			<b>10</b>
15/00002/PACOU	FIRST FLOOR 120 LONDON ROAD	Nelson Ward	10	identified		10			<b>10</b>
15/00003/PACOU	OFFICE 125A LONDON ROAD	Nelson Ward	2	identified		2			<b>2</b>

15/00676/FUL	222 KINGSTON ROAD	Nelson Ward	1	identified		1			<b>1</b>
15/00904/FUL	36 LONDON ROAD	Nelson Ward	2	identified		2			<b>2</b>
171	Longdean Lodge	Paulsgrove Ward	28	draft allocations	0	28	0	0	<b>28</b>
151	Trafalgar Wharf	Paulsgrove Ward	160	draft allocations	0	90	70	0	<b>160</b>
170	Garages at Dursley Crescent	Paulsgrove Ward	5	draft allocations	0	5	0	0	<b>5</b>
44	Land north of Southampton Road	Paulsgrove Ward	31	draft allocations	0	31	0	0	<b>31</b>
15/00761/FUL	VACANT LAND TO REAR OF 208 SOUTHAMPTON ROAD	Paulsgrove Ward	3	identified		3			<b>3</b>
	Cavendish House, 18 Victoria Road South	St Jude Ward	15	identified	0	15	0	0	<b>15</b>
15/00113/FUL	BRANKSMERE HOUSE QUEENS CRESCENT	St Jude Ward	1	identified		1			<b>1</b>
15/00143/FUL	SOMERSET HOTEL, 16 WESTERN PARADE	St Jude Ward	7	identified		7			<b>7</b>
15/00346/REM	110 - 112 ELM GROVE	St Jude Ward	17	identified	0	0	0	0	<b>0</b>
15/00295/FUL	FLATS 16 & 20 PARK HOUSE CLARENCE PARADE	St Jude Ward	-1	identified		-1			<b>-1</b>
15/00315/FUL	22 BEACH ROAD	St Jude Ward	1	identified		1			<b>1</b>
15/00396/FUL	SECOND FLOOR 65 OSBORNE ROAD	St Jude Ward	1	identified		1			<b>1</b>
15/00863/FUL	22 INGLIS ROAD	St Jude Ward	2	identified		2			<b>2</b>
15/00435/FUL	LAND FRONTING 32 - 40 MALVERN ROAD	St Jude Ward	1	identified		1			<b>1</b>
15/01363/FUL	4 AUCKLAND ROAD WEST	St Jude Ward	0	identified		0			<b>0</b>
15/01183/FUL	24 26 MERTON ROAD	St Jude Ward	2	identified		2			<b>2</b>
172	Land at Point, east of Broad Street	St Thomas Ward	32	identified	0	32	0	0	<b>32</b>
29	City Records Office	St Thomas Ward	75	draft allocations	0	0	75	0	<b>75</b>
155	St George's Building - University of Portsmouth	St Thomas Ward	30	draft allocations	0	30	0	0	<b>30</b>
178	Burrell House - University of Portsmouth	St Thomas Ward	25	draft allocations	0	0	25	0	<b>25</b>
13/01484/FUL	29-31 HAMPSHIRE TERRACE	St Thomas Ward	7	identified		7			<b>7</b>
15/00278/FUL	64 HUDSON ROAD	St Thomas Ward	1	identified		1			<b>1</b>
15/00319/FUL	67 ST ANDREWS ROAD	St Thomas Ward	3	identified		3			<b>3</b>
15/00625/FUL	23 HIGH STREET	St Thomas Ward	1	identified		1			<b>1</b>
15/00661/CS3	FORMER SOUTHSEA COMMUNITY CENTRE KING STREET	St Thomas Ward	23	identified		23			<b>23</b>
14/01487/FUL	1 - 14 THE HORSESHOE APARTMENTS, 1-3 KINGS ROAD	St Thomas Ward	2	identified		2			<b>2</b>
15/00930/FUL	21 NORFOLK STREET	St Thomas Ward	1	identified		1			<b>1</b>
85	Knight & Lee, Palmerston Road, Southsea	St. Jude Ward	15	allocations	0	0	0	15	<b>15</b>
137	Portland Hotel	St. Jude Ward	10	draft allocations	0	10	0	0	<b>10</b>
180	White Heather Garage	St. Jude Ward	30	draft allocations	0	0	15	15	<b>30</b>
49	Southsea Debenhams, Palmerston Road	St. Jude Ward	50	identified	0	0	50	0	<b>50</b>

## APPENDIX 2

### METHODOLOGY FOR ASSESSING SITE YIELDS

Firstly, the gross area of each site was amended to reflect the fact that supporting infrastructure and services are necessary in any new development. For very small developments, very little physical infrastructure would be needed on the site. As the site size (and thus the dwelling yield) increases, roads, paths and open space will be needed to support new residents. The net developable area calculations reflected this and can be seen in figure APP2.1.

Site size	Net developable area calculation
Up to 0.4ha	95%
0.4ha to 1.9ha	80%
Greater than 2ha	70%

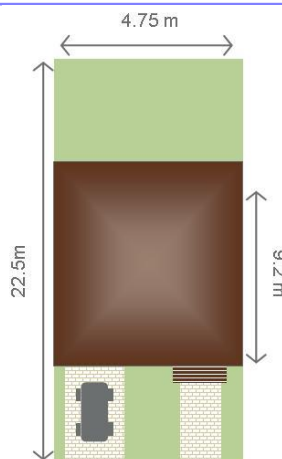
**Figure APP2.1**

The formulae used to calculate net developable area.

A mock scheme was then put together for each site. To do this, sites were examined in the context of their surrounding area in order to visualise the kind of development that should take place on the site. This was to answer two fundamental questions:

- i. Whether the site should be developed solely for housing or whether a mix of uses was needed, such as a ground floor retail unit.
- ii. Whether the site would be more suitable for flats, houses or a mix.

If the site was deemed more suitable for houses, a possible scheme was sketched based on a 'standard' house as illustrated in figure APP2.2.



**Figure APP2.2**

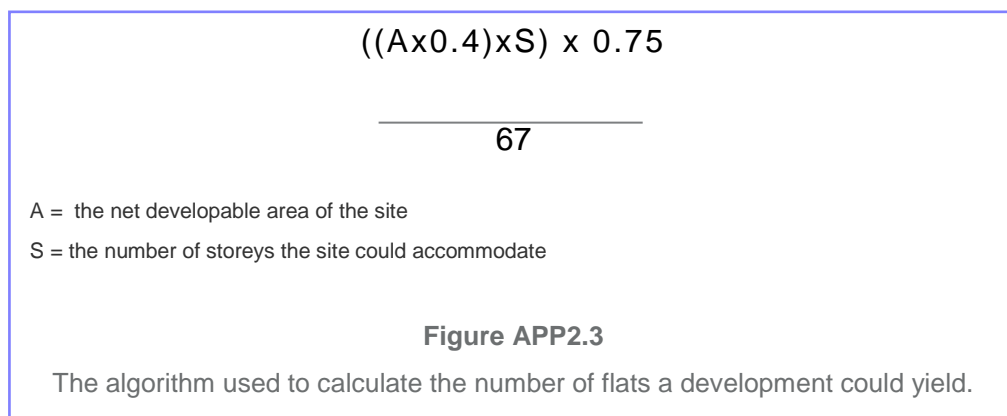
A 'standard' house used to sketch possible schemes on SHLAA sites (not to scale).

This 'standard house' conforms to the space standards contained in policy PCS19 of the Portsmouth Plan. Typically, house schemes were sketched by using a 'U' formation of

houses, by continuing existing terraces or in a 'back garden to back garden' formation on more constrained sites. The standard house results in a building footprint that is similar use of space as when yields were based on a flatted scheme, highlighting the fact that housing can be developed at a similar density to flats.

If the site was deemed more suitable for flats, the yield was based on an algorithm. The footprint of the development was deemed to be an average of 40% of the plot size. The remaining space would be accommodated by landscaping, paths and parking as well as suitable space to ensure that the setting of the buildings is appropriate in terms of their bulk and size. The footprint size was then multiplied by the number of storeys of residential development it was deemed the site could accommodate. 75% of this total floorspace was then taken forward as space for dwellings. The remaining 25% would accommodate stairs, lifts, cycle and waste storage. The total floorspace for dwellings was then divided by 67 based on the minimum space standard<sup>17</sup> for a two bedroom flat in Portsmouth of 67m<sup>2</sup>. This ensures that the scheme should comply with the space standards in policy PCS19 of the Portsmouth Plan. This process is summarised in figure APP2.3.

However this algorithm was often altered to take account of the specifics of certain sites.



Where it was thought that the site could potentially accommodate a mix of houses and flats, the algorithm in figure 5 was altered to suit the location, usually by increasing the footprint of the development in relation to the size of the site.

When assessing the yield from a conversion, 100% of the footprint of the building was used to base the calculation on, instead of 40% of the plot. Additionally, the resultant yield was usually reduced slightly as many conversions use non-residential buildings, which often means that the internal layout of the building is not ideally designed for residential use.

Nonetheless, the yield that this process resulted in was subject to change based on, for example, the particular constraints facing a specific site or a nearby scheme which it was felt served as a model of good development in that particular area. In addition a great deal of survey work has been done to inform the Local Plan and this has informed the yield of sites.

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<sup>17</sup> Space standards are on the [city council's website](http://www.portsmouth.gov.uk/living/9957.html). (<http://www.portsmouth.gov.uk/living/9957.html>)

All sites were given a gross yield based on the number of new dwellings that could potentially be accommodated on the site. However the Portsmouth Plan's target is for a net increase in dwellings. Consequently, any existing units on the sites were accounted for and a potential net increase in dwellings calculated for all sites.

Both when formulating the methodology for deriving the yield of sites and when assessing the individual sites, the city council has been conservative in assessing yields. This is not intended to be a ceiling to the level of development which could be accommodated at sites. As is described in the disclaimer at the front of the study, this does not preclude proposals coming forward for a higher level of housing development. Instead, this seeks to ensure that the study is prudent when assessing if the city has sufficient housing land to meet its housing needs and to ensure that the risk of undersupply when sites come forward is minimised.

Overall, this process has ensured that potential yields can be suggested in the study. However this was only a desktop exercise and so cannot be relied upon to accurately predict the yield that each site could accommodate.







# Agenda Item 6



Portsmouth  
CITY COUNCIL

**Title of meeting:** Cabinet Member for Planning, Regeneration and Economic Development  
**Date of meeting:** 8 March 2016  
**Subject:** Land at East Lodge Park  
**Report by:** Director of Property  
**Wards affected:** Drayton, Farlington and Cosham  
**Key decision:** yes  
**Full Council decision:** No

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## 1. Purpose of report

- 1.1 To update Members on the future of the Land at East Lodge Park, and to seek authority subject to a detailed options appraisal to dispose of the site in the event that this option delivers the best return to the Council.

## 2. Recommendations

- 2.1 **That a detailed options appraisal be undertaken by officers for the site at East Lodge Park to determine the best use of the asset for the Council. This appraisal will include (but will not be limited to) options for care provision and disposal for housing.**
- 2.2 **That the approval of the options appraisal be delegated to the Corporate Asset Development Board in consultation with the Director of Finance.**
- 2.3 **That following the options appraisal if disposal of the site is the best option that following the marketing of the site the Corporate Asset Development Board in consultation with the Director of Finance, be empowered to select an offer including the method of disposal for development, (including any expenditure required to facilitate the disposal), which could include but not be limited to;**
- **Freehold or leasehold sale**
  - **Entering a Joint venture arrangement with a third party**
- 2.4 **The Director of Property, the Director of Finance & Section 151 Officer, and the City Solicitor, be given authority to complete all necessary documentation required to complete the transaction as per 2.3 above.**

## 3. Background

- 3.1 The Council owns 11.2 acres of land at East Lodge that is currently used for recreational and agricultural purposes. The 1.75 acres of land shown A on the plan in Appendix 1, which is subject to a grazing licence with one months' notice to terminate is suitable for future development and could release a capital receipt.
- 3.2 On 13<sup>th</sup> November 2012 The Cabinet agreed (appendix 2 - Decision) the recommendation of a report dated 5<sup>th</sup> November 2012 that the site would be allocated for a new Adult Social Care (ASC) facility, in the event that Members decided the ASC facilities should not be provided at this site, then the site would be declared surplus.
- 3.3 Investigations into the development potential of the land shown A has revealed that Planning would in principle support an application for either dwelling houses, a residential care home or a combined scheme incorporating both.
- 3.4 Planning Consent was granted on 5 December 2013 for the construction of a two storey 72 bed residential care home with parking and a condition that an open space is provided on the southern side of the site (appendix 1 site B).
- 3.5 Feasibility studies undertaken to ascertain the development potential of the land shown A indicate a scheme of circa 28 dwellings could physically be accommodated. Alternatively, planning permission has been granted for a 72 bedroom care home.
- 3.6 The ASC residential care home project was put out to tender but only one tender was returned, over budget and therefore unsuccessful.

#### **4. Reasons for recommendations**

- 4.1 In order to ensure that the Council is able to act promptly it is recommended that delegated authority be given to the Corporate Asset Development Board, in consultation with the Director of Finance, to approve and progress the best method of disposal for development or enter into a joint venture.

#### **5. Equality impact assessment (EIA)**

- 5.1 An Equality Impact Assessment for the disposal of assets is available on the website.

#### **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 then the consent of the Secretary of State will be required.
- 6.2 However, Secretary of State consent to the disposal is not required where the Local Authority considered that the purpose for which the land is to be disposed is likely to contribute to the achievement of any one or more of the following objects in respect

of the whole or any part of its area, or of all or any person resident or present in its area

- (i) the promotion or improvement of economic well being
- (ii) the promotion or improvement of social well being
- (iii) the promotion or improvement of environmental well being

6.3 In accordance with the Council's constitution this matter requires the approval of both the Cabinet and full Council as this is a key decision as the value of the property exceeds £250,000.

## **7. Finance Comments**

7.1 This report seeks to market the site for development, either through freehold or leasehold sale, or through a joint venture working with a third party, following the completion of a robust and detailed financial appraisal, approved by the Director of Finance, to identify the option that delivers the best return to the Council.

7.3 It should be noted that any capital receipt generated through a sale of the site will be deemed a corporate resource and therefore be available to fund other capital schemes.

.....  
Signed by:

**Appendices:**

**Appendix 1 - East Lodge Park site plan**

**Appendix 2 - Cabinet Decision on 5 November 2012**

**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
Report to Cabinet on 5 <sup>th</sup> November 2012	Council website
Portsmouth Plan, January 2012	Copies available from the City Development Team or at <a href="http://www.portsmouth.gov.uk">www.portsmouth.gov.uk</a>

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

.....  
Signed by:

## APPENDIX 2

### CABINET

RECORD OF DECISIONS of the meeting of the Cabinet held on Monday 5 November 2012 at 12 noon in the Guildhall, Portsmouth.

#### Present

Councillor Gerald Vernon-Jackson (Chair)  
Councillors Jason Fazackarley  
Mike Hancock CBE MP  
Lee Hunt  
Leo Madden  
Hugh Mason  
Eleanor Scott  
Rob Wood  
Steven Wylie

**Apologies** – Councillor Aiden Gray

#### 101 East Lodge Farm Proposal/Adult Social Care (AI 10)

(TAKE IN REPORT BY HEAD OF ASSET MANAGEMENT AND  
HEAD OF ADULT SOCIAL CARE)

#### DECISIONS:

- (1) That the Council work with the Primary Care Trust (PCT) to deliver the re- provision of Cosham Health Centre on the site of the existing Vanguard Centre, by disposing of its interest in the Vanguard site on terms to be negotiated.
- (2) The Property at East Lodge is allocated for the new Adult Social Care (ASC) facilities approved in principle by the Cabinet Member for Health and Social Care at his decision meeting on 13th March 2012.
- (3) If the PCT are unable to purchase the Council's interest at the Vanguard Centre, then that site be declared surplus.
- (4) If Members decide that the ASC facilities should not be provided at East Lodge then the land shown B on the plan be declared surplus.
- (5) That the Council disposes of the land shown D to the existing tenant subject to a restrictive covenant that will limit his use of the land for agricultural and equestrian purposes and the siting of a caravan/construction of a single dwelling.
- (6) The existing tenant be granted a Farm Business Tenancy of the land shown E and F on the plan, and a temporary grazing licence of land B
- (7) That the Head of Asset Management and the City Solicitor be authorised to enter into all necessary documentation to give effect to these recommendations.

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