

Group Briefings
Portsmouth Local Plan
August 2022

Updated position on Housing Supply

Total Portsmouth Plan period Housing target

Target element	number
Standard Method	16,161
Potential Buffer (including under delivery) “Eastleigh Method”	1,601
Total	17,762

Potential Buffer (including under delivery) “Winchester Method”	879
Total	17,040

Based on recent methodological decisions by the Planning Inspectorate at an adjacent authority once the buffers, and under delivery from the first year of the plan period, have been factored in the total need to be met in the city comes to 17,762 dwellings.

An alternative method has been suggested by another neighbouring authority that would reduce this assessment to 17,040

Supply Summary

Supply source	Reg 18 Dwellings	Reg 19 Dwellings
Completions	-	300
Permissions	1,090	1,693
Small site (not yet permitted)	5,429	3,427
Windfall (53pa)	918	901
Strategic Sites		
Tipner (East)	681	1,055
Tipner (West)	3,500	1,250
St James and Langstone	436	436
City Centre	4,605	4,589
Cosham	740	546
Lakeside	500	500
Pompey Centre	750	750
Strategic Sites Total	11,112	9,126
Under delivery discount	-1,616	-573
Total	16,933	14,873
Duty to cooperate	TBC (potentially 1,000)	TBC (potentially 1,000)
Shared Accommodation	-	TBC

Need vs Supply

	Number
Target	17,040 to 17,762
Supply	14,873
Shortfall	2,167 to 2,889

The table above shows that with the latest revised need and supply figures there is an unmet need for housing. Even if there was no buffer applied to the target there would still be a shortfall of dwellings against the standard method.

This excludes the 1,000 dwellings being assumed to be taken by Fareham Borough Council and Havant Borough Council.

Need vs Supply

	Number
Target	17,040 to 17,762
Supply	14,873 + 1,000 DtC
Shortfall	1,167 to 1,889

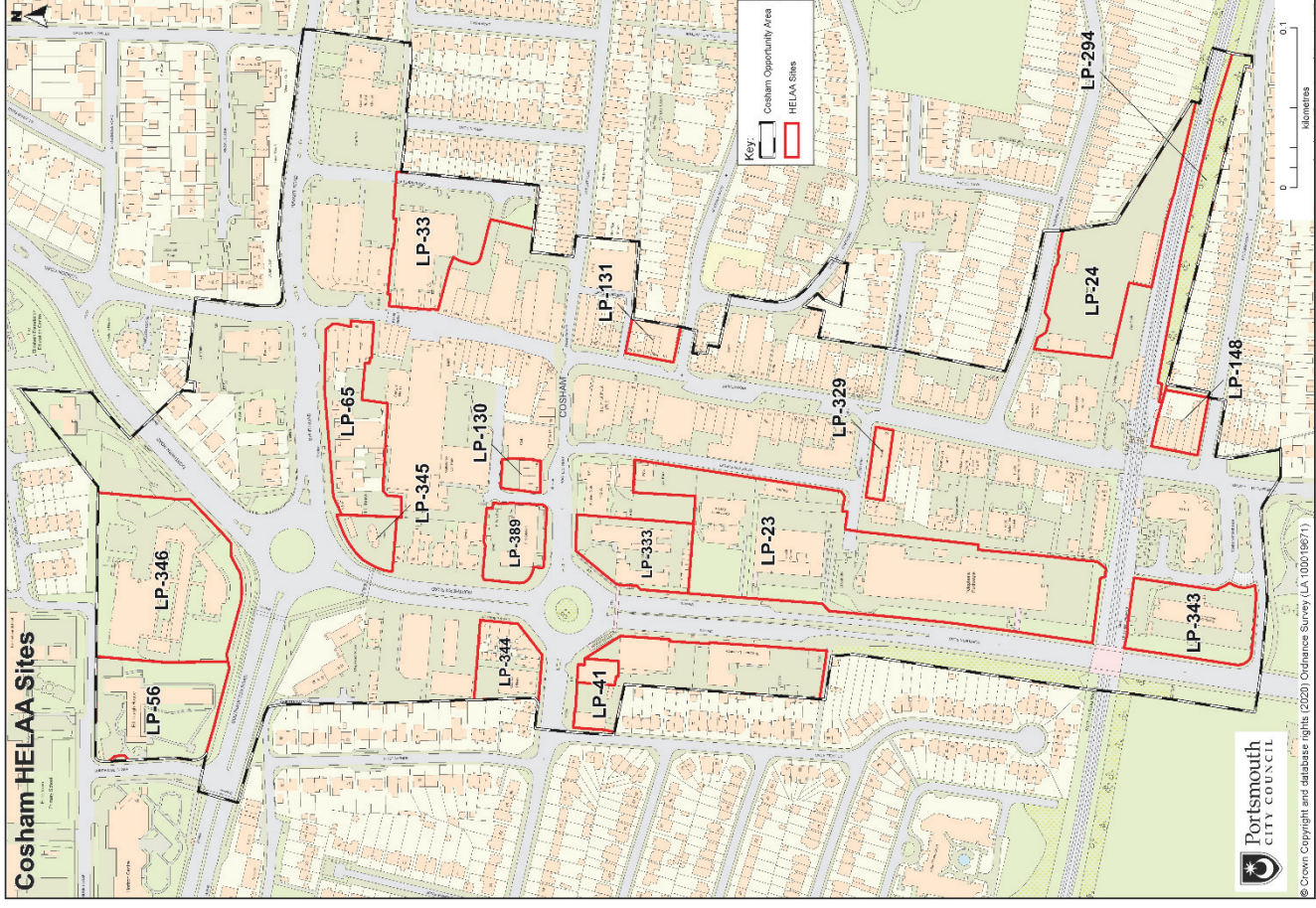
Council's, if they are unable to meet their assessed housing need (Target), are instructed to work with adjacent authorities under the Duty to Cooperate to identified if any need can be met outside the authority area.

It is intended that 1,000 dwellings being can be taken between Fareham Borough Council and Havant Borough Council and this reduces the anticipated shortfall. The City Council is working within the Partnership for South Hampshire to come to agreement on how this additional unmet need can be accommodated. This is being done through an updated statement of Common Ground and supporting, proposed Strategic Development Opportunity Area work.

Strategic Sites changes

- Cosham
- City Centre
- Tipner

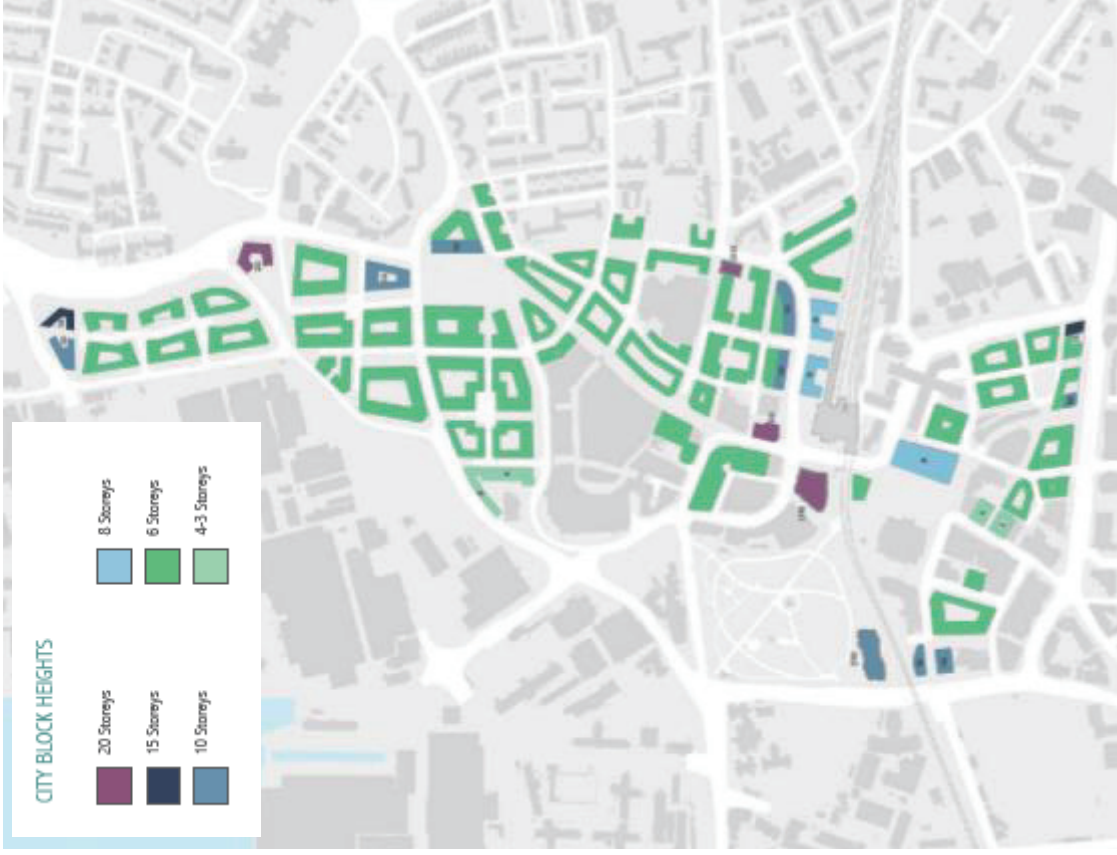
Cosham Opportunity Area



Cosham

Site No	Site Name	No. of dwellings (reg 18)	Revised number (lower)	Revised number (Higher)	Reason for Amended delivery
23	East of Northern Road	200	90	165	Pre-application Discussions (reduced site area, excludes Telephone Exchange)
24	Jewsons, Knowsley Road	80	0	0	No engagement from land owner
33	Cosham Bingo Hall	60	0	0	No engagement from land owner
41	Northern Road and Medina Road	120	50	92	Review of realistic scale of development (120-220dph range) (landowner confirmation)
56	Edinburgh House	50	50	50	No change
65	Corner of Spur Road and Northern Road	0	0	0	No change
130	18 -24 Wayte Street	6	6	6	No change
131	56 - 61 The High Street	0	0	0	No change
148	1-11 Portsmouth Road	6	6	6	No change
294	Rear of Windsor Road	0	0	0	No change
327	Cosham Delivery Office	0	0	0	No change
329	62 High Street, Cosham	0	0	0	No change
333	Cosham Police Station	50	34	62	Review of realistic scale of development (120-220dph range)
343	Roebuck House	50	55	55	Pre-application discussions
344	Corner of Northern Road and Medina Road	40	18	33	Pre-application discussions (Only Medina House confirmed as available, reduced site area)
345	Clockhouse Centre	17	17	17	No change
346	PCMI	0	0	0	No change
389	Cosham Fire Station	60	0	0	Pre-application discussions
TBC	34 -36 the High Street	0	8	8	Addition 2021 (Application)
TBC	77-79 the High Street	0	8	8	Addition 2021 (Application)
	Total	739	366	546	

City Centre Regeneration



City Centre Regeneration

Lower estimate: greater proportion of larger dwellings “family homes”, more human scale architecture (predominant 6 storeys) and 0.5 parking spaces per dwelling

Upper estimate: larger number of smaller units, skewed towards 1-2 bed apartments and a smaller proportion of ‘family’ sized housing, more taller buildings and zero parking provision

ILLUSTRATIVE HOUSING MIX

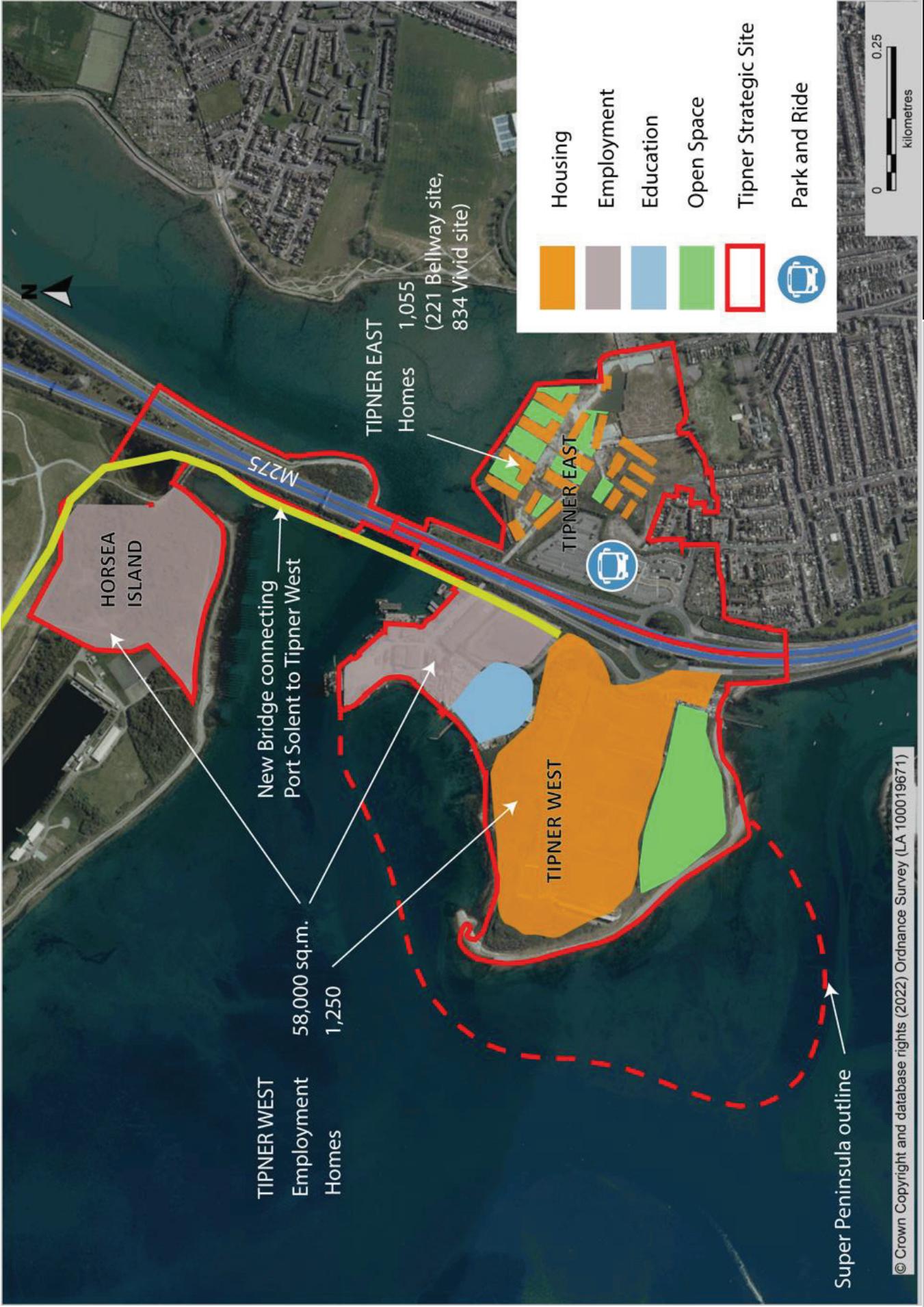
HOUSE TYPE	NET AREA OF HOUSE TYPE	% of MIX	AREA (GIA sqm)	NUMBER OF NEW HOMES
4 bed 5 person	103 sqm	5%	17,100 sqm	166
3 bed 6 person	108 sqm	5%	17,100 sqm	159
3 bed 4 person	74 sqm	30%	102,900 sqm	1,388
2 bed 4 person	70 sqm	20%	68,400 sqm	978
2 bed 3 person	61 sqm	20%	68,400 sqm	1,122
1 bed 2 person	50 sqm	20%	68,400 sqm	1,369
Totals		100%	342,300 sqm	5,183

ILLUSTRATIVE HOUSING MIX

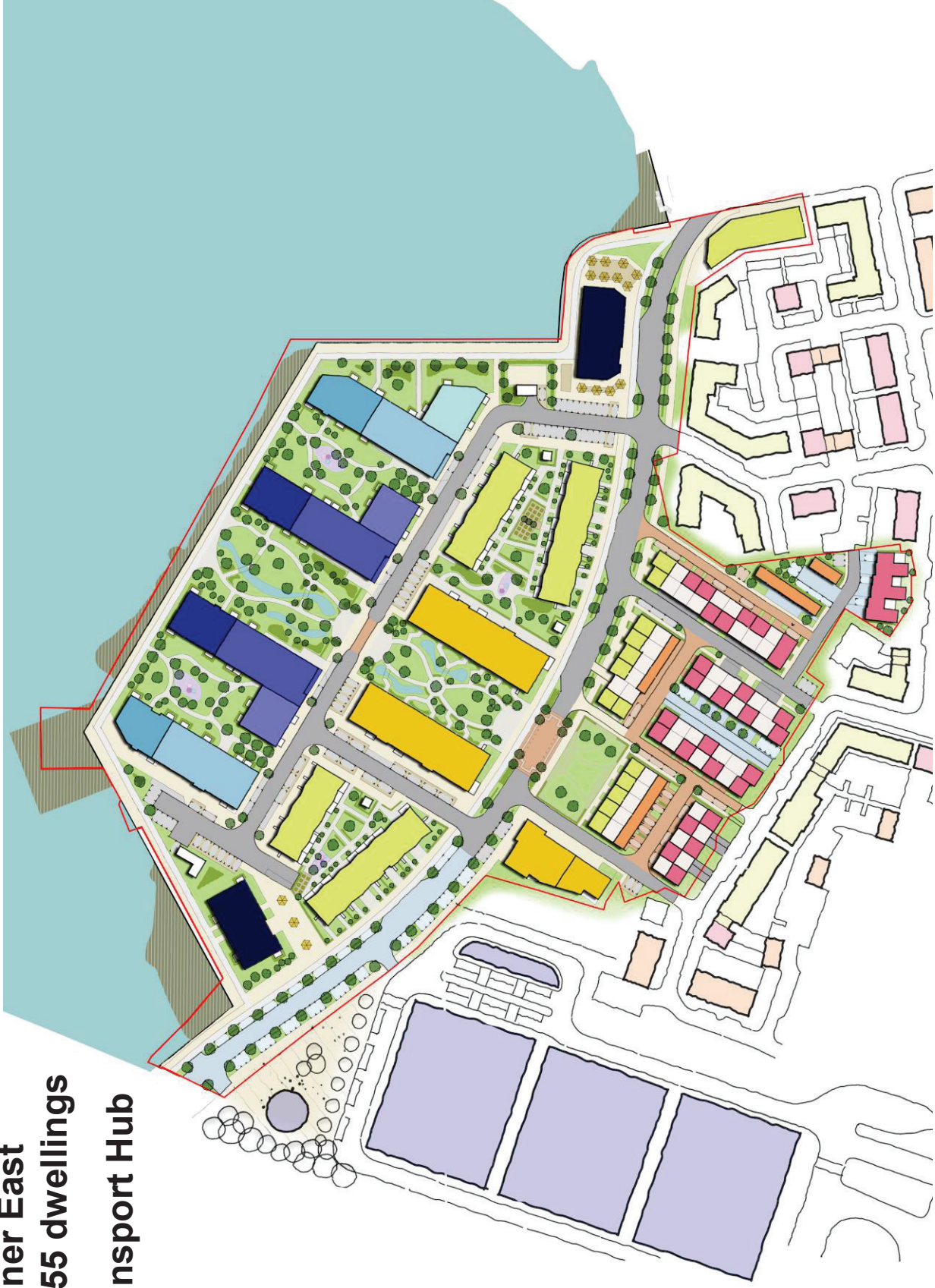
HOUSE TYPE (1 storey except *)	NET AREA	% of MIX	AREA (GIA sqm)	NUMBER OF NEW HOMES
3 bed 6 person * 3 storey	108 sqm	2%	7,330 sqm	68
3 bed 4 person	74 sqm	3%	11,000 sqm	149
2 bed 4 person	70 sqm	25%	91,600 sqm	1,309
2 bed 3 person	61 sqm	40%	146,600 sqm	2,403
1 bed 2 person	50 sqm	30%	110,000 sqm	2,199
Totals		100	366,500 sqm	6,128

Tipner

- Tipner East
- Tipner West and Horsea Island



**Tipner East
1,055 dwellings
Transport Hub**



3. Mitigate indirect impacts to the protected areas, including the loss of the firing range



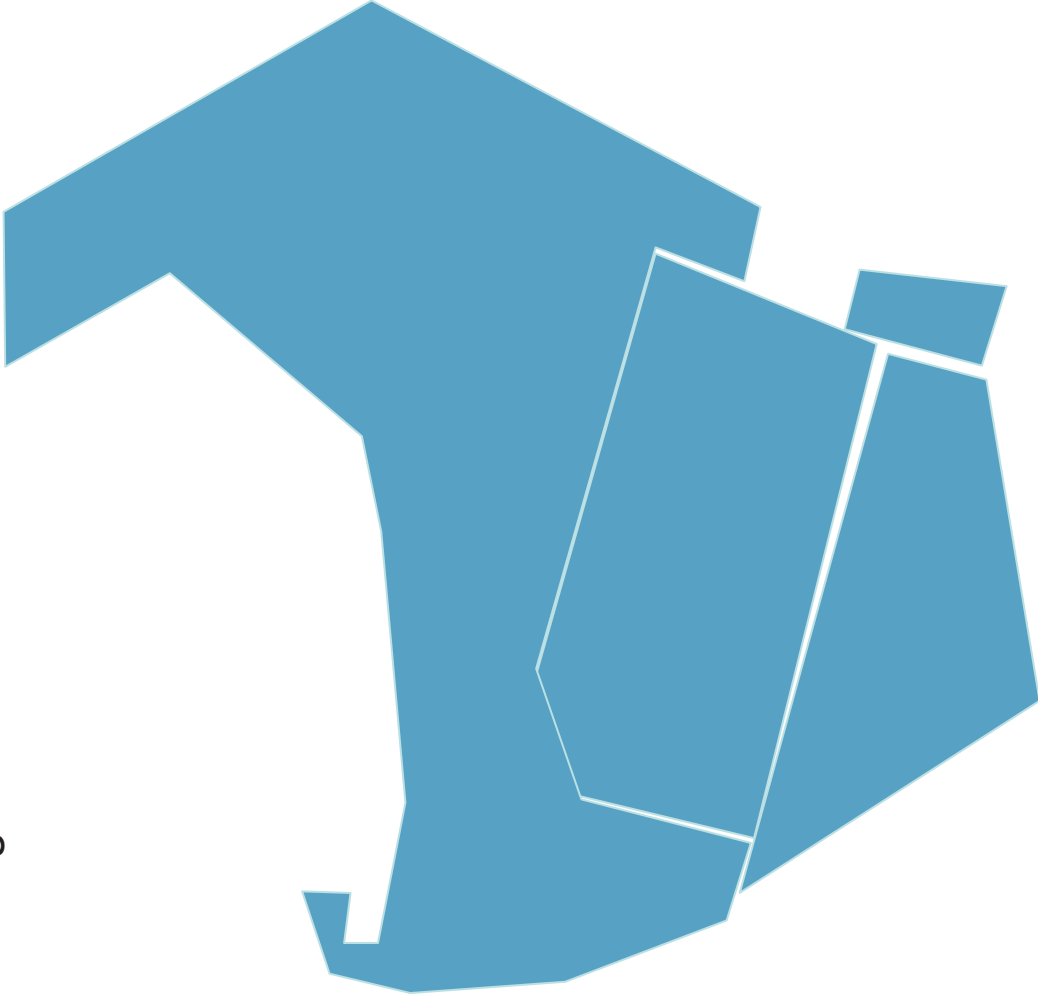
3

Mitigate indirect impacts to the protected areas.

The 'Firing Range' is an area of primary supporting habitat for Solent Waders and Brent Geese. It can be developed but the loss, an **indirect** impact, would require mitigation elsewhere

Part of the existing land mass forms part of the designated Natura 2000 site and is **directly** protected for ecological value

“Do Nothing”



2023



2123



Flood defence examples

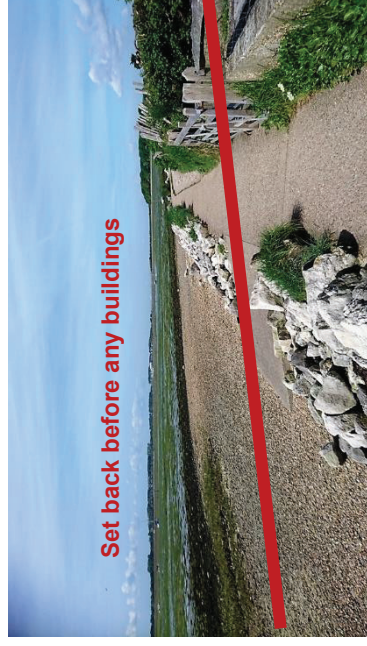
Quay Walls £16,300/m



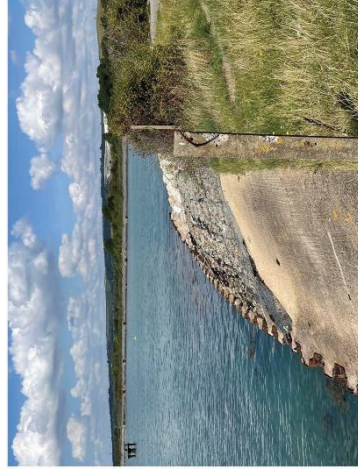
Rock Core Bund £6,500/m



Soft Edge £3,800/m

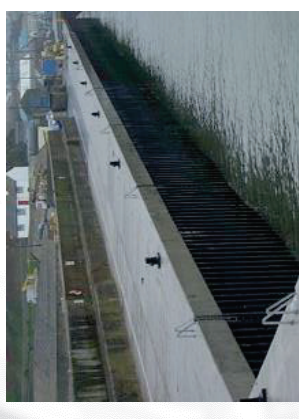
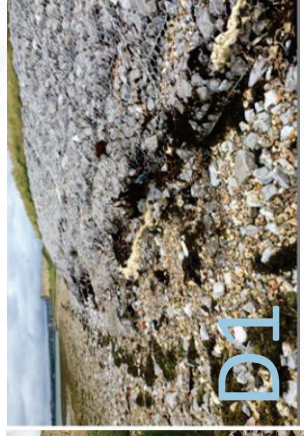
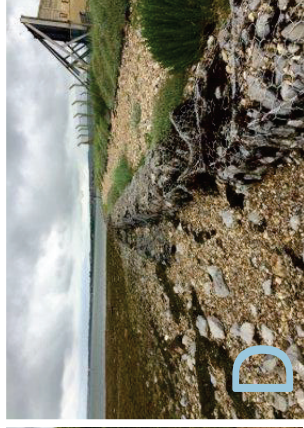
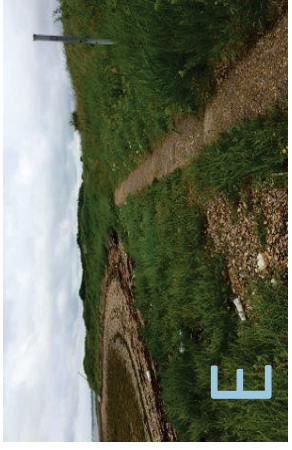


Hard Edge £4,500/m



Please note these costs (October 2021) are uninflated, indicative costs

**EXAMPLE
IMAGERY**



Enhancement of existing landscaped edge



A

D1

B

C

D

E

D1

A/H/E

"Do Nothing"

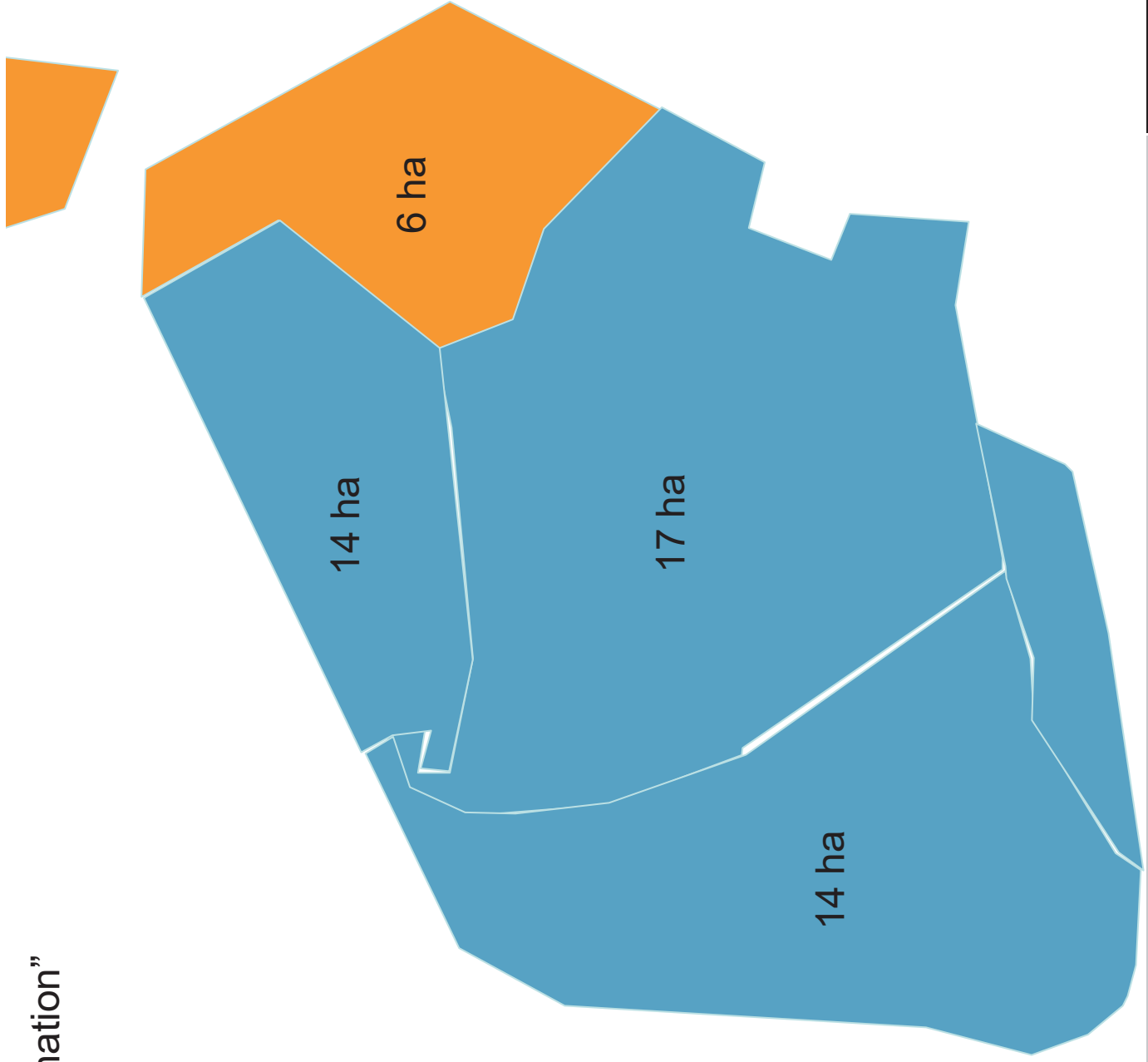
IDP Costs for Do nothing (Flood Defence for hold the line)
Abortive Costs for abandoning Significant land reclamation
Additional abortive costs if City Deal is not pursued

-£32,100,000
-£3,600,000
-£17,100,000

Do Nothing Cost

-£52,800,000

“Land Reclamation”



Medium Land Reclamation

IDP Costs for MLR (inc Bridge, flood defence and compensatory habitat)	-£347,000,000
Borrowing Costs	-£32,000,000
Abortive Costs	£0
Residential Sale Revenue (inc 30% affordable)	£203,500,000
Employment and Other Sale Revenue	£45,500,000
City Deal Grant Revenue	£53,648,000
Anticipated further Grant Revenue (@ £15k per dwelling)	£30,000,000
MLR cost	-£46,000,000

Medium Land Reclamation delivers 2,000 new homes and 9.5ha / 58,000sqm of employment and opportunities for on site infrastructure

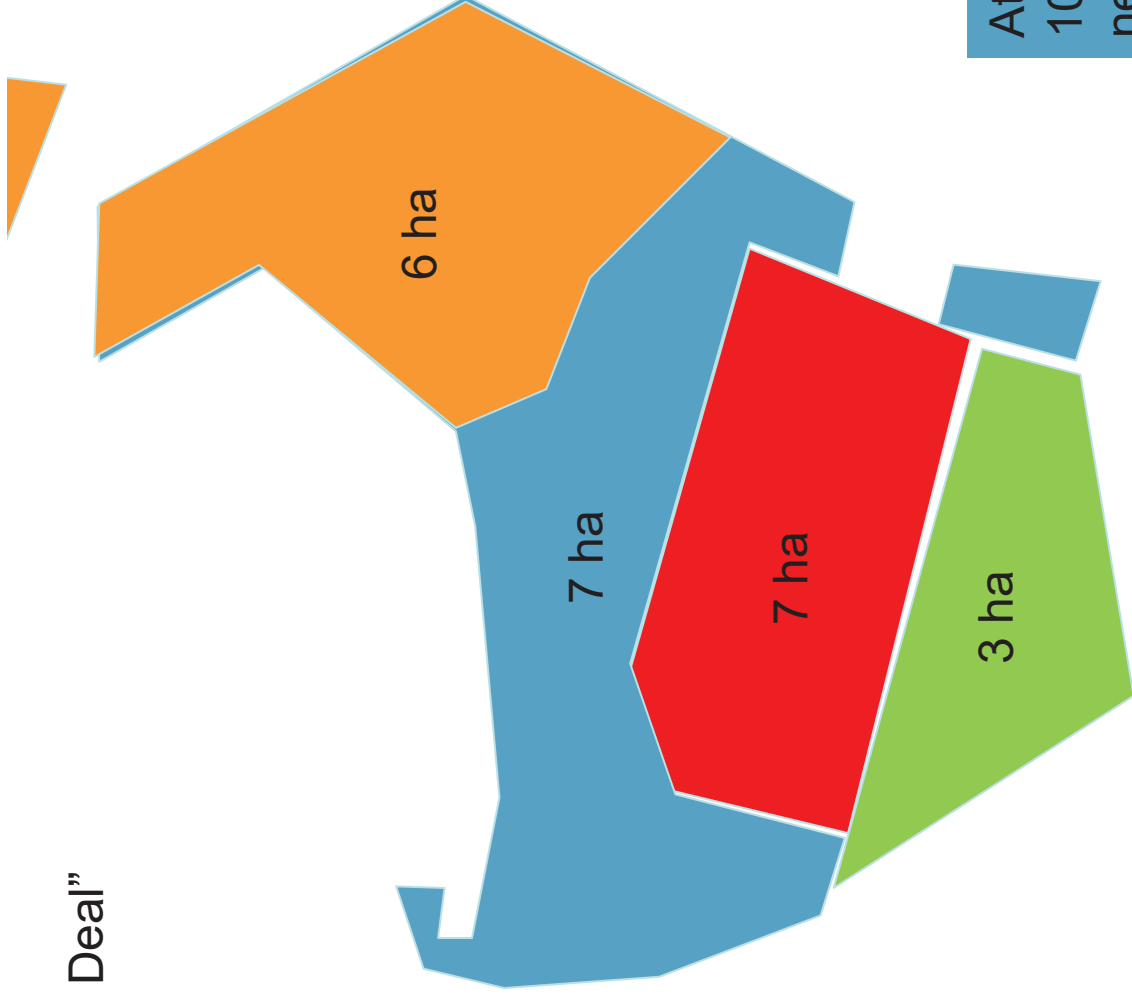
Significant Land Reclamation

IDP Costs for SLR (inc Bridge, flood defence and compensatory habitat)	-£604,000,000
Borrowing Costs	-£57,000,000
Abortive Costs	£0
Residential Sale Revenue (inc 30% affordable)	£400,000,000
Employment and Other Sale Revenue	£50,000,000
City Deal Grant Revenue	£53,648,000
Anticipated further Grant Revenue (@ £30k per dwelling)	£105,000,000
SLR cost	-£53,000,000

Significant Land Reclamation delivers 3,500 new homes and 9.5ha / 58,000sqm of employment and significant on site infrastructure

With significant place making opportunity this option provides the greatest likelihood of attracting additional external funding

“City Deal”



Around 6ha of developable land would be needed to support employment on the site in addition to further employment land on Horsea Island East accessed by a new bridge.

At Local Plan target 120dph 10.4ha of developable land is needed to delivery 1,250 homes

City Deal

IDP Costs for City Deal (inc Bridge, flood defence and compensatory habitat)	-£235,500,000
Borrowing Costs	-£15,000,000
Abortive Costs for abandoning Significant land reclamation	-£3,600,000
Residential Sale Revenue (inc 30% affordable)	£102,000,000
Employment and Other Sale Revenue	£21,500,000
City Deal Grant Revenue	£53,648,000
Anticipated further Grant Revenue (@ £15k per dwelling)	£18,750,000
CITY DEAL cost	-£58,000,000

City Deal delivers 1,250 new homes and 9.5ha / 58,000sqm of employment

Tipner West and Horsea Island East Options

	Dwellings	Employment	Funding gap including abortive (revenue costs)	Net Funding Gap per Units
'Do Nothing'	0 (0 Affordable)	n/a	£52,800,000	n/a
Significant Land Reclamation	3,500 (1,050 Affordable)	58,000 sqm	£53,000,000	£15,000 per dwelling
Medium Land Reclamation	2,000 (600 Affordable)	58,000 sqm	£46,000,000	£23,000 per dwelling
City Deal	1,250 (375 Affordable)	58,000 sqm	£58,000,000	£44,000 per dwelling

PART 2

FINANCIAL COMMENTRY

Chris Ward
Director of Finance & Resources

Summary Financial Position

Tipner West Scheme Options	Do Nothing	City Deal (1,250 units)*	Moderate Land Reclamation (2,000 units)*	Lennox Point / Significant Land Reclamation (3,503 units)**
	£m's	£m's	£m's	£m's

Current Financial Position

Cost of Infrastructure	£53	£235	£347	£604
Borrowing Costs		£15	£32	£57
Gross Development Cost	£53	£251	£378	£661
Revenue Income		(£124)	(£249)	(£449)
City Deal Grant		(£54)	(£54)	(£54)
Gross Development Revenue		(£177)	(£303)	(£503)
Net Development Cost (Funding Gap)	£53	£74	£76	£158
Funding Gap per Unit £'s	Not Applicable	£59,000	£38,000	£45,000

Potential Further Funding

Potential Homes England Funding		(£19)	(£30)	(£105)
Estimated Residual Funding Gap	£53	£55	£46	£53

Key Issues

- ❖ Scale of the Estimated Funding Gap – Affordability for PCC
- ❖ Implications of PCC meeting the Funding Gap
- ❖ Likelihood of the Funding Gap being met from further External Funding
- ❖ Abortive costs and the impact on the current year's Budget

Estimated Funding Gap - Affordability

- ❖ All options result in a substantial Funding Gap
- ❖ The Funding Gap ranges between £46m to £55m
- ❖ Bridging the Funding Gap will require £4m to £5m for the next 10 to 15 years

Implications of PCC Meeting the Funding Gap

- ❖ Annual Corporate Capital Funding (after passporting) is circa. £3.6m per year
- ❖ £4m to £5m (for Tipner West) + Critical/Essential Annual Capital Investment ≠ £3.6m
- ❖ Annual Revenue Budget Contributions (i.e. Savings) are inevitable
- ❖ The extent of savings depends on the extent of the compromise to the New Capital Investment (see recent examples on the next slide)

Estimated Funding Gap - Affordability

❖ Examples of some of Capital Investment from Corporate Capital Funding:

- Additional Special School places
- Land assembly (City Centre Regeneration)
- New Leisure and Community Centre
- Maintenance of Council operational buildings
- Transport infrastructure
- Maintenance of Heritage Assets
- Greening the City
- Food Waste Collection Fleet
- Football facilities
- Replacement of Care Management System
- Sea Defences – Enhancements
- Digital Infrastructure

Likely Financial Burden

Tipner West Scheme Options	Do Nothing	City Deal (1,250 units)*	Moderate Land Reclamation (2,000 units)*	Lennox Point / Significant Land Reclamation (3,503 units)**
	£m's	£m's	£m's	£m's
Estimated Residual Funding Gap	£53	£55	£46	£53

Net Funding Gap per Unit £'s	Not Applicable	£44,000	£23,000	£15,000
------------------------------	----------------	---------	---------	---------

Likelihood of External Funding to Bridge Residual Funding Gap	Very Unlikely	Unlikely	More Likely	Most Likely

- ❖ Do Nothing – Abortive Costs £21m + £4m to £5m for 10 to 15 years
- ❖ City Deal – Abortive Costs up to £3.6m + £4m to £5m for 10 to 15 years
- ❖ MLR – Abortive Costs ? But less than £3.6m + lower burden than £4m to £5m for 10 to 15 years
- ❖ SLR – No Abortive Costs + lowest burden in future years

Note:

- Abortive Costs are any costs not "directly attributed to bringing a particular asset to the location and condition necessary for it to be capable of operating in the manner intended"
- Have to be written off (subsumed) to the Revenue Budget in the year

PART 3

DENSITY ILLUSTRATIONS

Cosham Examples to Visualise: Density Scale & Height

Peelers Gate

0.197 ha

35 units

4 storeys

177dph



6 Portsmouth Road

0.323 ha

84 units (plus retail unit)

8 storeys (one retail)

260dph

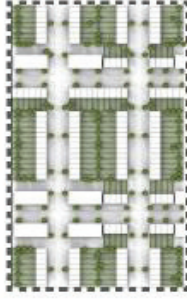


60 dwellings per hectare



Area Characteristics:	
Typology	Terraced Housing/ Apartments
Street Typology	Secondary/Tertiary
Car Parking	Integral / On Street/ Rear Communal Surface Parking
Amenity/ Private Open Space	Rear Garden/ Balcony & Secure Access to Communal Garden
Cycle Parking	Rear Garden - Secure and Covered/ Communal Built Site
Bin Store	Rear Garden - Built and Covered/ Communal Built and Covered
Typology	Covered

- 3rd floor
- 2nd floor
- 1st floor



Study Area (ha) : 4.00

Parcelled units	
No. of Units	243
Average no. of Floors	2.5
Average unit size based on assumed mix below	557sq

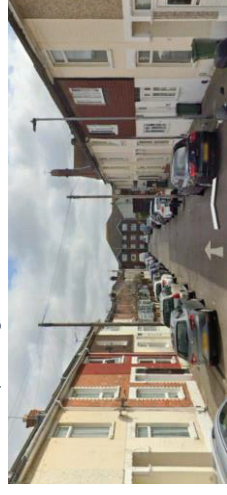
Parking requirements - good accessibility assumed			
mix	unit type	max. parking standard	no. of spaces
15%	1bed flat (40-50sqm)	0.5	18
15%	2bed flat (61-70sqm)	1.0	36
0%	3bed flat (74-95sqm)	1.5	0
10%	2bed house (70-75sqm)	1.0	0
40%	3bed house (84-100sqm)	1.0	122
20%	4bed house (97-124sqm)	2.0	97
	Total		273
	visitors (per policy req.)	0.25	60

Assumptions:
Density has been calculated based on an assumed 30% permeable area.

* Note: Model to be used for illustrative purposes only. Subject to further detailed and technical studies.



Somerstown, Winston Churchill Avenue – 3 storey housing.



Jervis Road, Stamshaw – 3 storey housing and apartments.

Generally 3 storeys. On-site parking at ~1 space /dwelling.

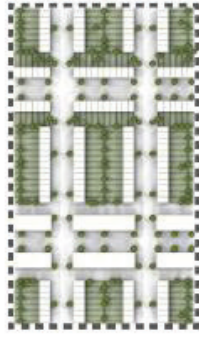
Mix of terraced housing and apartments (70-30 split)

80-100 dwellings per hectare



- 3rd floor
- 2nd floor
- 1st floor

Area Characteristics:	
Typology	Terrace Housing/Apartments
Street Typology	Secondary/Tertiary
Car Parking	Integral / On Street/ Rear/Communal Surface Parking
Amenity/ Private Open Space	Rear/ Garden/ Balcony & Secure Access to Communal Garden
Cycle Parking	Rear Garden - Secure and Covered/ Communal BUI
Bin Store	Bin Store
Typology	Rear Garden - Built and Covered/ Communal BUI and Covered



Study Area (ha) : 4.00

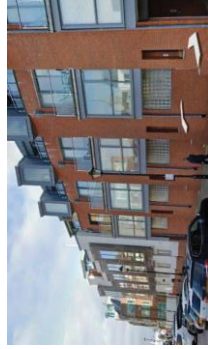
Residential units	
No. of Units	324
Average no. of Floors	2.5
Average unit size based on assumed mix below	78m ²

Parking requirements - good accessibility assumed			
mix	unit type	max. parking standard	no. of spaces
20%	1 bed flat (40-50m ²)	0.5	12
30%	2 bed flat (61-70m ²)	1.0	07
0%	3 bed flat (74-85m ²)	1.5	0
35%	2 bed house (76-78m ²)	1.0	0
15%	3 bed house (97-124m ²)	2.0	07
	Total		340
	visitors (no policy req.)	0.25	85

Assumptions:
Density has been calculated based on an assumed 80% disableable area.
* Note: Models to be used for illustrative purposes only.



Somerstown, Winston Churchill Ave

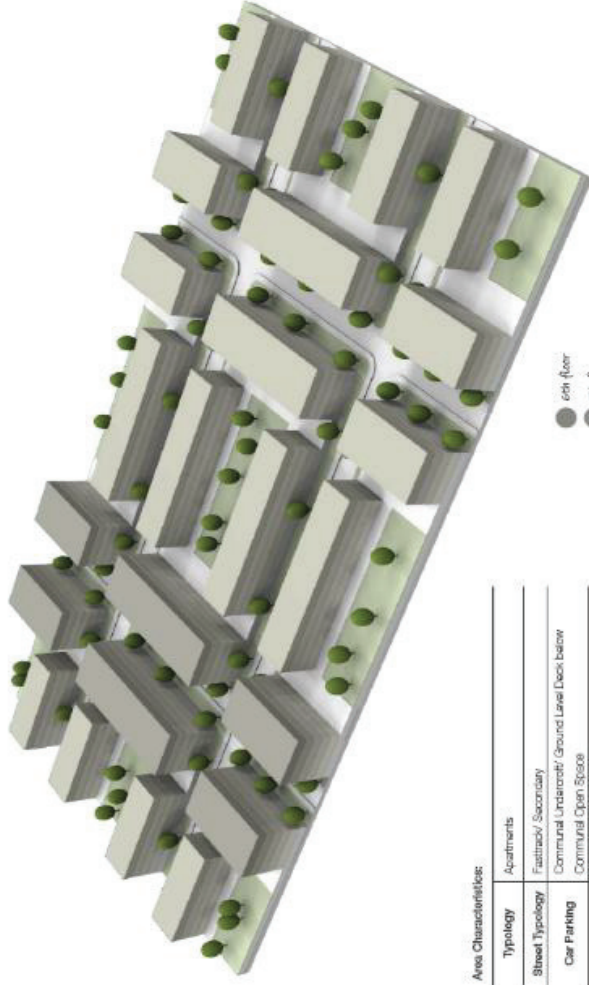


Spinnaker Quay - 3 storey housing/ flats

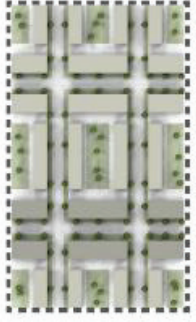
Generally 3 storeys, occasional use of 4 storeys. On-site parking at ~1 space /dwelling.

Mix of terraced housing and apartments (50-50 split)

180-200 dwellings



Area Characteristics:	
Typology	Apartments
Street Typology	Footpath/ Secondary
Car Parking	Communal Undercroft/ Ground Level Deck below
Amenity/ Private Open Space	Communal Open Space Balcony & Secure Access to Communal Garden
Cycle Parking	Communal Built Secure Store
Bin Store Typology	Communal Built and Covered

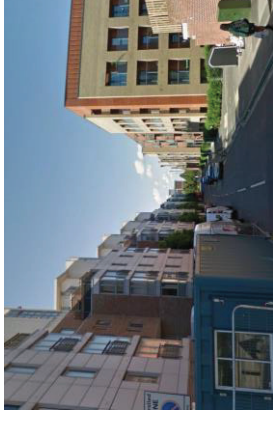


Study Area (ha) : 4.00

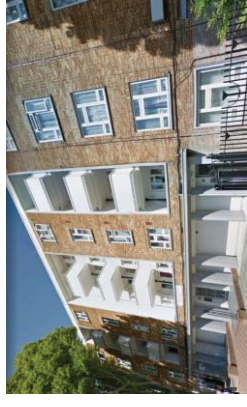
Residential units	
No. of Units	972
Average no. of Floors	5.5
Average unit size based on assumed mix below	80m ²

Parking requirements - good accessibility assumed			
mix	unit type	max. parking standard	no. of spaces
40%	1bed flat (48-50m ²)	0.5	194
50%	2bed flat (61-70m ²)	1.0	488
10%	3bed flat (71-95m ²)	1.5	148
0%	2bed house (70-79m ²)	1.0	0
0%	3bed house (84-102m ²)	1.0	0
0%	4bed house (97-124m ²)	2.0	0
	Total		828
	visitors (no policy req.)	0.25	237

Assumptions:
Density has been calculated based on an assumed 80% developable area.
* Note: Model to be used for illustrative purposes only. Subject to further detailed and technical studies.



Cross Street, Portsmouth- 4-5 storey apartments



Grosvenor St., Somerstown 5 storey apartments

Generally 4-6 storeys. On-site parking at ~1 space /dwelling.
100% apartments.