

Agenda item:

**Decision maker:** Cabinet Member for Planning, Regeneration and Economic Development, 21<sup>st</sup> July 2015  
**Subject:** Potential development sites in Milton update  
**Report by:** City Development Manager  
**Wards affected:** Milton & Bafifns  
**Key decision (over £250k):** No

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**1. Purpose of report**

1.1 The purpose of this report is to update the Cabinet Member on the potential yield of identified potential development sites in Milton.

**2. Recommendations**

**The Cabinet Member is recommended to:**

- 1. Approve the matrix of housing numbers in section 3 to be used for the basis of future planning policy and development management decisions**

**3. Background**

- 3.1 In August 2014, the city council consulted on further proposed site allocation in Milton Ward. These were made up of:
- St James's Hospital
  - University of Portsmouth Langstone Campus
- 3.2 The draft allocations proposed the St James's Hospital site could accommodate 370 net additional dwellings and the University of Portsmouth site 110 net additional dwellings.
- 3.3 Following the results of the consultation and a subsequent decision by the Cabinet Member, the city council has undertaken further site analysis and feasibility work regarding the level of housing each site could accommodate.
- 3.4 It has been found that due to several site constraints at St James's Hospital, the amount of housing which could be accommodated is potentially lower than the figures in the August 2014 consultation document.
- 3.5 The working assumption on the level of housing that could be developed at the sites is:
- St James's Hospital - 280 net additional dwellings
  - University of Portsmouth Langstone Campus - 110 net additional dwellings

**4. Reasons for recommendations**

4.1 Given the degree of change from the August 2014 figures, it is considered appropriate to base future planning policy and development management decisions on the revised figures.

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

5.1 This report seeks approval for a working assumption of housing yields and does not represent a change in policy. As such, an EIA is not required.

**6. Legal comments**

6.1 The allocation numbers are draft only, accordingly, the procedural obligations contained with the Town and Country Planning (Local Planning) (England) Regulations 2012 need not be complied with; the City Development Manager will advise on the weight to be accorded to them in any relevant subsequent decisions in which they are of relevance.

**7. Head of Finance's comments**

7.1 There are no forecast financial implications associated with the recommendations of this report.

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Signed by City Development Manager:

**Appendices**

**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: