

Portsmouth Local Plan

Sustainability Appraisal Report:

Additional Proposed Site Allocations:
Locksway Road, Milton

City Development and Culture

July 2014

1. Purpose of the Sustainability Appraisal and this report

- 1.1 The process of undertaking sustainability appraisal (SA) is mandatory under the 2004 Planning & Compulsory Purchase Act for local development documents in the Local Development Framework (LDF). There is also an EU Directive which requires a 'Strategic Environment Assessment' (SEA) of plans and programmes, including development plans. Guidance for carrying out sustainability appraisal on development plan documents is included in the Communities and Local Government plan making manual. Sustainability appraisal incorporates the requirements of the EU Strategic Environmental Assessment (SEA), therefore in this report SA should be understood to mean SA incorporating SEA.
- 1.2 The purpose of sustainability appraisal is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. It is an iterative process that identifies and reports on the likely significant effects of the plan, and the extent to which its implementation will achieve the social, environmental and economic objectives by which sustainable development can be defined.
- 1.3 This document is the sustainability appraisal report that sits alongside the Summer 2014 consultation on two additional sites for the Portsmouth Site Allocations Document. This is a Regulation 18 consultation under the Town and Country Planning (Local Planning) (England) Regulations 2012. That consultation proposes sites for allocation in addition to those consulted on in 2013.
- 1.4 Given the very focussed nature of this consultation, the SA report is proportionately short and focussed. It takes as its starting point the SA report for the wider site allocations document published in 2013. That report sets out the way in which SA has been used to select sites and assess the sites proposed for allocation. As such readers should refer back to that report, which is available at <https://www.portsmouth.gov.uk/ext/documents-external/dev-site-allocations-report-jan13.pdf>.

2. Review of significant social, environmental and economic effects

- 2.1 The most important part of the sustainability appraisal is assessing the likely effects of the policy on the social, environmental and economic indicators in the city's sustainability framework (indicators are shown at the end of this report).
- 2.2 Section 3 of the 2013 report show the SA scores of the sites considered for allocation. This included SA scoring for sites

8102	Two Villas
70028	University of Portsmouth Langstone Campus,
70033	CDC and Harbour School, St James's Hospital.

2.3 These are all part of wider sites at St James's Hospital and University of Portsmouth Langstone Campus now proposed for allocation. It is considered that the scores for these smaller sites are applicable to the larger sites. The results are shown below:

Site No	Site Name	Natural Resources & Climate Change					Flood Risk						Biodiversity
		AQMA 2010	Distance to Bus Stop	Distance to Station	Site Contains Protected Open Space	Controlled Waters	Flood Risk Feb 2012	Flood Risk 2115	SFRA Hazard mapping	Access/egress SFRA	Surface water review	surface water)	Ecology and biodiversity
8102	Two Villas, North East of St James's Hospital, Locksway Road	E	C	B	FALSE	E	E	B	E	E	unlikely to cause problems	E	D
70028	University of Portsmouth, Langstone Campus	E	C	B	FALSE	D	E	C	D	D	unlikely to cause problems	E	B
70033	Child Development Centre/Harbour School, St James's Hospital, Locksway Rd	E	C	B	FALSE	E	E	C	E	D	review / mitigate	E	D

Heritage			Education, Employment & Economy	Health & Wellbeing	Social Inclusion & Quality of Life			
Archaeology	Listed Buildings	Conservation Area	Site Contains Protected Employment Land	Noise and Pollution	Distance from SRN	Distance from Primary and distributor road	Distance to Major Centre	Distance to Local Centre
B	B	E	FALSE	E	B	C	>20 mins walk	5-10 mins walk
E	E	E	FALSE	E	B	C	>20 mins walk	10-20 mins walk
E	E	E	FALSE	E	B	C	>20 mins walk	5-10 mins walk

For the detailed meaning of the scoring please see the pages 4 - 7 of the 2013 SA report: <https://www.portsmouth.gov.uk/ext/documents-external/dev-site-allocations-report-jan13.pdf>

2.4 The SA concluded that there were no 'show stoppers' which indicated that the sites should not be allocated. The same is therefore considered to be true for the larger allocations. Of course it is acknowledged that any impacts are likely to be amplified for larger developments, however, the principle of whether impacts are broadly negative or broadly positive remains the same.

2.5 In terms of the Milton sites, unsurprisingly difficulties are highlighted in relation to accessibility both by public transport and by car. These sites are relatively inaccessible within the Portsmouth context and access arrangements and the impact on the road network will have to be considered very carefully. The site allocations document will highlight this specifically.

2.6 On the St James's site heritage issues are also highlighted and must be considered carefully in the detailed proposals for the site.

2.7 Flood Risk is shown as increasing over time / with climate change. The City Council has worked with the Environment Agency on reviewing sites in relation to flood risk. The Langstone Campus was reviewed as part of this work and it was concluded that it is reasonable to assume that a combination of site specific building measures and provision of safe access route will make

it possible to ensure that the site is safe. The same is assumed for the St James's site.

3. Conclusions & Next Steps

- 3.1 The purpose of the SA at this stage has been to highlight sustainability issues related to the proposed sites, so that these can, alongside other considerations, be taken into account during the public consultation.
- 3.2 As sites progress through to the next phase of allocation, the city council will take a closer look at the criteria and consider further how any causes for concern can be overcome. These matters will also be highlighted clearly in the site allocations document.

4. Consultation Arrangements

- 4.1 This SA report is subject to consultation alongside the Regulation 18 stage of the partial review of the Portsmouth Plan. Comments are invited on both documents by 30 September 2014. Please address any representations to:

Planning Policy
City Development & Culture
Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2AU

Or to planningpolicy@portsmouthcc.gov.uk

- 4.2 If you have any questions regarding the proposed site allocations or this report, please call the planning policy team on 023 9268 8633.

You can get this Portsmouth City Council information in large print, Braille, audio or in another language by calling 023 9268 8633.