



Integrated Impact Assessment (IIA)

Integrated impact assessment (IIA) form December 2019

www.portsmouth.gov.uk

The integrated impact assessment is a quick and easy screening process. It should:

- identify those policies, projects, services, functions or strategies that could impact positively or negatively on the following areas:
 - Communities and safety
 - Regeneration and culture
 - Environment and public space
 - Equality & - Diversity - This can be found in Section A5

Directorate:

Regeneration/Housing, Neighbourhood and Building Services

Service, function:

Strategic Developments

Title of policy, service, function, project or strategy (new or old) :

Redevelopment of Horatia House and Leamington House in Somerstown.

Type of policy, service, function, project or strategy:

- Existing
- New / proposed
- Changed

What is the aim of your policy, service, function, project or strategy?

Redevelopment of the Horatia House and Leamington House site, Melbourne Place Car Park, Gibson Centre and public realm to include the provision of a minimum of 272 homes for affordable rent.

Has any consultation been undertaken for this proposal? What were the outcomes of the consultations? Has anything changed because of the consultation? Did this inform your proposal?

Engagement with Horatia and Leamington former residents, neighbours, Somerstown residents and businesses, partner organisations, the voluntary and community sector, City-wide residents, local businesses and resident groups within Somerstown took place from 27th September until 10th October 2019. The results of which were reported to Cabinet on 8th October 2019. Cabinet agreed to use all the engagement feedback results as the basis of the design brief for the master planning work and adopted the seven key principles emerging from the feedback.

Since then continuous engagement has taken place on the emerging designs including numerous online and in-person engagement events with the community panel, local residents, local stakeholders, former residents of the Horatia and Leamington Houses, Ward Councillors and the wider community.

The engagement process has been developed as a multi-layered strategy that ensures that there has early engagement with the local community, harder to reach groups as well as regular engagement with a dedicated community panel. The community panel meet with the design team on a monthly basis and have been used as a sound board throughout the design process. The design team set clear themes to explore with the panel and then report back the outcomes of the meetings to the community panel as well as the wider design team.

The iterative design process allows for flexibility in the design development in order to incorporate feedback from the community panel as well as ensuring that wider community feedback is captured through numerous public events.

The public engagement has included numerous methods to ensure that as many people have been given the opportunity to share their feedback as possible, including:

- Traditional media channels used to engage the local community in the project, such as letters, information booklets, public events and posters, as well as postal and online surveys.
- Project website and excellent media coverage to allow the local community to find out more about the status of the regeneration project and deconstruction of the existing towers.
- Pop-up engagement events over the summer and towards the end of the year (2021), including a Lighting workshop, Play and Plant event and the Forest of Somerstown event to appeal to and attract different groups of local people to find out more and share feedback.
- Door knocking of all 102 Birmingham Block homes, to talk through information booklets, answer queries and fill out surveys and extend the reach as wide as possible.
- Dedicated workshops with a disability group and local youth groups.

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A1-Crime - Will it make our city safer?



In thinking about this question:

- How will it reduce crime, disorder, ASB and the fear of crime?
- How will it prevent the misuse of drugs, alcohol and other substances?
- How will it protect and support young people at risk of harm?
- How will it discourage re-offending?

If you want more information contact Lisa.Wills@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cou-spp-plan-2018-20.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

The blocks are currently empty and unable to be lived in. Whilst currently securely protected and managed by HPS there will be a long term risk until the deconstruction is complete.

St Thomas ward and the area local to the site face some of the highest rates of crime across Portsmouth (3 times higher than the Portsmouth-wide rate). This is evident in crime statistics and also apparent through discussions with local residents and local young people. The high crime rates in the ward have the potential to directly affect residents at the Horatio and Leamington Houses site, but the size of the project and the potential for transformation in this area could provide a real opportunity to help mitigate and reduce the occurrence of crime in this area as well as creating a more positive perception of the neighbourhood.

The design team have been working with the local crime prevention officer to ensure that "secured by design" principles are being followed and that the masterplan has been developed to reduce opportunities for crime and enhancing natural surveillance. The design team are also looking to improve external lighting within the wider area around the site, to help improve nighttime safety.

How will you measure/check the impact of your proposal?

By ensuring the structures are removed and site kept secure until future development.

Work has been completed which captures the local baseline which includes health, wellbeing, crime and other statistics that will be used to measure success and track changes throughout the project including POE.

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A2-Housing - Will it provide good quality homes?



In thinking about this question:

- How will it increase good quality affordable housing, including social housing?
- How will it reduce the number of poor quality homes and accommodation?
- How will it produce well-insulated and sustainable buildings?
- How will it provide a mix of housing for different groups and needs?

If you want more information contact Daniel.Young@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/psh-providing-affordable-housing-in-portsmouth-april-19.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

The redevelopment will as a minimum replace the 272 social homes with modern efficient dwellings built to and surpassing current building regs. The designs are also currently targeting a "4/5" star HQM standard, BREEAM Communities "Excellent" standard and there is work to embody Passivhaus principles in the design works. It is possible that the Project may seek Passivhaus standard certification but this is yet to be confirmed.

The masterplan will deliver a large amount of new council owned affordable housing including wheelchair homes, 4 bed ground floor wheelchair duplexes, sheltered housing and supported housing. The layouts will also identify homes which would be more suitable for neurodivergent people. There is also opportunity to provide a good mix of tenure through delivering private rental homes, to create a better balanced neighbourhood.

How are you going to measure/check the impact of your proposal?

The reprovision of housing will include for measurable energy efficiencies and sustainable standards.

A scoring matrix and KPI's has been used to capture the baseline and these will be used to measure project success.

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A3-Health - Will this help promote healthy, safe and independent living?



In thinking about this question:

- How will it improve physical and mental health?
- How will it improve quality of life?
- How will it encourage healthy lifestyle choices?
- How will it create healthy places? (Including workplaces)

If you want more information contact Dominique.Letouze@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cons-114.86-health-and-wellbeing-strategy-proof-2.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

There will inevitable be some short term disruption to the area along with noise and dust whilst the deconstruction and any associated redevelopment takes place. The long term aspiration is for a better living environment good quality housing and public realm.

A scoring matrix and KPI's has been used to capture the baseline and these will be used to measure project success. This includes a wide variety of public health indicators and best practice that have been developed between the design team, community and with the Public Health Officer at the Council. The health indicators have been prioritised based on local community feedback gathered through health questionnaires, which has helped refine the bespoke health matrix for the project. The health matrix has been used as part of the project evaluation and will continue to be developed and used throughout the project to ensure that improving health forms a key aspect of the overall project.

How are you going to measure/check the impact of your proposal?

Short term - air quality monitoring will be in place to minimise the impact along with travel plans and all reasonable measures to control both the deconstruction and redevelopment. Acoustics and noise measurements have been taken to ensure the works stay within agreed standards. Longer term - once again data will be gathered at the end of the project and compared to the baseline to measure the impact of the Project and a Health Impact Assessment will be undertaken as part of the planning submission.

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A4-Income deprivation and poverty-Will it consider income deprivation and reduce poverty?



In thinking about this question:

- How will it support those vulnerable to falling into poverty; e.g., single working age adults and lone parent households?
- How will it consider low-income communities, households and individuals?
- How will it support those unable to work?
- How will it support those with no educational qualifications?

If you want more information contact Mark.Sage@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cou-homelessness-strategy-2018-to-2023.pdf>

<https://www.portsmouth.gov.uk/ext/health-and-care/health/joint-strategic-needs-assessment>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

The redevelopment will provide an additional 272 homes as a minimum and whilst tenure and rental levels are to be decided upon it is within the control of the authority to make those decisions. In order for the scheme to maintain viability it is likely rental levels are to be affordable social rents. The tenure mix has been designed with the consideration for the current and future demand on the

How are you going to measure/check the impact of your proposal?

By reduction in the waiting list and providing housing and well designed homes for wheelchair users, elderly and people needed supported housing.

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A5-Equality & diversity - Will it have any positive/negative impacts on the protected characteristics?



In thinking about this question:

- How will it impact on the protected characteristics-Positive or negative impact (Protected characteristics under the Equality Act 2010, Age, disability, race/ethnicity, Sexual orientation, gender reassignment, sex, religion or belief, pregnancy and maternity, marriage and civil partnership,socio-economic)
- What mitigation has been put in place to lessen any impacts or barriers removed?
- How will it help promote equality for a specific protected characteristic?

If you want more information contact gina.perryman@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cmu-equality-strategy-2019-22-final.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

Deconstruction and redevelopment will create employment and training opportunities. The design teams have been working with a local disability group and residents with varying requirements. We've been actively targeting "hard to reach" groups so that the feedback is as inclusive of the community as possible. The development also includes a number of wheelchair accessible homes, sheltered housing, supported housing and homes identified as suitable for neurodivergent people.

How are you going to measure/check the impact of your proposal?

Those contracted will be required to present an employment and training plan and that can form part of the procurement.

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B1-Carbon emissions - Will it reduce carbon emissions?



In thinking about this question:

- How will it reduce greenhouse gas emissions?
- How will it provide renewable sources of energy?
- How will it reduce the need for motorised vehicle travel?
- How will it encourage and support residents to reduce carbon emissions?

If you want more information contact Tristan.thorn@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cmu-sustainability-strategy.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

One of the key project principles is to ensure that the project provides environmental value, this has been embedded into the design process from the start of the project.

The project is working to achieve high sustainability assessment credentials that look at the neighbourhood context as well as the individual homes. These include 4/5 start HQM and BREEAM Communities excellent. The design team are working towards Passivhaus and exploring the opportunity for a Passivhaus certified project.

The design solutions being explored are looking at a lean, clean and green approach with well insulated homes that need little energy to run and heat them. This approach is also being explored in both its embodied carbon and operation carbon, looking to reduce and reuse where possible and considering the long term whole life carbon and cost of the project.

The design and engineering team have been working with PCC energy and housing management team to explore energy options to support the environmental aims.

The masterplan has been developed as a low car development with minimal parking and an ambition to reduce cars/traffic in surrounding streets and create pedestrian and cycle friendly streets.

How are you going to measure/check the impact of your proposal?

Energy Performance certificates will be required and the reduced carbon footprint can be measured.

Carbon calculations will be undertaken and options analysis done to understand embodied and operation carbon for different elements of the project.

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B2-Energy use - Will it reduce energy use?



In thinking about this question:

- How will it reduce water consumption?
- How will it reduce electricity consumption?
- How will it reduce gas consumption?
- How will it reduce the production of waste?

If you want more information contact Triston.thorn@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-portsmouth-plan-post-adoption.pdf>
<https://democracy.portsmouth.gov.uk/documents/s24685/Home%20Energy%20Appendix%201%20-%20Energy%20and%20water%20at%20home%20-%20Strategy%202019-25.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

Any new properties will be required to be more efficient in terms of heating, lighting ,water consumption and embedded energy than existing properties.

Water Consumption - Water efficiency occurs within the HQM assessment, with specific targets set for low water consumption.

Electricity Consumption - The team are exploring low energy options and the use of super efficient appliances where possible, to reduce energy demand as well as smart technologies. Targets set in BREEAM Communities and HQM assessments.

Waste - Waste management facilities for the proposed development have been designed in accordance with PCC guidance and principles agreed with the PCC Waste Officer. As part of the design process, the PCC waste management team were consulted, and the principles of waste storage and changes in anticipation for the Environmental Act amendments, have been agreed and incorporated into the brief.

Gas Consumption - The team are exploring options to design out the need for gas in the new homes.

How are you going to measure/check the impact of your proposal?

Energy Performance certificates will be required and the reduced carbon footprint can be measured.

A BREEAM Communities and HQM assessment will be completed.

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B3 - Climate change mitigation and flooding-Will it proactively mitigate against a changing climate and flooding?



In thinking about this question:

- How will it minimise flood risk from both coastal and surface flooding in the future?
- How will it protect properties and buildings from flooding?
- How will it make local people aware of the risk from flooding?
- How will it mitigate for future changes in temperature and extreme weather events?

If you want more information contact Tristan.thorn@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/env-surface-water-management-plan-2019.pdf>
<https://www.portsmouth.gov.uk/ext/documents-external/cou-flood-risk-management-plan.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

The development's new streets, spaces and landscape have been designed to reduce flood risk and incorporate the principles of sustainable urban drainage.

By directing runoff from roofs and pavements through planted areas we filter and slow water flow through the system to closely mimic natural drainage of the site. This helps to reduce flooding downstream and reduces pressure on Portsmouth's wider sewer network.

A key part of the nitrate mitigation strategy is to retain and detain surface water as close to source for longer. By attenuating surface water within the development and only gradually discharging surface water to the sewer network, we help to relieve pressure on the pumping stations and sewer treatment systems within the network, reducing their risk of overflow to the Solent and subsequent consequences of nitrate concentrations.

The SuD's/drainage strategy will include the following features:

- Rain gardens

- Green roofs
- Open surface water feature 'shallow detention basin'
- Permeable surfaces
- Attenuation tanks

How are you going to measure/check the impact of your proposal?
 The design will quantify any impact.
 Flood Risk Assessment completed.

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B4-Natural environment-Will it ensure public spaces are greener, more sustainable and well-maintained?



In thinking about this question:

- How will it encourage biodiversity and protect habitats?
- How will it preserve natural sites?
- How will it conserve and enhance natural species?

If you want more information contact Daniel.Young@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-solent-recreation-mitigation-strategy-dec-17.pdf>
<https://www.portsmouth.gov.uk/ext/documents-external/pln-portsmouth-plan-post-adoption.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

Public consultation has identified improved green spaces and one of the residents' primary concerns. Whilst the need for housing needs to be considered against this principal the design will need to address this issue.

The project seeks to deliver a landscape approach that is more ecologically rich, both for biodiversity gains and improved wellbeing through an everyday contact with nature.

Ecology is at the heart of the landscape design. The proposed landscape vision aims to create a place that can deliver not just a net gain in biodiversity, as policy, but a net gain in the experience of biodiversity, to bring a high quality dose of nature into people's everyday lives. The programming of amenity spaces through themes such as play, exercise and food growing further encourages residents to use outdoor space whilst allowing them to engage with nature and others in the community.

The sustainable drainage strategy is proposed to draw nature into the development proposals, animating the landscape and public realm with a rich biodiversity.

Numerous ecology surveys have been undertaken including the following:

- PEA
- PRA
- EclA
- BNG

How are you going to measure/check the impact of your proposal?

Measures to accommodate biodiversity can be built into the design (bat boxes for example) and the project will undertake a biodiversity net gain assessment.

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B5-Air quality - Will it improve air quality?



In thinking about this question:

- How will it reduce motor vehicle traffic congestion?
- How will it reduce emissions of key pollutants?
- How will it discourage the idling of motor vehicles?
- How will it reduce reliance on private car use?

If you want more information contact Hayley.Trower@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/env-aq-air-quality-plan-outline-business-case.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

There will be an increase in heavy vehicle movements during deconstruction and redevelopment. The provision of parking spaces can be limited by policy and the introduction of sustainable transport measures, cycle lanes bus stop and the like. The development aims to create a low traffic and low car development, with a focus on creating healthy people friendly streets. The proposal includes several significant changes of the existing streets to make them easier and more enjoyable to walk and cycle around, including:

- Completely pedestrianised areas are introduced to parts of Melbourne Place and Wiltshire Street.
- Meriden Road and Earlsdon Street are proposed to become one-way southbound.
- Sackville Street - one-way westbound.

All improvements on streets will prioritise people, rationalise provision of car parking and create greener and safer streets.

How are you going to measure/check the impact of your proposal?
Air quality testing during the construction cycle.
Air Quality Assessment.

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B6-Transport - Will it improve road safety and transport for the whole community?



In thinking about this question:

- How will it prioritise pedestrians, cyclists and public transport users over users of private vehicles?
- How will it allocate street space to ensure children and older people can walk and cycle safely in the area?
- How will it increase the proportion of journeys made using sustainable and active transport?
- How will it reduce the risk of traffic collisions, and near misses, with pedestrians and cyclists?

If you want more information contact Pam.Turton@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/travel/local-transport-plan-3>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

The redevelopment will improve cycle usage and encourage sustainable and active travel.

The development aims to create a low traffic and low car development, with a focus on creating healthy people friendly streets that make walking and cycling more accessible.

The proposal includes several significant changes of the existing streets to make them easier and more enjoyable to walk and cycle around, including:

- Completely pedestrianised areas are introduced to parts of Melbourne Place and Wiltshire Street.
- Meriden Road and Earlsdon Street are proposed to become one-way southbound.
- Sackville Street - one-way westbound.
- Quiet safe cycle streets.

- Better links to existing cycle and walking routes.

All improvements to streets will prioritise people, rationalise provision of car parking and create greener and safer streets.

The Health Matrix uses targets from Healthy Streets guidance and BREEAM Communities sets targets for creating safe and appealing streets.

How are you going to measure/check the impact of your proposal?

Measurement (counts) of cycle/walking journeys can be made. By comparison of the exiting and new cycle parking bays, routes, bus lanes and the like.

Pedestrian count surveys and travel surveys - Transport Assessment

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B7-Waste management - Will it increase recycling and reduce the production of waste?



In thinking about this question:

- How will it reduce household waste and consumption?
- How will it increase recycling?
- How will it reduce industrial and construction waste?

If you want more information contact Steven.Russell@portsmouthcc.gov.uk or go to:

<https://documents.hants.gov.uk/mineralsandwaste/HampshireMineralsWastePlanADOPTED.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

Household waste recycling facilities will be provided encouraging sorting and recycling.

PCC waste management team were consulted, and the principles of waste storage and changes in anticipation for the Environmental Act amendments, have been agreed and incorporated into the brief.

Construction waste will be subject to a Site Waste Management Plan which will form part of the procurement criteria.

Pre-demo audits have been produced for the towers, car park and Gibson Centre, to identify opportunities for reuse and to inform a waste management strategy, including recycling and food waste collection.

How are you going to measure/check the impact of your proposal?

Site waste will be recorded and reported on, domestic waste collection can also be measured.

C - Regeneration of our city

Yes

No

Is your policy/proposal relevant to the following questions?

C1-Culture and heritage - Will it promote, protect and enhance our culture and heritage?



In thinking about this question:

- How will it protect areas of cultural value?
- How will it protect listed buildings?
- How will it encourage events and attractions?
- How will it make Portsmouth a city people want to live in?

If you want more information contact Claire.Looney@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-portsmouth-plan-post-adoption.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

There is a high demand for all types of housing across the city. Modern efficient homes will make Portsmouth a more attractive place to live.

Character studies have been used to influence the urban design principles and design parameters to ensure that the adjacent conservation areas are treated sensitively and design draw upon the character of the existing Somerstown context. This has been and will continue to be developed with the community panel.

How are you going to measure/check the impact of your proposal?

Public consultation and planning process.

C - Regeneration of our city

Yes

No

Is your policy/proposal relevant to the following questions?

C2-Employment and opportunities - Will it promote the development of a skilled workforce?



In thinking about this question:

- How will it improve qualifications and skills for local people?
- How will it reduce unemployment?
- How will it create high quality jobs?
- How will it improve earnings?

If you want more information contact Mark.Pembleton@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cou-regeneration-strategy.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

The deconstruction and redevelopment will require apprenticeships and training plans from the contractors.

The Economic Statement demonstrates the potential positive economic impact the development would have during the construction phase and once operational, including the following:

- Construction jobs
- New jobs from the introduction of new commercial space, community space and sheltered housing

- Increased expenditure in local Portsmouth businesses
- Opportunities for apprentice roles and collaborations with local youth groups

How are you going to measure/check the impact of your proposal?

We will report the number of apprenticeships/locally employed people that the development creates. Economic Statement and BREEAM Communities.

C - Regeneration of our city

Yes

No

Is your policy/proposal relevant to the following questions?

C3 - Economy - Will it encourage businesses to invest in the city, support sustainable growth and regeneration?



In thinking about this question:

- How will it encourage the development of key industries?
- How will it improve the local economy?
- How will it create valuable employment opportunities for local people?
- How will it promote employment and growth in the city?

If you want more information contact Mark.Pembleton@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cou-regeneration-strategy.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

A significant measurable proportion of the construction investment will be employment and a proportion of that will be local.

The Economic Statement demonstrates the potential positive economic impact the development would have during the construction phase and once operational, including the following:

- Construction jobs
- New jobs from the introduction of new commercial space, community space and sheltered housing
- New enterprise/incubator office space

How are you going to measure/check the impact of your proposal?

The procurement process will test the contractors' employment record

Q8 - Who was involved in the Integrated impact assessment?

Stuart Palmer, Strategic Project Manager

This IIA has been approved by: James Hill, Director of Housing, Neighbourhood & Building Services

Contact number: 07826 897251

Date: 14/02/2022