

Form name	Integrated Impact Assessment
Reference	IA647689729
Date	17/09/2024



Policy details

Request date	17/09/2024 12:18
Directorate	PCC Economy Transport and Planning
Service	Property & Investment - Strategic Development
Title of policy, service, function	Middle Street Disposal to enable a potential redevelopment opportunity.
Type of policy, service, function	Existing
What is the aim of your policy, service, function, project or strategy?	To dispose of the site to enable residential and commercial development, where the Council are unable to develop the site themselves.
Has any consultation been undertaken for this proposal?	yes
What were the outcomes of the consultations?	An assessment of the value of the site has been carried out to confirm officers understanding of the value of the proposed scheme.
Has anything changed because of the consultation?	no
Did this inform your proposal?	yes
Please provide details	The valuation supported the decision to dispose of the properties.

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

<p>With the above in mind and following data analysis, who is the policy, service, function, project or strategy going to benefit or have a detrimental effect on and how?</p>	<p>There is no anticipated negative impact on specific protected characteristics being reviewed.</p>
<p>Will any of those groups be affected in a different way to others because of your policy, project, service, function, or strategy?</p>	<p>This programme is not envisaged to negatively impact on the equality groups.</p>
<p>If you are directly or indirectly discriminating, how are you going to mitigate the negative impact?</p>	<p>No discrimination is envisaged to negatively impact.</p>
<p>Who have you consulted with or are planning to consult with and what was/will be your consultation methodology?</p>	<p>The developer will be required to comply with all statutory regulations.</p>
<p>How are you going to review the policy, service, project or strategy, how often and who will be responsible?</p>	<p>This will be regulated by the planning process.</p>

Crime - Will it make our city safer?

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>The council is seeking to dispose of the sites which in turn will enable development of residential and commercial properties. The disposal itself will have no impact on crime. The development of the site by a private developer will support the objectives of the council and provide additional housing.</p>
<p>How are you going to measure/check the impact of your proposal?</p>	<p>The developer will be required to comply with all statutory regulations.</p>

Housing - will it provide good quality homes?

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>The disposal of the freehold interest in the properties will enable to developer to provide 163 new residential units and commercial ground floor units in line with their outline planning consent. Due to a legal technicality on ownership the developer was unable to satisfy the s.106 agreement and as such the developer withdrew the application (now showing status as withdrawn).</p>
<p>How are you going to measure/check the impact of your proposal?</p>	<p>The developer will be required to comply with statutory regulations.</p>

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

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>The council are seeking to dispose of the site which will in turn enable its redevelopment. The disposal itself will have no impact. The redevelopment of the site by a private developer will support the objectives of the council and provide additional housing. An outline planning consent has been granted. The detailed application will provide clarity on the questions raised in this form.</p>
<p>How are you going to measure/check the impact of your proposal?</p>	<p>This will be regulated by the developer needing to comply with statutory regulations.</p>

Income deprivation and poverty - will it consider income deprivation and reduce poverty?

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The council are seeking to dispose of the site which will in turn enable its redevelopment. The disposal itself will have no impact. The redevelopment of the site by a private developer will support the objectives of the council and provide additional housing. An outline planning consent has been granted. The detailed application will provide clarity on the questions raised in this form.
How are you going to measure/check the impact of your proposal?	The developer will be required to comply with statutory regulations.

Carbon emissions - will it reduce carbon emissions?

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The council are seeking to dispose of the site which will in turn enable its redevelopment. The disposal itself will have no impact. The redevelopment of the site by a private developer will support the objectives of the council and provide additional housing. An outline planning consent has been granted. The detailed application will provide clarity on the questions raised in this form.
How are you going to measure/check the impact of your proposal?	The developer will be required to comply with statutory regulations.

Energy use - will it reduce energy use?

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The council are seeking to dispose of the site which will in turn enable its redevelopment. The disposal itself will have no impact. The redevelopment of the site by a private developer will support the objectives of the council and provide additional housing. An outline planning consent has been granted. The detailed application will provide clarity on the questions raised in this form.
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How are you going to measure/check the impact of your proposal?	The developer will be required to comply with statutory regulations.
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Climate change mitigation and flooding - will it proactively mitigate against a changing climate and flooding?

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The council are seeking to dispose of the site which will in turn enable its redevelopment. The disposal itself will have no impact. The redevelopment of the site by a private developer will support the objectives of the council and provide additional housing. An outline planning consent has been granted. The detailed application will provide clarity on the questions raised in this form.
How are you going to measure/check the impact of your proposal?	The developer will need to comply with all statutory regulations.

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

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The council are seeking to dispose of the site which will in turn enable its redevelopment. The disposal itself will have no impact on the natural environment. The redevelopment of the site by a private developer will support the objectives of the council and provide additional housing. As a new development the developer will need to comply with all strategies such as greening portsmouth.
How are you going to measure/check the impact of your proposal?	The developer will be required to comply with all statutory regulations.

Air quality - will it improve air quality?

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>The council are seeking to dispose of the site which will in turn enable its redevelopment. The disposal itself will have no impact. The redevelopment of the site by a private developer will support the objectives of the council and provide additional housing.</p>
<p>How are you going to measure/check the impact of your proposal?</p>	<p>The developer will need to comply with all statutory regulations but it will not necessarily reduce traffic in the city.</p>

Transport - will it make transport more sustainable and safer for the whole community?

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>The council are seeking to dispose of the site which will in turn enable its redevelopment. The disposal itself will have no impact on transport. The redevelopment of the site by a private developer will support the objectives of the council and provide additional housing. An outline planning consent has been granted. The detailed application will provide clarity on the questions raised in this form.</p>
<p>How are you going to measure/check the impact of your proposal?</p>	<p>The developer will need to comply with all statutory regulations. The disposal will not in itself make transport more sustainable.</p>

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

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>The council are seeking to dispose of the site which will in turn enable its redevelopment. The disposal itself will have no impact on recycling. The redevelopment of the site by a private developer will support the objectives of the council and provide additional housing. An outline planning consent has been granted. The detailed application will provide clarity on the questions raised in this form.</p>
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How are you going to measure/check the impact of your proposal?	The developer will need to comply with all statutory regulations.
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Culture and heritage - will it promote, protect and enhance our culture and heritage?

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The council are seeking to dispose of the site which will in turn enable its redevelopment. The disposal itself will have no impact on culture and heritage. The redevelopment of the site by a private developer will support the objectives of the council and provide additional housing.
How are you going to measure/check the impact of your proposal?	The developer will need to comply with all statutory regulations.

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

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The disposal will create a regeneration opportunity within the city and create 3 new commercial units as well as 163 residential units offering employment and occupation opportunities.
How are you going to measure/check the impact of your proposal?	Mitigation will be managed through the planning process.

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

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The disposal will create a regeneration opportunity within the city and create 3 new commercial units as well as 163 residential units offering employment and occupation opportunities.
How are you going to measure/check the impact of your proposal?	Mitigation will be through the planning process and the developer will be required to comply with statutory regulations.

Social value

Please explain how your policy, service, function, project or strategy delivers Social Value	Encouraging regeneration making Portsmouth a great place to live work and visit through working with private investors and developers when the council is not able to bring forward a viable scheme and where the private sector has a large interest in the site.
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Involvement

Who was involved in the Integrated impact assessment?	Claire Elderfield and Anne Cains
Name of the person completing this form	Claire Elderfield
Date of completion	2024-09-17