

Agenda item:

Decision maker: Cabinet

Date of Decision 10th July 2014

Subject: Site Allocations Document :
Additional Sites Consultation - Land in Milton

Report by: City Development Manager

Wards affected: Milton

Key decision (over £250k): No

1. Purpose of report

1.1 To approve the attached consultation material on major sites in Milton for public consultation.

2. Recommendation

2.1 The Cabinet is recommended to:

- i. **approve the Milton Sites consultation document (attached as Appendix A) for public consultation;**
- ii. **authorise the City Development Manager to make editorial amendments to the consultation document 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 document**

3. Background

3.1 The Portsmouth Plan, adopted in January 2012, sets out development targets for the city up to 2027. The Portsmouth Plan identified some strategic sites for development such as Tipner, Port Solent and the City Centre, however additional sites need to be identified to demonstrate how the city council will meet its development targets.

3.2 The Site Allocations plan identifies these additional sites. The plan has three main roles:

- To identify sites and land available for development and to set out what the land should be used for;

- To identify areas in the city to be protected from development (i.e. open space, nature sites, employment areas, community uses); and
- To include additional development management policies.

3.3 A first round of consultation on site allocations took place in the summer of 2013. The next planned step was to produce a final version of the plan before submitting it to the Secretary of State for examination. However, in the meantime, it has come to light that further land in the Locksway Road area of Milton is likely to come forward for development during the plan period. The sites here are likely to yield significant numbers of dwellings and therefore should be included in the site allocations document so they can be properly planned for. There is a requirement to consult on proposed allocations. For this reason it is proposed to insert a targeted consultation for the additional sites before moving forward with the whole Site Allocations document in the autumn of 2014.

4. Proposed Additional Site in Milton

4.1 The consultation is to cover two sites at the eastern end of Locksway Road:

New site

4.2 **St James's Hospital** - The Solent NHS Trust have announced that they are to sell the main building and the hospital grounds as they have become surplus to requirements.

Amended site

4.3 **The University of Portsmouth Langstone Campus** - This site was included in the 2013 consultation, but with a smaller site boundary (site Reference 70028). To reflect the fact that the campus includes both the buildings and the adjacent playing fields, both are now included in the site boundary. It should be noted, however, that the open space is protected both through local policy and European regulations on nature conservation, and it is not expected that the amount of development will increase as a result of this boundary change.

4.4 Together these sites have the potential to accommodate a very significant number of dwellings (approximately 545), which will significantly alter the character of the area. Unlike many sites in this densely built up city these sites would be able to provide much needed family housing.

5. Next steps

5.1 If the document is approved it is proposed to carry out a public consultation during July and August, involving writing to local residents and other interested parties;

meetings with interested individuals/groups; public exhibition in the vicinity of the sites; documents on the PCC website.

- 5.2 The consultation responses will be reported back to Cabinet & Council in September 2014 together with a proposed final version of the site allocations plan, which itself will be subject to consultation ahead of being submitted to the Secretary of State for examination.
- 5.3 Adoption of the Site Allocations is planned for the summer of 2015.

6. Reasons for recommendations

- 6.1 The regulations require a specific process in producing DPDs and state that consultation must be carried out.

7. Equality Impact Assessment (EIA)

- 7.1 A full EIA will be required for the full Site Allocations plan.

8. Legal Service Comments

- 8.1 Preparation of the Council's Development Plan Documents, including the process of public consultation, is regulated in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. Publication, consultation with appropriate stakeholders, and receiving and considering relevant representations are necessary steps towards adoption, and the report and recommendation support compliance with the Council's statutory obligations as Local Planning Authority.

9. Head of Finance Comments

- 9.1 The costs of the consultation recommended within this report will be met from within existing cash limited resources.

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Signed by City Development Manager

Appendices: Appendix A – Draft Site Allocations - Milton Sites

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
Sustainability Appraisal	Planning Services

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

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 Signed by: