

Local Development Framework

Sustainability Appraisal Report: Site Allocations (Regulation 18)

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Executive Summary

Sustainability Appraisal (SA) is the process by which the likely significant environmental, social and economic effects of a plan can be identified and reported. This document is the sustainability appraisal report that sits alongside the Regulation 18 stage (first draft) of Portsmouth's Site Allocations Plan. The objective of this plan is to identify development sites to help deliver the strategy for the development of the city that was set out in the Portsmouth Plan, which was adopted in January 2012.

In terms of the SA on the site allocations document, the appraisal is fully integrated into the site selection process. So far, it has helped identify the key issues for site allocation and assess whether it will be possible to achieve sustainable development on each prospective allocation site. Data about each site has been collected and entered into a database supported by GIS mapping, then analysed in terms of its sustainability impacts. In this way, the SA was part of the process of selecting sites for potential allocation, as summarised below.

Stage	Activity	SA Activity
Options Generation		
Stage 1	Identification of potential development sites	Sustainability information recorded using GIS mapping
Assessment of Options		
Stage 2	Initial sift of sites	none
Stage 3	Data Review & Site Visits	additional sustainability information noted
Significant social, environmental and economic effects		
Stage 4	Sustainability Appraisal	full review of sustainability impacts of potential sites
Proposed Mitigation Measures		
Stage 5	Measures to prevent, reduce or offset effects	review to determine whether sustainability concerns can be overcome
Please note stage 5 will be repeated in more detail for each site as the allocation document progresses.		

The SA process clearly highlights that the most significant sustainability issues on the proposed sites are related to flood risk. For this reason, the city council worked with the Environment Agency to determine whether it would be possible to deal with flood risk across the city, thereby overcoming sustainability concerns and allowing development to take place. The assessments showed that there was a reasonable prospect of the vast majority of these 'worst case' sites being made safe, giving sufficient confidence that the remainder of the allocation sites would be able to be delivered.

The SA has resulted in some sites being discounted from the list of proposed allocation sites. For others, possible sustainability concerns have been highlighted through this process, and ways of addressing them have been investigated and are considered to be feasible. The sites put forward are therefore considered to be the best possible alternatives for allocation. Avoidance and mitigation measures will be needed for some sites and will be highlighted as part of the allocation policies where applicable.

This SA report is itself subject to consultation alongside the Regulation 18 stage of the Site Allocations. Comments are invited on both documents by the end of June 2013.

1. Introduction

Purpose of the Sustainability Appraisal

- 1.1.1 Sustainability Appraisal (SA) is the process by which the likely significant environmental, social and economic effects of a plan can be identified and reported. It is a continuous process that informs all stages of the plan preparation process. The primary purpose of sustainability appraisal is to promote sustainable development – the process investigates the social, economic and environmental effects of the plan as it is prepared, so that changes can be made to improve its contribution to sustainable development before it is finally adopted.

What plan is being assessed?

- 1.2.1 This document is the sustainability appraisal report that sits alongside the Regulation 18 stage (first draft) of Portsmouth's Site Allocations Plan. The objective of this plan is to identify development sites to help deliver the strategy for the development of the city that was set out in the Portsmouth Plan, which was adopted in January 2012.

Compliance with the SEA Directive/Regulations

- 1.3.1 The process of undertaking sustainability appraisal (SA) is mandatory under the 2004 Planning & Compulsory Purchase Act for local planning documents. There is also an EU Directive (2001/42/EC) which requires a 'Strategic Environment Assessment' (SEA) of plans and programmes, including development plans.
- 1.3.2 The SA has been prepared in accordance with the guidance set out in the CLG Plan Making Manual (2009) which replaced the ODPM Sustainability Appraisal of Regional Spatial Strategies and Local Development Plan Documents (November 2005). Sustainability appraisal prepared according to this guidance incorporates the requirements of the EU Strategic Environmental Assessment (SEA), therefore in this report SA should be understood to mean SA incorporating SEA.
- 1.3.3 The table in Appendix 1 sets out how the requirements for the environmental report set out in that Directive have been met in this SA report.

Summary of when and how the SA was carried out

- 1.4.1 Work on the general scoping report, the collection of baseline data and the document review was first undertaken in 2005 and updated in 2006 and 2010 by officers in the planning policy team with input from other city council divisions and outside agencies. The methodology set out in that scoping report has been tested a number of times in sustainability appraisals of local plan documents and found to be fit for purpose.
- 1.4.2 The appraisal process was devised and led by planning officers, as it was considered important for those responsible for drafting the plan to be actively involved in the appraisal rather than reviewing the results at the end of the process. It is the purpose of the sustainability appraisal to challenge and improve the quality of the final plan, and it is therefore essential that the authors of the plan should be actively involved in the appraisal process.

- 1.4.3 In terms of the SA on the site allocations document, the appraisal is fully integrated into the site selection process. So far, it has helped identify the key issues for site allocation and assess whether it will be possible to achieve sustainable development on each prospective allocation site. Data about each site has been collected and entered into a database supported by GIS mapping, then analysed in terms of its sustainability impacts. In this way, the SA was part of the process of selecting sites for potential allocation. Consultees at this stage will be able to consider this information while commenting on sites.
- 1.4.4 As sites progress through consultation stages, further assessment and commentary will be added to inform the final allocation of sites.

Consultation arrangements

- 1.5.1 This SA report is itself subject to consultation alongside the Regulation 18 stage of the Site Allocations. Comments are invited on both documents by the end of June 2013. Please address any representations to:

Site Allocations
Planning Services
Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2AU

Or to planningpolicy@portsmouthcc.gov.uk

If you have any questions regarding the Site Allocations document or this report, please call the planning policy team on 023 9268 8633.

2. Appraisal Methodology

Overarching Planning Policy SA Framework

- 2.1.1 The city council has devised a generic sustainability appraisal framework for all of its Local Planning documents. A scoping report was initially published in 2005 and was refined through consultation and updates in September 2006. This was updated again in April 2010 to ensure the baseline data was relevant and to review sustainability objectives. The updated framework document sets out the baseline data in tabular form, along with associated targets grouped together in 10 sustainability objectives, assessment criteria and indicators. Where necessary, supplementary scoping documents are published as individual plans come forward, setting out in more detail which elements of the generic approach will be used.
- 2.1.2 Interested readers should refer back to the Sustainability Appraisal Framework Update (published in April 2010) to gain a fuller understanding of the approach to SA the city council is taking for all of its planning documents. Some of the requirements of the SEA Directive have also been met in the framework update. As it is not considered useful to repeat here all of that information in this sustainability appraisal report, the framework update is available on the LDF pages of the Portsmouth City Council website at http://www.portsmouth.gov.uk/media/SA_Framework_update_April_2010.pdf.

Links to other strategies, plans and programmes and sustainability objectives

- 2.2.1 The general scoping report contains a comprehensive review of all plans, strategies, guidance and legislation which relate to sustainability and which will influence the preparation of the LDF in general terms. These documents range from international guidance and legislation at the highest level, through UK government policies and guidance, to corporate policies and strategies at the local level. They also include targets and objectives of regulatory and advisory organisations (for example the Environment Agency and Natural England). The main sustainability objectives from these documents have been recorded in a database. This database is updated as and when documents are superseded and/or new documents are published.
- 2.2.2 Probably the most significant change to the plans and programmes affecting the site allocations plan, was the publication in March 2012 of the National Planning Policy Framework, which superseded the existing suite of planning policy statements. The focus of the NPPF is to encourage sustainable development, and the NPPF sets out what this entails. While this is a key change to the plans and policy 'library', the concept of sustainable development has not significantly changed, and there has therefore no need to change the sustainability appraisal framework.

The social, environmental and economic baseline

- 2.3.1 As part of the preparation of the General Scoping Report, a wide variety of information relating to a number of different sustainability issues was collected. Most of this was presented at city-wide or ward level, in order to provide a broad overview of the key sustainability issues affecting the city. This information was set out initially in the

'Portsmouth 2005' Baseline Report, and formed the basis of all subsequent updates to the baseline data.

2.3.2 An extensive review of the baseline information was carried out during the framework update in 2010. All data was reviewed and updated where possible. Assessment criteria were deleted in some cases where they were considered extremely out of date or no longer relevant to the sustainability appraisal. The result of this process was the updated framework which has been used to assess the site allocations plan (see Appendix 2).

SA framework for Site Allocations

2.4.1 The SA framework for the Site Allocations DPD was developed in a way that fully integrates it into the evaluation of sites. It helped determine whether sites should be allocated and, if so, for what use. The general SA framework for the whole LDF was used as the starting point for devising the assessment criteria for sites. The following section shows how assessment criteria have been developed for the site allocations process, and are grouped under the SA objective headings.

Readers should note that, since the consultation on the sustainability appraisal scoping report, a few changes were made to the criteria used for assessing sites, in order better to reflect sustainability considerations:

- Distance to bus stop: sites >5 minutes walk away from a bus stop were scored yellow rather than orange.
- Type of land: was changed to a simple yes (red) and no (green) for protected open space (natural resources and climate change objective) and protected employment land (education, employment and economy objective).
- The protected employment land scoring was moved to this first stage assessment
- The distance of the site from a major or local centres was also added in the assessment criteria
- Drainage engineers reviewed sites with regard to surface water flooding

SA objective 1: natural resources and climate change

Category	Air quality
★A★	
B	Site is within an Air Quality Management Area
C	Site is adjacent to and up-wind of an Air Quality Management Area*
D	Site is adjacent to but not up-wind of an Air Quality Management Area
E	Site is not within an Air Quality Management Area

* i.e. the site is located to the south-west of an AQMA and as such has the potential to impact on the AQMA taking into consideration a predominant south-westerly wind in the UK.

Category	Sustainable transport links (bus stop)
★A★	-
B	-
C	>5 minutes from a bus stop
D	-
E	< within 5 minutes of a bus stop

Category	Sustainable transport links (rail station)
★A★	-
B	> 20 minutes from train station
C	10-20 minutes from train station
D	10-15 minutes from train station
E	<10 minutes from train station

SA objective 1: natural resources and climate change

Category	Protected Open Space
★A★	Site is wholly or partially protected open space
B	-
C	-
D	-
E	Site is not protected open space

Category	Controlled waters
★A★	-
B	Site contains controlled water
C	Site is up to 100m from controlled water
D	Site is up to 250m from controlled water
E	Site is more than 250m from controlled water

SA objective 2: flood risk

Category	Flooding (coastal) – EA Flood Zones (current)
★A★	-
B	Site is partially or wholly in Flood Zone 3
C	Site is partially or wholly in Flood Zone 2
D	-
E	Site is in Flood Zone 1

Category	Flooding (coastal) – EA Flood Zones (with climate change, 2115)
★A★	-
B	Site is partially or wholly in Flood Zone 3
C	Site is partially or wholly in Flood Zone 2
D	-
E	Site is in Flood Zone 1

Category	Flooding (coastal) – SFRA Hazard mapping
★A★	Site is mainly or wholly in the very high or high hazard area on the SFRA hazard map
B	Site is partially in the very high or high hazard area on the SFRA hazard map
C	Site is mainly or wholly in the moderate hazard area on the SFRA hazard map
D	Site is mainly or wholly in the low hazard area on the SFRA hazard map
E	Site is in Flood Zone 1 and there is therefore no hazard information

NB: a number of categories may apply on some sites, eg a site could be half and half moderate and low hazard area. In such cases err on the side of caution and apply the less favourable category.

Category	Flooding (coastal) of land surrounding site for access / egress – SFRA Hazard mapping
★A★	There is no safe access/egress to/from the site (very high or high hazard)
B	-
C	Access/egress from the site is over moderate hazard land
D	Access/egress from the site is over low hazard land
E	There is safe access/egress from the site - area surrounding site is in Flood Zone 1

NB: a number of the categories may apply – assign score based on best available access/egress.

Category	Other types of flooding (surface water)
★A★	-
B	There is a recorded incident if surface water sewer flooding on the site
C	There are one or more recorded incident if surface water sewer flooding within 100m of the site
D	-
E	There are no recorded incidents of surface water sewer flooding in or around the site

NB: in addition to reviewing past incidents, the council's drainage engineers review and comment on each site.

SA objective 2: flood risk

Category	Surface Water flooding review
★A★	Concerns raised with regard to potential surface water flooding
B	-
C	Further investigations needed
D	-
E	No concerns raised

SA objective 3: biodiversity

Category	Ecology and biodiversity
★A★	Contains a nationally/internationally designated site (SSSI, SPA, SAC or Ramsar site)*
B	Contains or is adjacent to a Site of Importance for Nature Conservation (SINC). Within 100m of a nationally/internationally designated site.
C	Within 100m of a SINC, within 250m of a nationally/internationally designated site.
D	Contains no nature conservation designations, but has potential for nature conservation interest. Important for wildlife linkages or habitat contiguity. Within 500m of a nationally/internationally designated site or within 250m of a SINC or BAP habitat/species. Potential for legally protected species to be present.
E	Contains no nature conservation designations or potential for nature conservation interest but has potential for nature conservation enhancement.

*Portsdown Hill, Portsmouth Harbour, Langstone Harbour

SA objective 5: heritage

Category	Archaeology
★A★	-
B	Site contains a nationally important archaeological site (Scheduled Ancient Monument)
C	Site provides the setting to a nationally important site (Scheduled Ancient Monument)
D	Site contains known archaeological sites, or has archaeological potential. (close to 'Sites and Monument' symbol; in local area of archaeological importance; in conservation area)
E	Site contains no known archaeological sites and has limited or uncertain archaeological potential.

Areas of Archaeological Importance (LAAI) defined in 2006 document by AD Russell, based on historic settlement patterns and finds of artifacts.

Category	Conservation Areas & Register of Parks and Gardens
★A★	-
B	-
C	The site lies in a conservation area or the site is on the register of historic parks and gardens
D	The site lies on the edge of a conservation area or of a site on the register of historic parks and gardens.
E	The site is not in or on the edge of a conservation area or a site on the register of historic parks and gardens.

Category	Listed buildings
★A★	-
B	Site contains a listed building
C	Site forms the setting of a listed building
D	The site contains a locally listed building
E	Site contains no identified historic building constraint.

SA objective 7: education, employment and economy

Category	Protected Employment Land
★A★	Site is wholly or partially protected employment land
B	-
C	-
D	-
E	Site is not protected employment land

SA objective 8: health and wellbeing

Category	Noise and pollution
★A★	
B	Site is adjacent to a potentially noisy or polluting use
C	Site is within 250m of a potentially noisy or polluting use
D	Site is within 500m of a potentially noisy or polluting use
E	Not near any potentially noisy or polluting use

NB this criterion will have to be scored on a site by site basis, using the notes on surrounding uses, rather than a general map. Please also note that pollution from roads will be picked up through the AQMA scoring, though noise from roads will be considered here.

SA objective 10: social inclusion and quality of life

Category	Distance from Strategic Road Network (SRN)
★A★	
B	>2 km from SRN
C	Between 1.1 km and 2 km from SRN
D	Between 0.6 km and 1 km from SRN
E	Less than 0.5 km from the SRN

Category	Distance from primary and distributor road
★A★	
B	4 or more steps off a primary or distributor road
C	2 to 3 steps off a primary or distributor road
D	One step off primary or distributor road
E	On primary or distributor road

NB 'steps' refer to turns off the road, i.e. one step off the primary or distributor road would mean the site lies on a road that is accessed directly from the primary or distributor road.

Category	Distance from a Major Centre
★A★	
B	More than 20 minutes walk from a centre
C	Between 10 and 20 minutes from a centre
D	Between 5 and 10 minutes from a centre
E	less than 5 minutes walk from a centre

Category	Distance from a Local Centre
★A★	
B	More than 20 minutes walk from a centre
C	Between 10 and 20 minutes from a centre
D	Between 5 and 10 minutes from a centre
E	less than 5 minutes walk from a centre

2.4.2 The site selection process took place in a number of stages, with SA criteria being applied at appropriate stages:

Stage	Activity	SA Activity
Options Generation		
Stage 1	Identification of potential development sites	Sustainability information recorded using GIS mapping
Assessment of Options		
Stage 2	Initial sift of sites	none
Stage 3	Data Review & Site Visits	additional sustainability information noted
Significant social, environmental and economic effects		
Stage 4	Sustainability Appraisal	full review of sustainability impacts of potential sites
Proposed Mitigation Measures		
Stage 5	Measures to prevent, reduce or offset effects	review to determine whether sustainability concerns can be overcome
Please note stage 5 will be repeated in more detail for each site as the allocation document progresses.		

The full details of this process are described in section 3.

Other related assessments

2.5.1 A number of other linked, but distinct assessments were also undertaken to assess the various impacts of the site allocations document.

Flood Risk Assessments

2.5.2 A Strategic Flood Risk Assessment (SFRA) was undertaken on behalf of the Partnership for Urban South Hampshire (PUSH) authorities, to determine which areas in the sub-region were at highest risk of flooding and help make decisions about the most suitable locations for new development up to 2026. Information from the SFRA has been used in assessing the suitability of sites for development in the sustainability appraisal for site allocations.

2.5.3 In addition to this strategic level, the council and the Environment Agency have worked together to assess sites in further detail. In order to give confidence that the sites allocated in the Portsmouth Site Allocations plan will be deliverable in the context of flood risk, the city council and the Environment Agency agreed to undertake more detailed assessments of flood risk on potential allocation sites in the city. These assessments were fully integrated into the sustainability appraisal of sites, this being the most significant sustainability issue in the city. Please see section 3 for further details.

Equalities Impact Assessment

2.5.4 The public Equality Duty requires the city council to have due regard to the need to eliminate discrimination, promote equality of opportunity and foster good relations between different communities. This means that, in the formative stages of policy formation, we need to take account of what impact decisions will have on people who are protected under the Equalities Act 2010. This is done through an Equality Impact Assessment (EIA).

2.5.5 A preliminary EIA was done on the Site Allocations Plan. This has highlighted that a full EIA will be required prior to the next stage in the plan's development.

Habitats Regulations Assessment

2.5.6 A Habitats Regulations Assessment (HRA) is required to look at the likely significant effect of the Site Allocations Plan on European protected nature conservation sites in and around Portsmouth. It seeks to establish whether or not there will be any adverse effects on the ecological integrity of these European sites as a result of the proposals in the plan.

2.5.7 An HRA screening statement was undertaken and is being consulted on alongside this SA.

2.5.8 The screening found that seven of the European sites within the scope of the assessment are potentially affected by 23 of the 58 site allocations. However at this stage of the HRA, the potential for mitigation measures to reduce the likelihood of impacts has not yet been considered. Further screening will take place once mitigation measures have been incorporated into the proposals. The council will then undertake a full appropriate assessment of any site for which suitable mitigation cannot be

devised at the screening stage. This will determine the ways in which the sites may be adversely affected and further consider suitable avoidance and mitigation measures.

3. Assessment of the Sustainability Impacts of the Proposed Site Allocations

3.1.1 The sustainability appraisal was integrated into the process of selecting sites for allocations in the following stages:

Stage 1: Identification of potential development sites

3.1.2 First a very long list of over 1200 sites was identified through the following data sources:

- Allocated sites from the City Local Plan (2006)
- National Land use Database (NLUD)
- Strategic Housing Land Availability Assessment (SHLAA) 2011
- Employment Land Review (ELR) 2010 & update
- Call for sites 2010/11/12
- Council tax and Non Domestic Rates data
- Register of Surplus Public Sector Land
- Planning data on permissions, refusals, expired permission and pre-application discussions (Uniform system)

These sites were entered into a database, with linked GIS mapping, which would allow information about the potential for sustainable development of each site to be recorded.

Stage 2: Initial sift of sites

3.1.3 In order to make the process of choosing sites for allocation manageable, the long list of sites was reduced in an 'initial sift'.

3.1.4 Those sites already covered by policies in the Core Strategy (town centres and strategic sites) were removed, as well as those covered by other planning policy documents, such as the Hampshire Minerals & Waste Plan, and therefore did not need allocating through this site allocations document.

3.1.5 All sites smaller than the locally chosen allocation threshold of 0.1ha were discounted, as these sites were considered too small to be useful as allocation sites in a policy document. This is not to say that these sites are not suitable for development, and it is expected that some of these may come forwards as windfall sites.

Stage 3: Further Review: Monitoring Data, GIS mapping & Site Visits

3.1.6 After the initial sift, further investigations were made on the remaining sites through a mixture of desk based reviews of monitoring data and GIS mapping, and site visits to establish whether they had development potential, and whether they were likely to be available for development during the plan period. This data review and site visit stage was also used to note any features relevant to the SA criteria to be used in the future assessment, such as the flood zone and flood hazard level for each site, the distance to shops and services, and heritage and ecological designations.

3.1.7 At this stage, further sites were removed, which on closer inspection had no development potential or were unavailable for development. This included: sites with planning permissions that had been implemented; sites that, although above the size threshold for allocation, appeared to be poor sites in terms of size, shape, access or relationship to adjacent sites; and sites in continuing active use. For some sites, owners or occupiers were contacted to confirm whether or not sites were likely to become available during the plan period.

- 3.1.8 Finally, existing protected open space and existing employment areas were removed from the list of sites potentially available for allocation for alternative uses. The Core Strategy had established that open spaces and existing employment areas should be protected in their current use, in order to meet the city's green infrastructure and employment needs. The site allocations plan would therefore be used to confirm these protections - in themselves key sustainability criteria.
- 3.1.9 It should be noted that the city council remains open to returning to the list of discounted sites at this stage in order to re-assess their suitability for allocation should this be necessary in order to meet the development needs of the city. The list of sites discounted at stage 3 is shown at Appendix 3.
- 3.1.10 After stage 3, the vast majority of sites (more than 1,100) had been discounted for allocation and 61 sites were left to be appraised more fully for allocation for development using the sustainability appraisal criteria.

Stage 4: Sustainability Appraisal

- 3.1.11 The sustainability criteria used in the assessment of sites at this stage are set out in section 2.4 above.
- 3.1.12 The list of sites, together with their SA criteria scores are shown on the following pages:

Site No	Site Name	Natural Resources & Climate Change					Flood Risk					Biodiversity	Heritage			Education, Employment & Economy	Health & Wellbeing	Social Inclusion & Quality of Life				
		AQMA 2011	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	Archaeology			Listed Buildings	Conservation Area	Site Contains Protected Employment Land	Noise and Pollution	Distance from SRN
1	Rear of 154-192 Southampton Road, Paulsgrove	E	C	C	FALSE	D	E	B	E	C	unlikely to cause problems	E	C	E	E	E	FALSE	B	E	C	10-20 mins walk	10-20 mins walk
133	Former Highgrove Lodge, Karen Avenue	E	C	C	FALSE	E	B	B	A	A	unlikely to cause problems	E	E	D	E	E	FALSE	E	D	C	>20 mins walk	5-10 mins walk
136	Former Kwiksave, Stubbington Avenue	C	E	B	FALSE	E	E	E	E	E	review / mitigate	E	E	E	E	E	FALSE	C	D	D	<5 mins walk	5-10 mins walk
145	Clinic South of Alexandra Lodge, Northern Parade	E	E	C	FALSE	E	E	B	B	D	unlikely to cause problems	C	E	E	E	E	FALSE	E	D	D	>20 mins walk	5-10 mins walk
149	SEB Site, Drayton Lane	E	C	C	FALSE	E	B	B	A	C	unlikely to cause problems	E	E	E	E	E	FALSE	B	D	C	>20 mins walk	5-10 mins walk
199	Portsdown Main, James Callaghan Drive	E	C	B	FALSE	E	E	E	E	E	unlikely to cause problems	E	C	B	C	E	FALSE	B	C	D	>20 mins walk	>20 mins walk
209	Garages at Kendal Avenue, Copnor	E	E	B	FALSE	E	E	E	E	E	unlikely to cause problems	E	E	D	E	E	FALSE	B	C	D	10-20 mins walk	<5 mins walk
214	Vauxhall Garage, London Road	E	E	D	FALSE	E	B	B	B	C	review / mitigate	E	D	E	E	E	FALSE	B	E	E	10-20 mins walk	10-20 mins walk
215	Former Wymering Community Centre, Sevenoaks Road	E	E	C	TRUE	E	E	E	E	E	review / mitigate	E	D	E	E	E	FALSE	B	C	D	10-20 mins walk	10-20 mins walk
236	Land to the south of the A27	E	C	D	FALSE	E	B	B	B	A	unlikely to cause problems	E	C	E	E	E	FALSE	B	D	D	>20 mins walk	10-20 mins walk
263	TA Centre at Feltons Place / Peronne Close	E	E	D	FALSE	E	B	B	A	D	review / mitigate	E	D	E	E	E	FALSE	B	D	C	>20 mins walk	10-20 mins walk
349	Unity Hall and Deaf Centre, Coburg Street/Arundel Street	E	E	E	FALSE	E	E	E	E	E	unlikely to cause problems	E	E	E	E	E	FALSE	B	C	E	<5 mins walk	10-20 mins walk
367	Former Dairy, 112 Station Road	E	E	B	FALSE	E	B	B	A	A	concerns raised	C	D	E	E	E	FALSE	B	D	C	>20 mins walk	10-20 mins walk
446	Garages, Dursley Crescent	E	E	B	FALSE	E	E	E	E	E	unlikely to cause problems	E	E	D	E	E	FALSE	B	E	C	10-20 mins walk	5-10 mins walk
459	Longdean Lodge, Hillsley Road, Paulsgrove	E	E	B	FALSE	E	E	E	E	E	unlikely to cause problems	E	C	E	E	E	FALSE	C	D	B	>20 mins walk	10-20 mins walk
549	Sultan Road Car Parks (1 of 2 - eastern site)	E	E	C	FALSE	E	E	E	E	E	unlikely to cause problems	E	E	D	E	E	FALSE	E	D	C	10-20 mins walk	<5 mins walk
550	Sultan Road Car Parks (1 of 2 - western site)	E	E	C	FALSE	E	E	E	E	E	unlikely to cause problems	E	E	E	E	E	FALSE	E	D	C	10-20 mins walk	<5 mins walk
600	Edinburgh House, Southampton Road	E	E	E	FALSE	E	E	E	E	E	unlikely to cause problems	E	D	E	E	E	FALSE	B	C	E	5-10 mins walk	10-20 mins walk
646	Trafalgar Wharf	E	C	D	FALSE	C	B	B	B	A	unlikely to cause problems	E	C	E	E	E	TRUE	B	E	E	10-20 mins walk	10-20 mins walk

653	Bus Depot (west of London Road), Hilsea	E	E	D	FALSE	E	B	B	A	D	unlikely to cause problems	E	C	D	E	D	FALSE	B	E	E	10-20 mins walk	5-10 mins walk
654	Bus Depot (east of London Road), Car Sales/Garages and Car Park	E	E	D	FALSE	E	B	B	B	D	unlikely to cause problems	E	C	C	E	D	FALSE	B	E	E	10-20 mins walk	5-10 mins walk
657	Museums Store, Copnor Road	E	E	E	FALSE	E	B	B	D	E	unlikely to cause problems	E	E	D	D	E	FALSE	E	C	E	>20 mins walk	5-10 mins walk
688	Cosham Territorial Army Centre	E	E	E	FALSE	E	B	B	A	A	unlikely to cause problems	E	D	D	E	E	FALSE	B	E	C	10-20 mins walk	5-10 mins walk
843	The Town House, Portland Road	E	E	B	FALSE	E	B	B	D	D	review / mitigate	E	E	D	E	OWENS SOUTHSEA	FALSE	E	B	C	<5 mins walk	5-10 mins walk
911	Langstone Harbour Coastal Path	E	C	B	TRUE	C	B	B	A	E	unlikely to cause problems	E	B	E	E	E	FALSE	E	B	D	>20 mins walk	10-20 mins walk
1038	St George's Building, High Street, Old Portsmouth	B	E	D	FALSE	E	E	C	E	E	unlikely to cause problems	E	E	B	C	OLD PORTSMOUTH	FALSE	B	B	E	10-20 mins walk	10-20 mins walk
1211	Eastney Caravan Park	E	C	B	FALSE	E	C	B	D	D	n/a	E	B	D	E	E	FALSE	E	B	C	>20 mins walk	10-20 mins walk
1267	Land north of Goldsmith Avenue	E	E	E	FALSE	E	E	C	E	E	unlikely to cause problems	C	E	E	E	E	FALSE	B	B	E	5-10 mins walk	5-10 mins walk
1268	Land Between Goldsmith Avenue, Francis Avenue and Lidl Supermarket	E	E	E	FALSE	E	E	E	E	E	review / mitigate	C	E	E	E	E	FALSE	B	B	E	5-10 mins walk	5-10 mins walk
1271	Former Wightlink Workshops and Car Park, Broad Street	E	E	E	FALSE	C	C	B	B	A	unlikely to cause problems	E	E	D	E	OLD PORTSMOUTH AND GUNWHARF	FALSE	B	B	C	>20 mins walk	10-20 mins walk
1275	Land adjacent to Home Heights	E	E	B	FALSE	E	C	B	B	D	unlikely to cause problems	E	E	D	E	OWENS SOUTHSEA	FALSE	E	B	E	5-10 mins walk	10-20 mins walk
1279	White Heather Garage and surrounding area	E	E	B	FALSE	E	B	B	A	A	review / mitigate	C	E	D	E	EAST SOUTHSEA	FALSE	E	B	C	5-10 mins walk	10-20 mins walk
1294	Mayville Hotel, 4 Waverley Road, Southsea	E	E	B	FALSE	E	B	B	A	A	review / mitigate	E	E	E	E	E	FALSE	E	B	C	10-20 mins walk	5-10 mins walk
1321	Car park at Town Quay, Old Portsmouth	E	E	E	FALSE	C	B	B	B	A	unlikely to cause problems	E	E	D	B	OLD PORTSMOUTH	FALSE	B	B	B	>20 mins walk	10-20 mins walk
1331	Portsdown Technology Park	E	C	B	FALSE	E	E	E	E	E	unlikely to cause problems	E	C	D	E	E	FALSE	E	C	C	>20 mins walk	>20 mins walk
3007	Darby House, Skye Close	E	E	D	FALSE	E	E	E	E	E	unlikely to cause problems	E	C	D	E	E	FALSE	C	C	C	5-10 mins walk	10-20 mins walk
3026	Portland Hotel, 38 Kent Road	E	E	B	FALSE	E	E	B	E	E	review / mitigate	E	E	D	B	OWENS SOUTHSEA	FALSE	E	B	C	<5 mins walk	5-10 mins walk
3029	107-113 Havant Road	E	E	C	FALSE	E	E	E	E	E	review / mitigate	E	E	E	E	E	FALSE	E	C	D	10-20 mins walk	5-10 mins walk
6013	Land south of East Lodge Playing Field	E	C	B	FALSE	E	B	B	A	A	n/a	E	C	E	E	E	FALSE	B	B	B	>20 mins walk	>20 mins walk
6589	East Lodge Park and adjacent field	E	E	B	TRUE	E	B	B	B	E	concerns raised	C	D	E	E	E	FALSE	C	B	D	>20 mins walk	>20 mins walk

6889	Halliday Crescent	E	C	B	FALSE	E	B	B	D	E	review / mitigate	E	C	E	E	E	FALSE	E	B	B	>20 mins walk	10-20 mins walk
8101	Skilloy Site, North of St James's Hospital, Locksway Rd	E	C	B	FALSE	E	E	B	E	E	review / mitigate	E	D	B	B	E	FALSE	E	B	C	>20 mins walk	5-10 mins walk
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	B	B	E	FALSE	E	B	C	>20 mins walk	5-10 mins walk
61303	St Mary's West, Milton Road	E	E	D	FALSE	E	E	E	E	E	review / mitigate	C	E	D	E	E	FALSE	B	B	D	10-20 mins walk	10-20 mins walk
70006	Southsea Police Station	E	E	B	FALSE	E	E	E	E	E	review / mitigate	E	E	E	D	E	FALSE	E	B	E	>20 mins walk	5-10 mins walk
70011	Acorn Lodge, Southampton Road	E	E	D	FALSE	E	E	E	E	E	review / mitigate	E	E	E	E	E	FALSE	B	D	E	10-20 mins walk	10-20 mins walk
70015	Former Wymering Community Centre	E	E	C	TRUE	E	E	E	E	E	review / mitigate	E	D	E	E	E	FALSE	B	C	D	10-20 mins walk	10-20 mins walk
70017	Savoy Buildings, South Parade, Southsea	E	C	B	FALSE	E	B	B	B	D	review / mitigate	E	E	D	E	EAST SOUTHSEA	FALSE	E	B	E	10-20 mins walk	10-20 mins walk
70028	University of Portsmouth, Langstone Campus	E	C	B	FALSE	D	E	C	D	D	unlikely to cause problems	E	B	E	E	E	FALSE	E	B	C	>20 mins walk	10-20 mins walk
70029	Seymour Close car parks	E	E	B	FALSE	E	E	E	E	E	review / mitigate	E	E	E	E	E	FALSE	E	D	C	10-20 mins walk	<5 mins walk
70030	Former Wymering Community Centre, Southern part	E	E	C	FALSE	E	E	E	E	E	review / mitigate	E	D	E	E	E	FALSE	B	C	E	10-20 mins walk	10-20 mins walk
70031	City Records Office, Museum Road	E	E	D	FALSE	E	E	C	E	E	review / mitigate	E	E	D	C	OLD PORTSMOUTH	FALSE	E	B	E	10-20 mins walk	5-10 mins walk
70032	Boat Yard and Depots at Town Quay, Old Portsmouth	E	C	E	FALSE	C	B	B	B	A	unlikely to cause problems	E	E	D	E	OLD PORTSMOUTH	FALSE	B	B	C	>20 mins walk	10-20 mins walk
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	E	E	E	FALSE	E	B	C	>20 mins walk	5-10 mins walk
70034	Hilsea Lodge, London Road / Gatcombe Drive	E	E	C	FALSE	E	E	B	D	D	review / mitigate	E	E	E	E	E	FALSE	B	C	E	10-20 mins walk	<5 mins walk
70035	Sports Pitches, Mountbatten Centre	E	C	B	FALSE	E	B	B	D	D	review / mitigate	E	D	E	E	E	FALSE	E	C	E	10-20 mins walk	5-10 mins walk
70036	Education Centre, St Marys Hospital, Milton Road	E	E	E	FALSE	E	E	E	E	E	review / mitigate	C	E	D	E	E	FALSE	B	B	D	10-20 mins walk	10-20 mins walk
70037	Portsmouth Adoption Centre, Hester Road	E	E	B	FALSE	E	E	E	E	E	review / mitigate	E	E	E	E	E	FALSE	E	B	C	>20 mins walk	<5 mins walk
70038	Burrell House	E	E	C	FALSE	E	B	B	B	D	review / mitigate	C	E	E	E	E	FALSE	E	B	C	5-10 mins walk	5-10 mins walk
70039	The Good Companion PH Eastern Road	C	E	B	FALSE	E	E	B	D	D	n/a	E	C	E	E	E	FALSE	B	B	E	>20 mins walk	5-10 mins walk
70040	Cockleshell Community Centre, Henderson Road	E	C	B	FALSE	E	C	B	D	D	n/a	E	B	E	E	E	FALSE	E	B	B	>20 mins walk	10-20 mins walk

3.1.13 In an ideal world, sites with 'red' scores, would be removed from the pool of possible allocation sites, as these scores highlight serious concern over the possibility of sustainable development on the site. However, given the number of potentially available sites for development, this was not a suitable way forward in Portsmouth. It was clear, therefore, that sites with less favourable sustainability scores would need to be considered, in order to meet the city's development strategy.

3.1.14 Therefore, instead of using the assessment to discount sites immediately, the sustainability appraisal has to be used to note potentially difficult sites and ensure that the possible issues are investigated further, and where ever possible avoided, reduced or mitigated.

Stage 5: Measures to prevent, reduce or offset effects

3.1.15 A review of the sustainability appraisal table shows that significant effects are expected with regard to loss of protected open space, loss of employment land and flood risk.

Protected Open Space:

3.1.16 All sites that are shown to affect protected open space will either continue as protected open space (Langstone Harbour Coastal Path) or are part of proposed allocations that involve replacement open space (Wymering Community Centre and East Lodge).

Protected Employment Land:

3.1.17 Only one proposed allocation site is shown to affect protected employment land (Trafalgar Wharf). This site is proposed to be allocated for residential and employment uses, so that employment uses will be reprovided on the site.

Flood Risk:

3.1.18 The table clearly highlights that the most significant sustainability issues in the proposed sites are related to flood risk. For this reason, the city council worked with the Environment Agency to determine whether it would be possible to deal with flood risk across the city, thereby overcoming sustainability concerns and allowing development to take place.

3.1.19 Given the number of potential allocation sites the city council and the Environment Agency agreed that the most appropriate approach was to assess a sample of sites selected from the full list of sites being considered for allocation. These sample sites were chosen as they were considered to have the greatest and most complex flood risk issues of those within each flood cell.

3.1.20 The selected sites then underwent a high level assessment of flood risk. This looked in more detail at the major risks of flooding on the site, but was less detailed than the standard Flood Risk Assessment required at the development application stage. Each assessment included:

- a) Proposed land use for allocation & site location including map
- b) The nature of the flood risk
- c) Options for dealing with that risk
- d) A preferred option(s)
- e) Conclusion on deliverability of site in light of flood risk

- 3.1.21 The assessments showed that there was a reasonable prospect of the vast majority of these 'worst case' sites being made safe, giving sufficient confidence that the remainder of the allocation sites would be able to be delivered. The assessments found that all sites with the exception of the sites at Town Quay on the Camber in Old Portsmouth (sites 1321 and 70032) have a reasonable prospect of development. A package of measures, both structural and non structural, could be used to ensure that development is safe:
- 3.1.22 It is envisaged that tidal flood risk will be managed in the Portsea Island Coastal Strategy flood cells 1 & 4 and the Portchester to Emsworth Strategy flood cells by strategic defences. Evidence suggests that they have a reasonable chance of being upgraded.
- 3.1.23 However, as some uncertainty over delivery of defences remains, any development behind strategic defences will also still need to consider the residual flood risk present and apply appropriate mitigation strategies. For the other flood cells it is likely that site specific control will be required through building design to make the development safe e.g. raising of finished floor levels and other resistance / resilience / repairability measures. This will be made clear as part of site specific information to be included in the final site allocations document.

Conclusion

- 3.2.1 The sustainability appraisal has formed an integral part of the process of site selection, helping to review and discount alternatives. It has resulted in some sites being discounted from the list of proposed allocation sites. For others, possible sustainability concerns have been highlighted through this process, and ways of addressing them have been investigated and are considered to be feasible. The sites put forward are therefore considered to be the best possible alternatives for allocation. Avoidance and mitigation measures will be needed for some sites and will be highlighted as part of the allocation policies where applicable.

4. Next steps

- 4.1.1 This report supports the first stage of the development of the sites allocations DPD. The purpose of the sustainability appraisal here is to highlight sustainability issues related to each of the proposed sites, so that these can, alongside other considerations, be taken into account during the public consultation.
- 4.1.2 The most serious sustainability concerns at this stage lie with the issue of flood risk. However, the assessments done at this stage have shown that the sites proposed for allocation are likely to be capable of being made safe.
- 4.1.3 As sites progress through public consultation on to the second phase of the site allocations process, the city council will take a closer look at each of the sites for flood risk and other sustainability criteria. A second phase of criteria, as shown below, will be considered in addition to the scoring tables highlighted in section 2.
- 4.1.4 Clearly, these criteria do not lend themselves readily to a simple 'traffic light' scoring system. For example a town centre location might be a positive site characteristic for a retail and/or office use, but not important or even a hindering characteristic for an industrial use. This review, in addition to the scoring of criteria shown in in this report,

will be used to select appropriate uses for each site and to develop a commentary for inclusion in the site allocations document, highlighting what measures will be necessary to make the site suitable for development in sustainability terms.

4.1.5 Proposals for monitoring will be included in the SA report that accompanies the submission stage Site Allocations Plan. This will set out the ways in which progress towards the delivery of sites, and any related sustainability issues, will be measured through the council's Annual Monitoring Report.

Stage 2 assessment criteria

SA objective 1: Natural Resources and Climate Change

- Which uses would best minimise the need to travel / present opportunities for linked trips?
- Does the site present an opportunity for high density development (high density areas on proposals map)?

SA objective 4: Landscape and Townscape Quality

- Does the site lie in an area of opportunity for tall buildings on the proposals map?
- Is the proposed use appropriate to the character of the area (Urban Characterisation Study)?

SA objective 6: Homes for Everyone

- Does the site have the potential to accommodate houses rather than flats?

SA objective 7: Education, Employment & Economy

- Consider its potential for marine employment uses.

SA objective 8: Health and Wellbeing

- Are any health, safety and security issues noted that should be addressed as part of the development, or that would determine appropriate uses?
(NB this will largely depend on the detail of development, and this can only be a preliminary assessment based on the nature and location of the site, its surroundings and the proposed use.)

SA objective 9: Culture, Leisure and Recreation

- Is the site an existing leisure use that should be protected? Would allocation protect or enhance people's access to leisure activities (open space or built facilities)?

SA objective 10: Social inclusion and quality of life

- Is the site in a defined town centre and could it be allocated for a use that would support the vitality and viability of the town centre?
- Would the allocation maintain or enhance people's access to local shops and services?

Appendix 1: Compliance with the requirements for the environmental report under the SEA Directive

Information referred to in Article 5(1)	Where has this requirement been addressed
a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Section 1.2.1 of this report
b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Framework update April 2010
c) the environmental characteristics of areas likely to be significantly affected	Framework update April 2010 and section 3 of this document
d) any existing environmental problems which are relevant to the plan or programme, including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Framework update April 2010
e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way in those objectives and any environmental considerations have been taken into account during its preparation	General Scoping Report and section 2 of this report
f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above	Section 3 of this report
g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Section 4 of this report
h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Sections 3 & 4 of this report
i) a description of the measures envisaged concerning monitoring in accordance with Article 10	Section 4 of this report
j) a non-technical summary of the information provided under the above headings	Executive Summary of this report

Appendix 2: Sustainability Appraisal – Objectives and Assessment Criteria

Sustainability Appraisal Framework (2010) – Summary of SA Objectives & Assessment Criteria	
ISSUE & SUSTAINABILITY OBJECTIVE	ASSESSMENT CRITERIA: “What contribution does the policy make to...”
1 Natural Resources & Climate Change To protect the quality and minimise the consumption of natural resources, and minimise emissions to address the causes of climate change	Minimising the need to travel?
	Reducing the reliance on, and the consumption of, finite fossil fuels in transport and reducing emissions?
	Reducing the reliance on, and the consumption of, finite fossil fuels through energy efficiency in development?
	Improving air quality?
	Reducing final disposal of waste, including avoiding waste, re-using and recycling?
	Reducing the extraction of minerals and increasing the use of recycled aggregate?
	Maintaining and enhancing water quality?
	Conserving water resources?
	Re-using brownfield land, vacant sites and buildings?
	The density of development?
2 Flood Risk To reduce flood risk from all sources of flooding	Avoiding development in flood risk areas?
	Managing flood risk on sites at risk of flooding?
	Minimising the impact of development on the city’s sewer system?
3 Biodiversity To make sure that the city’s most important wildlife species and habitats are protected and enhanced	Maintaining and/or improving the condition of internationally, nationally and locally designated nature conservation sites?
	Safeguarding the role of non-designated sites in supporting wildlife in the city?
4 Landscape & Townscape Quality To preserve and enhance the character and appearance of the city and its surroundings, including its built-up areas and its open spaces	The quality / appearance of the built environment?
	Fostering positive perceptions of the city’s attractiveness?
	To protecting and enhancing the greenness of the city, by improving the quality and quantity of open spaces and trees?
5 Heritage To protect and conserve Portsmouth’s historic, cultural and maritime heritage	Maintaining and protecting conservation areas?
	Maintaining and protecting listed buildings and scheduled ancient monuments and their settings?
6 Homes for Everyone To ensure that good quality housing is readily available and attainable to all those who need it	Delivering sufficient housing numbers to satisfy overall housing need within the city?
	Delivering sufficient affordable housing units to satisfy the needs of those on lower incomes?
	Ensuring an appropriate mix and balance of housing types and tenures across the city and at neighbourhood level?
	Promoting good quality homes that will stand the test of time?
7 Education, Employment & Economy To ensure that the city’s economy is buoyant and diverse, and to develop and maintain a skilled workforce to support long-term competitiveness	Employment levels?
	Supporting new and existing businesses?
	Economic growth?
	Maintaining and enhancing the appeal of Portsmouth’s visitor attractions?
	The provision of adequate education & training facilities?
	Creating opportunities to increase the skills level of the local population?
8 Health & Wellbeing To promote standards of health within the city’s population and to make Portsmouth a city where everyone feels safe and is safe	Improving people’s perception of their own health?
	Improving the health of the city’s population?
	Increasing opportunities for healthy pursuits?
	Ensuring access to adequate healthcare facilities?
	Reducing Health inequalities?
	Reducing danger to all road users and the potential for accidents?
	Reducing the fear of crime and levels of crime, in particular violent crime and anti-social behaviour?

9 Culture, Leisure & Recreation To ensure that there are opportunities for everyone to participate in fulfilling healthy and rewarding leisure activities to suit a full range of needs and interests	Ensuring that everyone has easy access to pleasant, multi-functional green spaces across the city? (NB sports facilities are covered in 'health' objective)
	Ensuring that all the city's children have easy access to a high quality play area?
	Ensuring that the city maintains adequate cultural and entertainment facilities to satisfy residents' expectations
10 Social Inclusion & Quality of Life To minimise unfair disadvantage or discrimination, so that all people in the city have equal access to facilities & services, feel part of a community and have a sense of pride in Portsmouth	Maintaining the role of the city's town and local centres and ensuring their continued vitality and viability?
	Ensuring that as many people as possible have good access to shops and services?
	Reducing concentrations of social disadvantage in certain areas of the city?

Appendix 3: Discounted sites

Site Number	Site Name	Area (ha)	Reason for Discounting
3	The Tulip Inn, Binnacle Way	0.58	In active use - not available
46	Wymering Manor, Wymering Lane	0.2	In active use - not available
126	The Moat Club, Salisbury Road	0.11	In active use - not available
139	42 Kent Street	0.13	In active use - not available
182	Stamshaw and Tipner Leisure Centre, Wilson Road	0.31	In active use - not available
191	Land to rear of Golden Hind PH, Gatcombe Road	0.11	In active use - not available
203	Rear of 2-32 Keswick Avenue	0.25	In active use - not available
211	Gladys Avenue Laundry	0.28	In active use - not available
218	Cosham Masonic Hall, Albert Road / Park Lane	0.27	In active use - not available
224	Blue Anchor Public House, London Road	0.12	In active use - not available
227	Royal British Legion Club, Lucknow Street	0.18	In active use - not available
258	Island between A288, A2047, Old London Road (properties and land adj. to Coach and Horses PH)	1.54	In active use - not available
261	Rear of 1-4 Parsons Close, Hilsea	0.11	In active use - not available
262	Garages and land, Parsons Close	0.14	In active use - not available
275	South of 64-98 Rosebery Avenue, East of Court Lane, Cosham	0.17	In active use - not available
279	Christ Church Hall and outbuilding, London Road, Drayton	0.18	In active use - not available
286	The Sunshine Inn, 428 Havant Road, Drayton	0.11	In active use - not available
312	GARAGES WATERMEAD ROAD, DRAYTON	0.16	In active use - not available
483	Royal British Legion Club, Sixth Avenue / Herne Road.	0.14	In active use - not available
510	TO SOUTH OF BURNABY BUILDING (UOP), NORTH OF RAILWAY LINE, EAST OF BURNABY ROAD, PORTSEA	0.31	In active use - not available
515	GARAGES AND LAND AT COPPER BEECH DRIVE	0.19	In active use - not available
519	BETWEEN NICKLEBY HOUSE AND BARKIS HOUSE, LANDPORT	0.25	In active use - not available
520	SOUTHERN END OF LOWER WINGFIELD STREET, EAST OF STAUNTON STREET, OPPOSITE EASTERN END OF ALL SAINT'S	0.14	In active use - not available
533	CORNER OF SOMERS RD NORTH AND VIVASH ROAD, FRATTON	0.14	In active use - not available
536	CORNER OF COMMON ST AND HOLBROOK ROAD, FRATTON	0.13	In active use - not available
541	VICARAGE FRATTON ROAD AND LAND ADJ 245 FRATTON ROAD	0.4	In active use - not available
570	IMMEDIATELY NORTH OF PORTSMOUTH TECHNOPOLE AND SOUTH OF THE ADMIRAL DRAKE PH	0.42	In active use - not available
575	CAR PARK FOR STAMSHAW LAKE ANGLING CLUB AND ACTIVITY CENTRE, TO WEST OF RANLEGH ROAD, STAMSHAW	0.37	In active use - not available

581	166-168 LONDON ROAD AND GARAGES TO R/O 170-174A LONDON ROAD	0.18	In active use - not available
592	LAND ADJ 1A EVELEGH ROAD	0.2	In active use - not available
606	Lynx House	4.08	In active use - not available
619	HIGHBURY COMMUNITY CENTRE HAWTHORN CRESCENT COSHAM PO6 2TL	0.11	In active use - not available
644	PLAYGROUND AND ADJ LAND, BUTTERFLY DRIVE	0.15	In active use - not available
651	LAND EAST OF NORTHERN ROAD (INC MCDONALDS)	1.23	In active use - not available
728	ROYAL BEACH HOTEL ST HELENS PARADE	0.34	In active use - not available
807	LAND NORTH OF MILTON PARK INFANT/JUNIOR SCHOOL	0.33	In active use - not available
814	LAND AND BUILDINGS SOUTH OF BURRFIELDS ROAD	0.04	In active use - not available
867	Goldsmith Avenue (227-249) and Fawcett Road (7- 17) (former Urban Priority Area)	1.75	In active use - not available
870	WIMBLEDON PARK SPORTS HALL	1.88	In active use - not available
877	84-92 HIGHLAND ROAD	0.009	In active use - not available
894	STACEY CENTRE, WALSALL ROAD	0.03	In active use - not available
899	C/O ALBERT ROAD AND HENLEY ROAD	0.06	In active use - not available
915	119-141 HIGHLAND ROAD AND SURROUNDING LAND	0.97	In active use - not available
1033	ENTRANCE SITE, NOS 1 TO 8 WHITCOMBE GARDENS, BAFFINS	0.26	In active use - not available
1036	TO WEST OF GUNWHARF ROAD, INSIDE GWQ, ADJ TO WIGHTLINK TERMINAL	0.03	In active use - not available
1037	GUNWHARF ROAD CAR PARK	0.12	In active use - not available
1048	BETWEEN GREAT SOUTHSEA ST AND STOWE ST, INC BUSH ST WEST, SOUTHSEA	0.04	In active use - not available
1062	CORNER OF QUEENS PLACE AND STEWARDS ROAD, SOUTHSEA	0.1	In active use - not available
1088	LAND SOUTH OF AUCKLAND ROAD EAST, AT FAR EASTERN END, ADJ TO LENNOX RD SOUTH, SOUTHSEA	0.07	In active use - not available
1136	North of Eastney Playing fields, south of Dunn Close, Eastney	0.03	In active use - not available
1145	West of St Michaels Road, adjacent to United sports ground, just north of Nuffield Building (UoP)	1.59	In active use - not available
1148	Small car park on southern extreme of Plymouth Street (immediatly to north of Winston Churchill Ave)	0.11	In active use - not available
1166	South of St George's Road, adjacent to Mary Rose pub	0.26	In active use - not available
1182	Between Fawcett Road and Harold Rd, southern end, immediatly south of eric taplin court, southsea	0.06	In active use - not available
1199	Bransbury mews, opposite eastern entrance to henderson road, eastney	0.18	In active use - not available
1200	immediatly to west of caravan park and immediatly to south of southern extreme of Leofric Close, Eastney	0.13	In active use - not available
1204	Corner of Fort Cumberland Road, opposite car park and playground	0.76	In active use - not available

1209	corner of ferry road and fort cumberland road, eastney	0.11	In active use - not available
1210	corner of ferry road with lumsden road, eastney	0.48	In active use - not available
1217	Tip of Eastney Point	2.16	In active use - not available
1228	Boat store, car park and grass surrounding The Thatched House PH, Eastney	0.06	In active use - not available
1229	Boat storage and Locks Sailing club, off of Longshore Way, Eastney. Behind 1-5 Longshore Way	0.73	In active use - not available
1237	Library, hall and toilets to west of Milton Road, Milton	0.04	In active use - not available
1264	IOW Ferry Terminal and land west of Merchants Row	0.11	In active use - not available
1265	City Museum, Museum Road	0.78	In active use - not available
1269	HAMPSHIRE SCIENTIFIC SERVICE AND BUILDERS YARD, BLACKFRIARS ROAD	0.1	In active use - not available
1272	Land to east of Blount Road, adjacent to Lingfield Court, Southsea	0.19	In active use - not available
1273	Between Kings Terrace and Blount Rd, Southsea	0.23	In active use - not available
1276	West of Serpentine Road, south of High School, southsea	0.18	In active use - not available
1284	108-112 ELM GROVE, LAND TO THE REAR AND THE PORTSMOUTH AND SOUTHSEA SYNAGOGUE	0.16	In active use - not available
1297	164-168 and garages to the rear of 156-162 Haslemere Road	0.009	In active use - not available
1310	HARBOURSIDE CARAVAN PARK, EASTERN ROAD	0.06	In active use - not available
1315	51-53 ST PAUL'S ROAD AND GARAGES TO THE REAR OF 39-45	0.2	In active use - not available
1330	Land to the East of East Lodge Playing Field	1.93	In active use - not available
3012	Cornwall Road Car Park	0.36	In active use - not available
3032	264 HAVANT ROAD	0.34	In active use - not available
3037	Copnor Bridge Business Centre	0.15	In active use - not available
5022	Wholesale Meat Centre Norway Road	0.88	In active use - not available
5023	Lidl and ITW Switches Norway Road	0.78	In active use - not available
6277	Jewson Builders Merchant yard and rear of 2-60b Knowlsey Road	50.61	In active use - not available
6594	Margaret House	1.18	In active use - not available
6835	East Lodge, Locksway Road	0.06	In active use - not available
6901	Warren Avenue Industrial Estate	0.06	In active use - not available
70012	Horizon Centre		In active use - not available
70016	Land South West of Southsea Marina - suggested site	0.2	In active use - not available
70019	QA Hospital		In active use - not available
70021	St James's Hospital Main Building	6.17	In active use - not available
264	Rear of 101-135 Hawthorn Crescent, Cosham	0.24	In active use - not available
267	Between Dene Hollow and Portsdown Avenue, Drayton	0.22	In active use - not available
270	Rear of 2-10 Down End, Drayton	0.23	In active use - not available
271	Corner of Portsdown Avenue and Solent Road, Drayton	0.16	In active use - not available

273	Centre of block between Chilgrove Road, Lower Drayton Lane and Central Road, Drayton	0.34	In active use - not available
1064	CORNER OF RICHMOND ROAD AND FREESTONE ROAD, IMMEDIATELY TO EAST OF VICTORIA ROAD SOUTH, SOUTHSEA	0.19	In active use - not available
1147	Corner of Hyde Pk Road Tyseley Road and Plymouth St, Somerstown	0.13	In active use - not available
1208	to the north-west of finch road, immediatly east of 48	0.06	In active use - not available
809	197-201 HIGHLAND ROAD, EASTNEY	0.25	In active use - not available
900	Moneyfields Sports Club	0.58	In active use - not available
933	Kingston Prison	2.76	In active use - not available
3035	GARAGES AT HERTFORD PLACE	0.11	In active use - not available
132	Rear of 244-248 Southampton Road	0.2	Insufficient gain
216	Cosham House, Havant Road	0.42	Insufficient gain
357	39 AUGUSTINE ROAD	0.13	Insufficient gain
3031	The corner of Derby Road and London Road, North End.	0.24	Insufficient gain
485	LAND EAST OF MARRIOTT HOTEL (SOUTHAMPTON ROAD/M275)	0.51	No need to allocate for specific use
652	Land south of Southampton Road	1.41	No need to allocate for specific use
1270	Portsmouth Indoor Tennis Centre, Burnaby Rd	0.74	No need to allocate for specific use
4	Clares Office Supply Ltd. Unit 1 Access Point, Northarbour Road	0.42	Protected employment land
170	Former Eberhardt, Prospect House and Units on Prospect Road	0.95	Protected employment land
174	1000 Lakeside, Western Road	29.62	Protected employment land
229	Land at Military Road	8.14	Protected employment land
238	Farlington Industrial Estate, south side of Fitzherbert Road	0.58	Protected employment land
239	Southampton Road Industrial Estate inc. Hendy Ford	2.73	Protected employment land
274	South of Station Road, North of Railway Line, Drayton	1	Protected employment land
512	BRIDPORT/DURHAM STREET INDUSTRIAL ESTATE	0.38	Protected employment land
595	LAND AT FITZHERBERT ROAD	2.68	Protected employment land
690	PHOENIX BUILDING, UNITS 6-9 CLAYBANK ROAD	0.25	Protected employment land
794	UNITS 1 - 12 VICTORY TRADING ESTATE KILN ROAD	1.39	Protected employment land
815	PART OF FORMER GASWORKS, PORTFIELD ROAD	0.84	Protected employment land
816	INDUSTRIAL UNIT, KEEL CLOSE	6.66	Protected employment land
817	INDUSTRIAL UNIT AND LAND AT WALTON ROAD	0.66	Protected employment land
819	3 INTERCHANGE PARK, ROBINSON WAY	0.08	Protected employment land
841	FORMER GASWORKS, PORTFIELD ROAD	0.02	Protected employment land
844	SITE AT AIRPORT SERVICE ROAD	0.09	Protected employment land
847	CENTRAL GARAGE, ROBINSON WAY	0.01	Protected employment land
863	INDUSTRIAL UNITS AND LAND, NEVILLE SHUTE ROAD	0.01	Protected employment land
866	INDUSTRIAL UNIT ADN LAND AT WALTON ROAD	1.16	Protected employment land

884	UNIT, ROBINSON WAY, AIRPORT INDUSTRIAL ESTATE	0.05	Protected employment land
921	HILSEA TRAIN STATION AND SURROUNDING LAND	0.28	Protected employment land
922	SOUTH OF WALTON ROAD, OFF ROAD TO RAILWAY TRIANGLE, DRAYTON	0.22	Protected employment land
923	EAST OF PORTFIELD ROAD, SOUTH OF NEVILLE SHUTE RD, JUST NORTH OF VOYAGE BUSINESS PARK	2.31	Protected employment land
924	SCRAP YARD AT CORNERS OF DUNDAS CLOSE AND DUNDAS SPUR AND MARAZAN RD, BAFFINS	0.62	Protected employment land
1009	GROUND FLOOR UNITS 1,2,3 AMEIVA POINT QUARTREMAINE ROAD	0.06	Protected employment land
3000	Chesapeake Branded Packaging, Limberline Road	0.08	Protected employment land
3005	Industrial Units Rodney Road	0.09	Protected employment land
5000	Jigsaw Day Nursery, Compass Road	3.92	Protected employment land
5001	Quay Point, Northharbour Road	0.35	Protected employment land
5002	Unit 1 Northharbour Spur	1.42	Protected employment land
5003	Oak Park Industrial Estate, Northharbour Road	0.23	Protected employment land
5004	Marine Electrical Workshop, Northharbour Road	1.5	Protected employment land
5005	Part of Industrial Estate South of Fitzherbert Road	0.72	Protected employment land
5006	Conquest Kitchen Site, Fitzherbert Road	5.38	Protected employment land
5007	Queensbury Shelters, Fitzherbert Road	0.29	Protected employment land
5008	Ahmarra Ltd, Fitzherbert Road	0.77	Protected employment land
5009	Industrial Units to West of Jackson Close	0.85	Protected employment land
5010	Oyster Industrial Estate and Eastern Industrial Centre, Jackson Close	0.79	Protected employment land
5011	Pall Europe Ltd Walton Road	0.51	Protected employment land
5012	Langstone Point Walton Road	4.19	Protected employment land
5013	Industrial Units to North of Walton Road	0.89	Protected employment land
5014	Industrial Units to North of Mitchell Way	1.9	Protected employment land
5015	Raymarine Ltd Robinson Way	1.29	Protected employment land
5016	Industrial Units to East of Airport Service Road	1.72	Protected employment land
5017	Industrial Units to East of Robinson Way	4.75	Protected employment land
5018	Industrial Units to West of Dundas Lane	3.84	Protected employment land
5019	Polarkold Distribution Centre Ackworth Road	1.53	Protected employment land
5020	Units 1-18 Limberline Industrial Estate Limberline Spur	3.87	Protected employment land
5021	Units 19-37 Limberline Industrial Estate Limberline Spur	0.66	Protected employment land
5024	Skill Centre, Limberline Spur / Scott Road	0.97	Protected employment land
5025	Industrial Estate Claybank Road	1.85	Protected employment land
5026	Industrial Units Dundas Spur	7.25	Protected employment land
5027	Industrial Units Alchorne Place	6.06	Protected employment land
5028	Enterprise Centre Quartremaine Road	2.13	Protected employment land
5033	Mulvany Court Cumberland Road	1.09	Protected employment land
110	Adjacent to 11 Grove Road (part of Springfield School)	0.32	Protected open space
184	Open Space west of Holbrook Close	1.21	Protected open space
196	Tennis Courts, Dorking Crescent	0.98	Protected open space
198	Land west of 158 Halstead Road	0.21	Protected open space

233	Land south of Valiant Gardens	1.88	Protected open space
234	Land south of Little George Street	0.17	Protected open space
237	Hilsea Lido	3.14	Protected open space
266	Corner of Northern Road and Portsmouth Road, Cosham	0.69	Protected open space
434	LEOMINSTER ROAD, PAULSGROVE	0.93	Protected open space
437	land at Bodmin Road, Paulsgrove	0.25	Protected open space
479	SITE BETWEEN JAMES CALLAGHAN DRIVE AND SOUTHWICK ROAD	6.89	Protected open space
499	SITE SOUTH OF PORTSDOWN HILL ROAD, DRAYTON	2.68	Protected open space
507	ADJ 16 AINSDLAE ROAD, DRAYTON	0.03	Protected open space
539	IMMEDIATELY TO EAST OF LORDS STREET, FRATTON	0.17	Protected open space
567	TO THE EAST OF MAILINS ROAD, IMMEDIATELY TO THE NORTH OF TENNIS COURTS AND PLAY CENTRE	0.22	Protected open space
577	CHILDE SQUARE, STAMSHAW	0.31	Protected open space
593	SCOUTLANDS AND LAND ADJ TO, EVELEGH ROAD	0.6	Protected open space
886	TAMWORTH FIELDS	0.08	Protected open space
888	LAND WEST OF LONGSHORE WAY	0.02	Protected open space
890	LAND WEST OF FORT CUMBERLAND	0.17	Protected open space
910	LAND SOUTH OF ST JAMES'S HOSPITAL	0.42	Protected open space
912	RAVELIN PARK	0.64	Protected open space
917	LAND TO THE EAST OF 7 WILBY LANE, HILSEA	0.45	Protected open space
1198	Corner of Eastney Farm road and bransbury road, eastney	0.07	Protected open space
1290	LAND AT BRADFORD JUNCTION SOUTH OF WINSTON CHURCHILL AVENUE	0.05	Protected open space
1329	LAND BETWEEN MILLS ROAD AND RUDMORE ROUNDABOUT	0.48	Protected open space
5034	Land north of Shawcross Industrial Park, Ackworth Road	0.33	Protected open space
5035	Land north of H & S Aviation Ltd Airport Service Road	0.45	Protected open space
6232	Former Paulsgrove Landfill	1.28	Protected open space
6900	East Lodge Playing Fields	1.94	Protected open space
70023	Portsdown Hill (protected in City Plan)	207.14	Protected open space
6871	Kendall's Wharf	0.41	Protected through other policy or plan
70026	Portsmouth Harbour Coastal Zone		Protected through other policy or plan
70027	Langstone Harbour Coastal Zone & Open Coastal Area		Protected through other policy or plan
135	Former petrol station, 136-140 Southampton Road	0.16	Recently developed - not available
201	Cosham United Reform Church, Mulberry Lane	0.15	Recently developed - not available
208	Former Copnor Fire Station, Copnor Road	0.19	Recently developed - not available
221	Land adj. St Albans Vicarage, Copnor Road	0.13	Recently developed - not available
235	Trafalgar Gate Link Road	0.43	Recently developed - not available
658	CHRISTIAN SCIENCE CHURCH AND 176-178 LONDON ROAD	0.29	Recently developed - not available
957	REAR OF 251-263 TANGIER ROAD, BAFFINS	0.13	Recently developed - not available

1266	106A-112 EASTNEY ROAD AND LAND TO THE REAR OF 114-120	1.13	Recently developed - not available
1277	MERLIN CENTRE, VILLIERS ROAD	0.1	Recently developed - not available
3001	Merefield House, south of Lake Road	2.36	Recently developed - not available
3006	Hillside, Southampton Road	0.96	Recently developed - not available
3025	Cornwell Court, Haslemere Road	0.08	Recently developed - not available
3030	Broadway Garage, Havant Road, Drayton	0.23	Recently developed - not available
3038	PORTSMOUTH ARTS CENTRE, REGINALD ROAD	0.15	Recently developed - not available
3039	Former Saxonshore and Westfield Schools	3.92	Recently developed - not available
70002	113 Medina Road (Fmr Wymering Arms)		Recently developed - not available
70020	Peronne Road		Recently developed - not available
70022	Exmouth Road / St Vincent Road		Recently developed - not available
86	Brynwell Builders Yard, Copnor Road	0.13	Site has planning permission
172	Former Garage, Portsdown Hill Road	0.1	Site has planning permission
383	MARKET HOUSE TAVERN 472 MILE END ROAD	0.12	Site has planning permission
836	FORMER ST MICHAELS LODGE, STONE STREET	0.04	Site has planning permission
961	LAKE HOUSE 12 ST HELENS PARADE	0.06	Site has planning permission
61280	Garages at Exmouth Road		Site has planning permission
70001	St Marys Hospital Finchdean Buildings	0.74	Site has planning permission
70005	Beamond Court, Park Lane, Cosham		Site has planning permission
130	129-135 Southampton Road	0.49	Size, shape and relationship - no development potential
210	Land at the end of Browning Avenue, Paulsgrove	0.18	Size, shape and relationship - no development potential
241	Garage Court r/o 2-8 Eastwood Road	0.14	Size, shape and relationship - no development potential
250	Garages adj. to 12 Whitecross Gardens	0.12	Size, shape and relationship - no development potential
251	Garages rear of 66 The Ridings	0.11	Size, shape and relationship - no development potential
252	Garages rear of 1-9 Newney Close	0.15	Size, shape and relationship - no development potential
268	Centre of block between Portsdown Avenue, Moortown Avenue, and Sea View Road.	0.12	Size, shape and relationship - no development potential
269	Centre of block between Moortown Avenue, Farlington Avenue and rear of 2-10 Down End, Drayton	0.22	Size, shape and relationship - no development potential
272	Garages rear of 68-84 Lower Drayton Lane, Drayton	0.11	Size, shape and relationship - no development potential
295	Garages rear of Marshfield House, Drayton	0.11	Size, shape and relationship - no development potential
313	R/O 229-243 STUBBINGTON AVENUE	0.1	Size, shape and relationship - no development potential
341	LAND TO NORTH SIDE OF COSHAM PARK HOUSE COSHAM PARK AVENUE	0.27	Size, shape and relationship - no development potential
436	MEDINA ROAD (MIDDLE AREA), COSHAM. SITE TO REAR OF FLATS NOS 121 to 131.	0.12	Size, shape and relationship - no development potential
442	GARAGES, LEDBURY ROAD, PAULSGROVE EXISTING GARAGE SITE, PLUS ACCESS	0.16	Size, shape and relationship - no development potential
454	LAND REAR OF BROWNING AVE, ADJ TO HIGHSLOPES SCOUT HUT, PAULSGROVE	0.16	Size, shape and relationship - no development potential

465	SITE REAR OF ULLSWATE/ESKDALE/PATTERDALE AND GRASMERE HOUSES ACCESSED FROM WOOLFERTON ROAD, PAULSGROVE	0.19	Size, shape and relationship - no development potential
468	SITE TO REAR OF LUDLOW ROAD, PAULSGROVE	0.11	Size, shape and relationship - no development potential
547	CAR PARK TO WEST OF KILMINSTON CLOSE, BEHIND 6-32	0.12	Size, shape and relationship - no development potential
650	1-21 PARK MANSIONS AND R/O DORNAY COURT MAGDALA ROAD	0.33	Size, shape and relationship - no development potential
988	26-72 FORT CUMBERLAND ROAD	0.04	Size, shape and relationship - no development potential
1090	LAND BETWEEN FLORENCE ROAD AND MALVERN ROAD, IMMEDIATELY WEST OF CHILTERN COURT, SOUTHSEA	0.07	Size, shape and relationship - no development potential
1110	Rear of properties on Waverley Rd (to west). Sandwiched between Waverley Road and Wimbledon Park,	0.08	Size, shape and relationship - no development potential
1124	Centre of block between St Helen's Parade, Cranewater Park and St Helen's Close, Southsea	0.05	Size, shape and relationship - no development potential
1153	Car park between King Street, Brougham Road and Green Road.	0.02	Size, shape and relationship - no development potential
1283	UNIT 1 82-88 ELM GROVE AND LAND AT HENDLEY CLOSE	0.05	Size, shape and relationship - no development potential
3004	CAR PARK BETWEEN DARTMOUTH MEWS AND SOUTHSEA TERRACE	0.06	Size, shape and relationship - no development potential