

Local Plan evidence base:

Strategic Housing Land Availability Assessment

2015 update

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Disclaimer

The Strategic Housing Land Availability Assessment (SHLAA) is part of the evidence base of the Local Plan. **Policy decisions are made through the Local Plan**, not the SHLAA.

In relation to the information contained within this report, its appendices and any other report relating to the findings of Portsmouth's SHLAA, the city council makes the following disclaimer, without prejudice:

- i. The identification of potential housing sites, buildings or areas in the SHLAA **does not state or imply that the city council would necessarily grant planning permission for residential development**. Nor does identification in the SHLAA automatically qualify the site for allocation for residential or any other type of development. All planning applications will continue to be determined against the development plan and other relevant material considerations.
- ii. The SHLAA has identified suggested yields for each site which have been included in the report. In arriving at these conclusions, officers have used general layouts and mathematical algorithms to arrive at a crude estimation of a site's potential yield based on the information available to officers at the time. Consequently, the yields that have been identified in this report **do not mean that an exact or similar yield would necessarily be appropriate in a planning application**. Any application will continue to be assessed on its own merits, through the normal planning process.
- iii. The conclusions in the SHLAA are based on information that was available at the time of the study. The city council does not accept liability for any factual inaccuracies. Users of the study's findings should know that there may be additional constraints on some sites that were not identified at the time of the survey. Consequently, **planning applications will continue to be treated on their own merits** at the time of the planning application and not on the information contained in the SHLAA. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may also arise during the course of a detailed planning application that were not identified at the time of the study. For example, the ground conditions of a site are not always fully known without intensive on site investigations. Applicants will therefore have to carry out their own analysis of a site in order to identify any constraints **and should not rely on any part of the findings in the SHLAA to support an application**.
- iv. Economic conditions are susceptible to short and long term fluctuation, which can impact on the housing market. Consequently, the availability of sites and the delivery of housing are subject to short and long term variations in the economy and the housing market which it is not possible to accurately predict in this study. The SHLAA will be updated on an annual basis and the most accurate economic predictions will inform these updates.
- v. The categorisation of sites in terms of when they may come forward is based on the views of officers and insight from the development industry at the time of the study's preparation. Circumstances or assumptions may change which could impact on a site's development. **The SHLAA does not prevent planning applications being submitted on any sites identified in or excluded from the report at any time**.
- vi. The inclusion of potential housing sites, buildings or areas in the study does not preclude them from being developed for any other purpose(s).
- vii. The boundaries that are attached to sites, buildings and areas are based on the information available at the time. The SHLAA does not limit any extension or contraction of these boundaries for the purposes of a planning application.
- viii. The exclusion of sites, buildings or areas from the study (either because they never formed part of the SHLAA or because they have been discounted) does not preclude the possibility of planning permission for residential development being granted on them. It is acknowledged that sites will continue to come forward, particularly those below the threshold of five units (this threshold is explained later in the report). Their exclusion from this study does not preclude the possibility of residential development on those sites.
- ix. The study has a base date of 01 April 2016, and the findings are only a 'snapshot' of information held at the time the report was compiled. Therefore some of the information contained in the study will be the subject to change over time. The SHLAA will be updated annually.

Overall, sites identified in this report and its appendices have **no additional planning status** and inclusion in the SHLAA does not imply a presumption of, and should not be inferred to give, planning approval for residential development on any site.

1 Introduction

- 1.1 The Portsmouth Strategic Housing Land Availability Assessment (SHLAA) forms a key component of the evidence base for the city's Local Plan. Its key purpose is to demonstrate availability of sites for residential development, showing how the city council is playing a key part in delivering housing to meet local requirements.
- 1.2 Section 159 of the National Planning Policy Framework, requires local planning authorities to *“prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”*.
- 1.3 The National Planning Practice Guidance (NPPG)¹ sets out what the purpose of the study is, how local authorities should go about putting together a SHLAA and what the study should contain.
- 1.4 Portsmouth City Council first published a SHLAA in 2009 and has updated it every year since then. This document is the 2015 update, rolling the findings forward to a base date of 01 April 2016, the beginning of the next 5 year period. This update report does not claim to be a full SHLAA. Rather, its focus is to show the city's housing delivery trajectory. Readers can scrutinise the findings in more detail by referring to Appendix 1, where the details of the sites that make up the city's housing supply are set out, including their current planning status and assumptions on yield and phasing. All numbers shown are net additional dwellings, that is any housing already on the site has been discounted.
- 1.5 As made clear in the disclaimer, it should be noted that the inclusion of sites in this assessment **does not** allocate them for housing development, grant planning permission nor imply that planning permission would be granted.

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

2 Identification and Assessment of Sites

Setting a size threshold

- 2.1 The NPPG suggests² a minimum site size threshold of five dwellings. This is consistent with the threshold used historically for SHLAAs in Portsmouth, so a gross yield figure of five units is again used in this study update.
- 2.2 A lower threshold than this risks too many sites being put forward for assessment, and making it difficult to identify genuine opportunities - for example most larger dwellings would be capable of being subdivided into two smaller ones. Smaller sites yielding 1-4 units may come forward as windfall sites (see windfall section below).
- 2.3 An analysis of past trends shows that if a higher threshold than five units is used a significant proportion of the city's housing land supply would be overlooked. Consequently, a threshold of five units is deemed to be most appropriate.

Identification of sites and broad locations

- 2.4 The NPPG³ is clear that the study should identify as wide a range of sites as possible and should not be overly constrained by policy, as an important part of the review is to test the appropriateness of previously identified constraints. There should be a proactive search for sites rather than simply relying on known development sites.
- 2.5 The following data sources were used as a basis for selecting sites to take forward as part of the SHLAA:

Sites with planning permission:

Sites with full or outline planning permission residential (or mixed use development with a residential element) as at 31 March 2015, whether development has commenced or not⁴.

The city council contributes data to the Hampshire County Council Land Availability Management System (LAMS), which is used to monitor planning applications and their implementations. This system was interrogated for the status of applications.

Potential housing sites:

- Land allocated in an adopted or draft Local Plan for housing
- Planning applications determined since 1 April 2015
- Planning applications submitted since 1 April 2015
- Sites where planning permission for residential has been refused or the application withdrawn⁵

² NPPG Paragraph: 010 Reference ID: 3-010-20140306

³ Reference ID 3-012-20140306

⁴ NB excludes resolutions to grant planning permission

⁵ Including such sites enabled officers to evaluate whether the reasons for refusal could be overcome in a future application

- Strategic sites in the Portsmouth Plan
- Strategic sites in the City Deal⁶
- Areas with opportunities for large scale redevelopment or redesign
- Sites submitted by developers and agents
- National Land Use Database sites
- Surplus public sector land (using the Register of Surplus Public Sector Land and Portsmouth City Council sites)
- Pre-application discussions regarding residential development
- Sites where planning permission has been granted but the application has subsequently expired
- Sites from the city council's eyesore group
- Visually identified sites (desktop and on site)

2.6 All of the above sources of information were brought together in spreadsheets and on maps to identify any duplication. All sites were then individually assessed. The nature and intensity of the assessment and analysis varies from site to site, depending on the status and officer's prior knowledge of the site. The city council already has a large amount of information and knowledge of most of the sites being considered through previous work, chiefly:

- the Site Allocations Plan
- the Portsmouth Plan
- Area Action Plans and area based Supplementary Planning Documents
- Existing or previous planning applications
- The City Deal
- Sub-regional planning work through the Partnership for Urban South Hampshire

Estimating the development potential of sites

2.7 All sites have been reviewed to assess their development potential, both in terms of the likelihood of the site coming forward for residential development, and to estimate the number of units likely to be delivered on the site. Where extensive officer knowledge already existed on sites, this was used to inform the SHLAA. Any new sites that have not been considered by the city council before were subject to an intensive survey. This included desk based work and some site visits to establish site area and current land use, the character of surrounding area and environmental constraints.

2.8 The potential yield of each site was assessed by a combination of officer knowledge as described above, and by applying standard ratios and mock schemes to sites. The details of these are set out in Appendix 2.

2.9 Footnote 12 of the NPPF sets out that *"To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged."*

⁶ <https://www.portsmouth.gov.uk/ext/development-and-planning/regeneration/city-deal.aspx>

- 2.10 In terms of assessing the suitability of sites for residential development, the NPPG generally recommends including as wide a range of sites as possible⁷. In the city, housing is generally seen as a suitable use for a site, and most sites will be considered for inclusion. However, due to the particular physical constraints of the city there are some matters which as a starting point assumed to restrict the development potential of a site for residential use:
- i. **Sites of Special Scientific Interest** - development on these is unlikely to be possible due to high level protection in the NPPF and legal requirements in the Wildlife and Countryside Act.
 - ii. **Protected open space** - Portsmouth is the most densely populated area of the country outside London. Good quality open space is already at a premium in the city and given the likely increase in population over the next twenty years, the protection of all open spaces is deemed the only pragmatic approach to the issue. The only exception to this broad approach is developments where there is scope to reconfigure existing open spaces as part of the development, ensuring a 'no net loss' approach
 - iii. **Employment areas** - those areas of the city which are essential to meeting the identified need for employment floorspace in the Portsmouth Plan
 - iv. **Extreme flood risk** - where the site is located in flood zone 2 or 3 and has either a high or very high flood hazard level

2.10 These matters are not, however, a restrictive rule. For example, the city acknowledges recent government guidance on reviewing the long term protection of employment land. Development on open space may be acceptable if a suitable alternative space is available nearby which could be converted to open space, resulting in no net loss. In all cases, site specific considerations are taken into account.

Windfalls

2.11 The NPPG recognise that a realistic approach must be taken towards windfalls. Ultimately, it is always preferable to have identifiable sites that will form the city's housing land supply. The certainty that such sites offer is beneficial in planning for infrastructure provision and ensuring that the most suitable parts of the city are prioritised for residential development. Nonetheless, the NPPF does state that windfalls can be identified, including in the first five years of delivery, providing there is compelling evidence⁸ that such sites have consistently been available in the local area and will continue to provide a reliable source of supply, as set out in paragraph 48 of the NPPF. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

2.12 The city council has reviewed data on the delivery of small sites delivering between 1 and 4 units, that is sites smaller than the threshold of 5 assumed for sites to be included in the SHLAA. Historically, delivery of these small sites has been

⁷ Reference ID 3-012-20140306

⁸ Reference ID 3-24-20140306

approximately 100 dwellings per year. Given the land constraints in Portsmouth, a significant number of housing units are delivered through the subdivision of larger properties into smaller flats, or through the redevelopment of small sites. Consequently, a predicted yield of 100 units per annum from sites yielding 1-4 dwellings is seen to be a realistic and robust approach. A yield of 50 dwellings per year has been given to 2015/16 and 2016/17 to reflect the fact that a number of applications already exist which will contribute to the supply of homes from small sites over these two years.

Site Phasing

- 2.13 Site phasing is broadly based on the current planning status of the site. Where planning permission has been granted, the site is considered likely to come forward in the first few years (unless there are clear indications that it will not); Sites which may not yet have planning permissions, but where pre-application discussion are taking place, and sites subject to plan allocations are broadly considered more likely to come forward sooner than sites which have been identified by officers as potential sites. Phasing of course also takes account of the size and complexity of the site.
- 2.14 In order for sites to be included in the first five years supply, they must be considered to be deliverable. Footnote 11 of the NPPF sets out that *"To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.* This guidance has been taken into account in phasing sites in the first five years. Only sites with a high probability of coming forward have been phased in this period.

Bringing the Assessment together

- 2.15 Using the above sources of supply, and assessing the likely development yield and phasing, the city council has brought together the findings about the current housing land supply position shown in section 3.

3 Findings

Period Covered by this study

3.1 The Portsmouth SHLAA reviews at the city’s supply of housing land to cover the period of 01 April 2006 to 31 March 2027 as this is the lifetime of the adopted local plan⁹. The city council published a SHLAA in September 2009 and has updated it every year since then, each update reflecting further survey work and the progression of sites through the planning system.

3.2 This 2015 update reflects the position as at 31 March 2015. The figure to the right sets out the years covered by the study, from now to the end of the plan period. The current year 2015/16 counts as year 0, with the first 5 year period beginning at 1 April 2016. Throughout this report, the results are presented split into 5 year periods. A particular emphasis is placed on the first 5 year period, as the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements¹⁰.

2015/16	Year 0	1-5 years
2016/17	Year 1	
2017/18	Year 2	
2018/19	Year 3	
2019/20	Year 4	
2020/21	Year 5	6-10 years
2021/22	Year 6	
2022/23	Year 7	
2023/24	Year 8	
2024/25	Year 9	
2025/26	Year 10	
2026/27	Year 11	

Figure 1:
Years covered by the 2015 SHLAA update

Portsmouth’s housing target

3.3 The NPPG¹¹ sets out that the starting point for housing requirement figures is an up-to-date adopted Local Plan, and considerable weight should be given to this. The Portsmouth Plan was adopted on 24th January 2012. It forms a robust and up-to-date housing target for the city. The plan¹² sets out the city’s housing capacity from 2006/07 up to 2026/27 and states that between 11,484 and 12,754 net additional homes could be provided, depending on the provision of infrastructure. Some of this infrastructure has been delivered, so the target arising from the Portsmouth Plan is 12,254 net additional homes in the city between 2006/07 and 2026/27¹³.

9 Portsmouth Plan: <https://www.portsmouth.gov.uk/ext/development-and-planning/planning/the-portsmouth-plan.aspx>

10 NPPG: Paragraph: 030 Reference ID: 3-030-20140306

11 Paragraph: 030 Reference ID: 3-030-20140306

12 See Table 2 on page 81 of the Portsmouth Plan

13 The full 12,754 target in the Portsmouth Plan was contingent on strategic infrastructure being delivered, namely a motorway junction at Tipner and a bridge link to Horsea Island. The motorway interchange at Tipner has been delivered, so the full provision of housing from that site can now be targeted. However, the bridge which would allow the assumed 500 units at Horsea is not currently deliverable, so the 500 units at Horsea are excluded from the full target, meaning the plan target is 12,254.

3.4 This total housing target of 12,254 equates to an average of 584 homes per year over the 21 years. This annual target is reassessed each year, based on previous completions. This ensures that any over-delivery or under-delivery is compensated for if necessary.

3.5 Based on the annual target of 584, a total of 5,256 dwellings should have been delivered between 2006/07 and 2014/15. The table to the right shows that completions to 31 March 2015 add up to 4,900. This leaves a deficit against the target up until this point of 356 homes.

3.6 The NPPG¹⁴ advises that any past under-supply should be addressed in the first five years. Therefore, the undersupply of 356 is added to the target for the period to 31 March 2021¹⁵, increasing the target in those years from 584 to 644. The annual target for the 6-10 year period and beyond then reverts to 584. The revised targets are shown at the bottom of the table. It is against these targets that this document seeks to demonstrate a supply for each 5 year period.

previous completions	
2006/07 completions	526
2007/08 completions	712
2008/09 completions	1,309
2009/10 completions	726
2010/11 completions	317
2011/12 completions	276
2012/13 completions	379
2013/14 completions	236
2014/15 completions	419
Total completions between 2006/07 and 2014/15	4,900
Total target between 2006/07 and 2014/15	5,256
Difference	-356
Requirement for each period of delivery	
Year 0	644
1-5 years	3,220
6-11 years	2,920
Year 11	584

Figure 2:
The framework of Portsmouth's future housing delivery, calculated from the housing target in the Portsmouth Plan.

Portsmouth's housing supply

3.7 The sites which will form the city's future housing land supply are

- i. sites with planning permission;
- ii. potential housing sites (strategic sites and smaller sites across the city)¹⁶
- iii. windfall sites

3.8 The tables overleaf show the projected net increases in dwellings from completions under each of these categories in 5 year periods.

14 Paragraph: 035 Reference ID: 3-035-20140306

15 The undersupply is spread over 6 years - Year 0 (2015/16), and the first five years from 2016/17 to 2020/21. 356 divided by 6 is 59.3. This is rounded to 60.

16 Strategic Sites are defined as the strategic allocations at Tipner, Horsea and Port Solent, as well as sites within the City Centre and Somerstown. While listed separately on the local plan, sites in the city's town & district centres are included in the housing sites across the city.

Year 0 (2015/16)	
Net supply from sites with Planning Permission:	355
Net supply from Identified Potential Sites:	
Net increase in units from potential housing sites on sites across the city:	0
Net increase in units from strategic housing allocations*:	0
Net Supply from unidentified sites (1-4 units):	50
TOTAL predicted delivery in 2012/13:	405
Total requirement under the Portsmouth Plan:	644
Surplus / Shortfall against Plan Target for this period:	-239

Year 1-5 (2016/17- 2020/21)	
Net supply from sites with Planning Permission:	1,376
Net supply from Identified Potential Sites:	
Net increase in units from potential housing sites on sites across the city:	923
Net increase in units from strategic housing allocations*:	1,045
Net Supply from unidentified sites (1-4 units):	450
TOTAL predicted delivery in 2016-21:	3,794
Total requirement under the Portsmouth Plan:	3,220
Surplus / Shortfall against Plan Target for this period:	574 = 18%

Year 6-10 (2021/22 -2025/26)	
Net supply from sites with Planning Permission:	259
Net supply from Identified Potential Sites:	
Net increase in units from potential housing sites on sites across the city:	777
Net increase in units from strategic housing allocations*:	1,675
Net Supply from unidentified sites (1-4 units):	500
TOTAL predicted delivery in 2021-26:	3,211
Total requirement under the Portsmouth Plan:	2,920
Surplus / Shortfall against Plan Target for this period:	291

Years 11 (2026/27)	
Net supply from sites with Planning Permission:	0
Net supply from Identified Potential Sites:	
Net increase in units from potential housing sites on sites across the city:	118
Net increase in units from strategic housing allocations*:	225
Net Supply from unidentified sites (1-4 units):	100
TOTAL predicted delivery in 2021-26:	443
Total requirement under the Portsmouth Plan:	584
Surplus / Shortfall against Plan Target for this period:	-141

* Please note that planning permissions on strategic sites are included in the 'Sites with Planning Permission' line above.

5-year Housing Land Supply

3.9 The study demonstrates that Portsmouth has a five year housing land supply from 01 April 2016. There is a surplus of 574 dwellings in the first five years. Paragraph 47 of the NPPF also requires that local planning authorities identify an additional buffer of 5% of the target to ensure choice and competition in the market for land. It goes on to state that where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply. The current supply identified is equivalent to a 18% buffer.

Phase of delivery	Net delivery of dwellings	Portsmouth Plan target	Difference to Portsmouth Plan target	Running difference to Portsmouth Plan target
1-5 years	3,794	3,220	574	574
6-10 years	3,211	2,920	291	865
11-12 years	443	584	-141	724
TOTAL: 7,448				

Figure 3

The phasing of Portsmouth's housing supply, cross-referenced with the annualised housing target

Supply against the Portsmouth Plan Target

3.10 The table below shows the summary housing land supply findings for the whole plan period between 2006/07 and 2026/27, against the target in the Portsmouth Plan of 12,254 net additional homes in the city in that period (see Housing Target section above). This review of supply shows that the city can meet this requirement over the 21 year plan period and current supply indicated that this may be exceeded by almost 500 dwellings.

Housing supply 2006/07 - 2026/27	
Source of supply	No. of units
Completions up to 31 March 2015	4,900
Permissions	1,990
Potential housing sites (incl. Strategic Sites)	4,763
Windfall	1,100
TOTAL:	12,753
Portsmouth Plan target:	12,254
Difference:	499

Figure 4

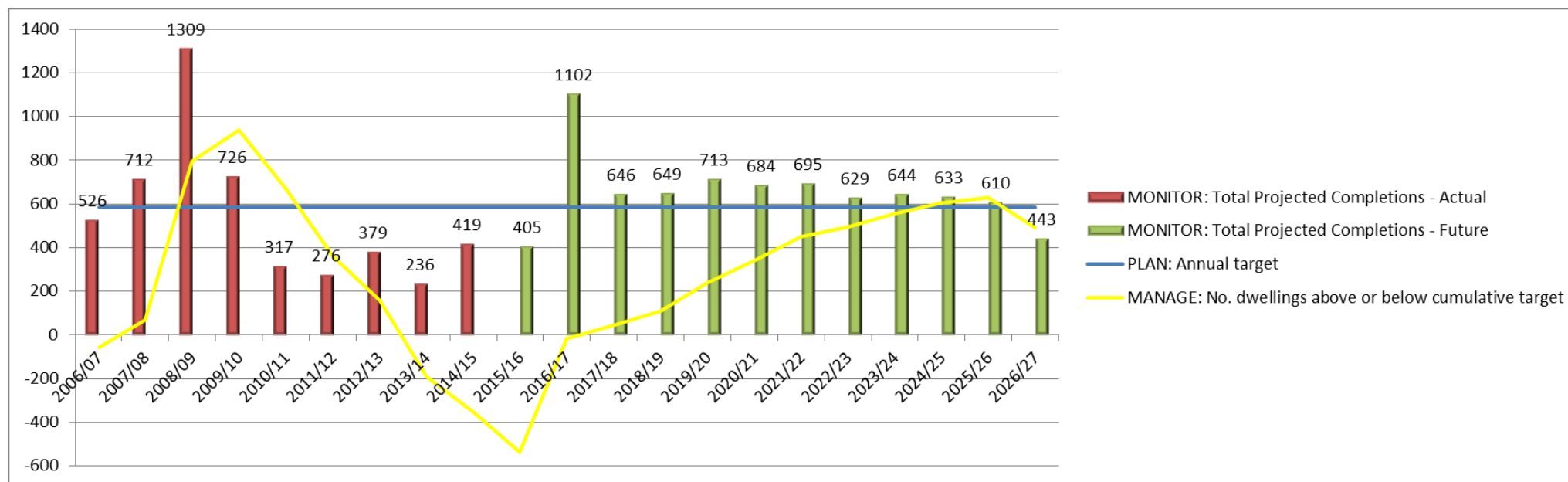
Total housing delivery over the lifetime of the Portsmouth Plan

Housing Trajectory

3.11 Taking into account the review of completions, permissions and identified potential sites, the housing delivery trajectory overleaf for the city overleaf shows past and future delivery against the targets in the Portsmouth Plan:

HOUSING TRAJECTORY shown against Portsmouth Plan delivery targets

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
PLAN: Annual target	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584	584
MONITOR: Completions	526	712	1,309	726	317	276	379	236	419	405	1134	646	649	713	684	695	629	644	633	610	443
MANAGE: No. dwellings above or below cumulative target	-58	70	795	937	670	362	157	-191	-356	-535	15	77	142	271	371	482	527	587	636	662	521



APPENDIX 1

HOUSING SITES IN PORTSMOUTH

Sites with Planning Permission

Reference	Site Name	Location (Ward)	Net Additional Dwellings	Status	YEARS 0	YEARS 1-5	YEARS 6-10	YEARS 11-15	ALL YEARS
13/00748/FUL	162 COPNOR ROAD	Baffins Ward	1	Permission	1	0	0	0	1
11/01204/REM	205 WALKER CAR SALES GOLDSMITH AVENUE	Central Southsea Ward	14	Permission	0	0	0	0	0
12/00118/FUL	147 ALBERT ROAD	Central Southsea Ward	3	Permission	3	0	0	0	3
14/00829/FUL	112 & 114 JESSIE ROAD	Central Southsea Ward	0	Permission	0	0	0	0	0
14/01617/FUL	REAR OF 163 GOLDSMITH AVENUE	Central Southsea Ward	3	Permission	0	3	0	0	3
12/00943/OUTR	11 - 14 CLOCK STREET	Charles Dickens Ward	4	Permission	0	0	0	0	0
12/01119/FUL	47 - 49 KINGSTON ROAD	Charles Dickens Ward	4	Permission	0	4	0	0	4
12/01382/FUL	249 FORMER CONTENTED PIG PH FRATTON ROAD	Charles Dickens Ward	9	Permission	0	9	0	0	9
13/00117/FUL	WILMCOTE HOUSE TYSELEY ROAD	Charles Dickens Ward	4	Permission	4	0	0	0	4
13/00416/FUL	229 - 231 COMMERCIAL ROAD	Charles Dickens Ward	6	Permission	0	0	0	0	0
13/00570/FUL	PORTSMOUTH FOYER 22 EDINBURGH ROAD	Charles Dickens Ward	29	Permission	29	0	0	0	29
13/00983/FUL	RIDGEWAY HOUSE UNICORN ROAD	Charles Dickens Ward	10	Permission	0	10	0	0	10
14/00007/PACOU	UNIT 6 CUMBERLAND GATE CUMBERLAND ROAD	Charles Dickens Ward	4	Permission	0	4	0	0	4
14/00010/PACOU	FIRST, PART SECOND & PART THIRD FLOOR 35 - 45 ARUNDEL STREET	Charles Dickens Ward	17	Permission	0	17	0	0	17
14/00771/FUL	FORMER CAR PARK GREETHAM ST / DUGALD DRUMMOND STREET	Charles Dickens Ward	160	Permission	0	160	0	0	160
14/00848/FUL	13-15 FRATTON ROAD	Charles Dickens Ward	1	Permission	0	1	0	0	1
14/01167/DEM	HEALTH CENTRE & ARTHUR POPE HOUSE BLACKFRIARS CLOSE	Charles Dickens Ward	-24	Permission	-24	0	0	0	-24
14/01186/FUL	NORTH STREET PLAY AREA NORTH STREET	Charles Dickens Ward	5	Permission	0	5	0	0	5
14/01555/NMA	THE REGISTRY, 1 - 2 ST MICHAELS ROAD	Charles Dickens Ward	41	Permission	41	0	0	0	41
14/01572/FUL	12 QUEEN STREET	Charles Dickens Ward	7	Permission	0	7	0	0	7
12/00197/FUL	202 CHICHESTER ROAD	Copnor Ward	1	Permission	0	0	0	0	0

13/00553/OUT	DARBY HOUSE SKYE CLOSE	Cosham Ward	8	Permission	0	8	0	0	8
14/00003/PACOU	BUILDING COMPLEX 9000 LAKESIDE WESTERN ROAD	Cosham Ward	108	Permission	0	0	0	0	0
14/00461/FUL	107 HIGH STREET	Cosham Ward	1	Permission	1	0	0	0	1
14/01164/FUL	SITE OF 80 HIGH STREET (former cinema)	Cosham Ward	46	Permission	0	46	0	0	46
14/01563/FUL	ACORN LODGE SEVENOAKS ROAD	Cosham Ward	7	Permission	0	7	0	0	7
12/00139/FUL	5 FLATS 1 - 11 VECTIS WAY	Cosham Ward	3	Permission	3	0	0	0	3
12/00204/FUL	44B HIGH STREET	Cosham Ward	2	Permission	2	0	0	0	2
12/01083/FUL	119 SITE OF FORMER RAILWAY PH HIGH STREET	Cosham Ward	20	Permission	20	0	0	0	20
12/01185/FUL	76 Highbury Grove	Cosham Ward	1	Permission	0	0	0	0	0
14/00003/PASBD	101 HIGH STREET	Cosham Ward	3	Permission	0	3	0	0	3
14/00004/PACOU	FIRST FLOOR 48C - 48D HIGH STREET MAISONETTE 6 Highbury Buildings Portsmouth Road	Cosham Ward	2	Permission	0	2	0	0	2
14/00316/FUL	LAND AT CLEMENT ATTLEE WAY	Cosham Ward	-2	Permission	-2	0	0	0	-2
14/00798/FUL	FIRST FLOOR SALISBURY HOTEL LONSDALE AVENUE	Cosham Ward	1	Permission	0	1	0	0	1
14/01290/HOU	11 THE OLD ROAD	Cosham Ward	1	Permission	1	0	0	0	1
14/01438/FUL	41 WINDSOR ROAD	Cosham Ward	1	Permission	0	1	0	0	1
13/01224/FUL	SCOTTISH & SOUTHERN ENERGY DEPOT LOWER DRAYTON LANE	Drayton and Farlington Ward	143	Permission	57	86	0	0	143
13/00386/FUL	107 HAVANT ROAD	Drayton and Farlington Ward	26	Permission	0	26	0	0	26
13/00544/FUL	93 HAVANT ROAD	Drayton and Farlington Ward	51	Permission	0	51	0	0	51
13/01378/FUL	LAND BETWEEN 9 - 11 MANOR ROAD	Drayton and Farlington Ward	1	Permission	0	1	0	0	1
13/01462/FUL	LAND TO REAR 300 HAVANT ROAD	Drayton and Farlington Ward	1	Permission	0	1	0	0	1
14/00350/FUL	47 SOLENT ROAD	Drayton and Farlington Ward	0	Permission	0	0	0	0	0
14/00784/FUL	1A EVELEGH ROAD	Drayton and Farlington Ward	1	Permission	0	1	0	0	1
06/00497/FUL	SAVOY BUILDINGS SOUTH PARADE	Eastney and Craneswater Ward	32	Permission	0	0	0	0	0
08/00344/FUL	8-10 THE OCEAN HOTEL AND APARTMENTS ST HELENS PARADE	Eastney and Craneswater Ward	6	Permission	0	6	0	0	6
10/00194/FULR	THE ROYAL BEACH HOTEL (EAST WING) ST HELENS PARADE	Eastney and Craneswater Ward	40	Permission	0	40	0	0	40
10/01263/FUL	38 - 42 SOUTH PARADE	Eastney and Craneswater Ward	6	Permission	0	6	0	0	6
11/00271/FUL	18 HELENA ROAD	Eastney and Craneswater Ward	1	Permission	0	0	0	0	0
11/01040/FUL	138 CLARENDON ROAD	Eastney and Craneswater Ward	3	Permission	0	3	0	0	3
13/01115/FUL	81 FESTING GROVE	Eastney and Craneswater Ward	-1	Permission	-1	0	0	0	-1
14/00026/FUL	14 BRUCE ROAD	Eastney and Craneswater Ward	3	Permission	3	0	0	0	3

14/00028/FUL	190A ALBERT ROAD	Eastney and Craneswater Ward	0	Permission	0	0	0	0	0
14/00174/FUL	42, 42A, 42B & 42C CROMWELL ROAD	Eastney and Craneswater Ward	3	Permission	3	0	0	0	3
14/00867/FUL	BIRCHWOOD GUEST HOUSE 44 WAVERLEY ROAD	Eastney and Craneswater Ward	0	Permission	0	0	0	0	0
14/00875/FUL	47 EASTERN PARADE	Eastney and Craneswater Ward	2	Permission	2	0	0	0	2
14/00955/FUL	126A, 128A & 128B ALBERT ROAD	Eastney and Craneswater Ward	0	Permission	0	0	0	0	0
15/00007/FUL	28 CRANESWATER PARK	Eastney and Craneswater Ward	0	Permission	-1	0	0	0	-1
15/00074/FUL	LAKE HOUSE 12 ST HELENS PARADE	Eastney and Craneswater Ward	-1	Permission	-1	0	0	0	-1
12/00580/OUT	251 - 253 NEW ROAD	Fratton Ward	9	Permission	0	9	0	0	9
11/00099/FUL	75 - 77 COPNOR ROAD	Fratton Ward	7	Permission	0	7	0	0	7
11/00997/FUL	306 FRATTON ROAD	Fratton Ward	2	Permission	0	0	0	0	0
12/00858/FUL	5A - 8A LOWER BROOKFIELD ROAD	Fratton Ward	6	Permission	6	0	0	0	6
13/01040/FUL	240 FRATTON ROAD	Fratton Ward	2	Permission	0	2	0	0	2
13/01220/FUL	CRESCENT SNOOKER CLUB 136 - 138 KINGSTON ROAD	Fratton Ward	7	Permission	0	7	0	0	7
14/00837/FUL	22 - 30 FRATTON ROAD	Fratton Ward	3	Permission	0	3	0	0	3
14/01197/FUL	PARK LODGE 28 PUBLIC CONVICENCES CLARKES ROAD	Fratton Ward	1	Permission	1	0	0	0	1
11/00147/FUL	DOYLE COURT 443 LONDON ROAD	Hilsea Ward	9	Permission	0	9	0	0	9
11/01246/FUL	ALEXANDRA LODGE WYLLIE ROAD	Hilsea Ward	80	Permission	80	0	0	0	80
12/00385/FUL	1 SHADWELL ROAD	Hilsea Ward	1	Permission	0	1	0	0	1
12/00481/FUL	158 - 160 LONDON ROAD	Hilsea Ward	4	Permission	0	0	0	0	0
12/00568/FULR	50 MAGDALEN ROAD	Hilsea Ward	1	Permission	0	0	0	0	0
14/00006/PACOU	357 - 359 COPNOR ROAD	Hilsea Ward	0	Permission	0	0	0	0	0
14/00622/FUL	105 SHADWELL ROAD	Hilsea Ward	1	Permission	0	1	0	0	1
11/00832/REM	191 EASTNEY ROAD	Milton Ward	9	Permission	0	4	0	0	4
12/00146/FUL	LAND ADJACENT 1 CROFTON ROAD	Milton Ward	1	Permission	1	0	0	0	1
13/00297/REM	ST MARYS HOSPITAL WEST WING & MATERNITY BLOCK MILTON ROAD	Milton Ward	191	Permission	97	26	0	0	123
14/01378/FUL	42 FROGMORE ROAD	Milton Ward	3	Permission	3	0	0	0	3
10/00849/OUT	LAND OFF AND BETWEEN M275 SOUTH OF TIPNER LAKE INCLUDING GREYHOUND STADIUM TWYFORD AVENUE	Nelson Ward	518	Permission	0	259	259	0	518
11/00362/OUT	TIPNER EAST - PHASE 4 TWYFORD AVENUE	Nelson Ward	80	Permission	0	80	0	0	0
13/00002/PACOU	CONNECT CENTRE KINGSTON CRESCENT	Nelson Ward	89	Permission	0	89	0	0	89
13/00053/FUL	27 HAVANT ROAD	Nelson Ward	3	Permission	0	3	0	0	3
13/01383/FUL	H & E CAR SPARES 234 TWYFOFRD AVENUE	Nelson Ward	1	Permission	1	0	0	0	1

14/00001/PASBD	REAR OF 40 GLADYS AVENUE	Nelson Ward	1	Permission	0	1	0	0	1
14/00046/FUL	9 WADHAM ROAD	Nelson Ward	1	Permission	0	1	0	0	1
14/01194/FUL	11 ANGERSTEIN ROAD	Nelson Ward	1	Permission	1	0	0	0	1
15/00106/FUL	18 STUBBINGTON AVENUE	Nelson Ward	1	Permission	0	1	0	0	1
24209/AC*A	LAND R/O THE LANYARD PH (FMR BAPTIST CHURCH) LONDON ROAD/HEATHFIELD ROAD	Nelson Ward	10	Permission	10	0	0	0	10
13/00367/OUTR	LONGDEAN LODGE HILLSLEY ROAD	Paulsgrove Ward	40	Permission	0	0	0	0	0
12/00760/FUL	9 DEERHURST CRESCENT	Paulsgrove Ward	1	Permission	0	0	0	0	0
12/01064/FUL	1 LAND ADJACENT BODMIN ROAD	Paulsgrove Ward	1	Permission	0	1	0	0	1
13/00259/FUL	R/O 284C, D & E ALLAWAY AVENUE	Paulsgrove Ward	1	Permission	1	0	0	0	1
13/00975/FUL	LAND ADJACENT 4 HUNTLEY CLOSE BUILDING 003 FORT SOUTHWICK JAMES CALLAGHAN DRIVE	Paulsgrove Ward	1	Permission	0	1	0	0	1
14/00008/PACOU	LAND ADJACENT TO HOMEHEIGHTS AND QUEENS HOTEL OSBORNE ROAD CLARENCE PARADE	Paulsgrove Ward	5	Permission	0	5	0	0	5
10/01247/FUL	LAND ADJACENT TO HOMEHEIGHTS AND QUEENS HOTEL OSBORNE ROAD CLARENCE PARADE	St. Jude Ward	38	Permission	0	38	0	0	38
13/00779/FUL	CAVANDISH HOUSE 18 VICTORIA ROAD SOUTH LAND REAR OF PORTLAND HOTEL TONBRIDGE STREET	St. Jude Ward	1	Permission	0	0	0	0	0
13/01123/FUL	LAND REAR OF PORTLAND HOTEL TONBRIDGE STREET	St. Jude Ward	6	Permission	0	6	0	0	6
08/01941/FUL	NIGHTCLUB & QUEENS HOTEL OSBORNE ROAD	St. Jude Ward	60	Permission	0	60	0	0	60
11/00106/FULR	THE TOWN HOUSE PORTLAND ROAD	St. Jude Ward	9	Permission	9	0	0	0	9
12/00155/OUT	108 - 112 ELM GROVE	St. Jude Ward	17	Permission	0	17	0	0	17
12/00610/FUL	80 PUBLIC HOUSE CLARENDON ROAD	St. Jude Ward	0	Permission	0	0	0	0	0
13/00228/FUL	19 LENNOX ROAD SOUTH	St. Jude Ward	2	Permission	2	0	0	0	2
13/00357/FUL	2 ST CATHERINE STREET	St. Jude Ward	1	Permission	0	2	0	0	2
13/00413/FUL	REAR OF 2 LENNOX ROAD SOUTH	St. Jude Ward	1	Permission	1	0	0	0	1
13/01071/FUL	4 MALVERN ROAD	St. Jude Ward	-1	Permission	-1	0	0	0	-1
13/01463/FUL	MARINE LODGE CLARENCE PARADE	St. Jude Ward	1	Permission	0	1	0	0	1
14/00024/FUL	2-3 ST PETERS LODGE LAWRENCE ROAD	St. Jude Ward	1	Permission	0	1	0	0	1
14/01436/FUL	13 FREESTONE ROAD	St. Jude Ward	0	Permission	0	0	0	0	0
14/01450/FUL	1 PELHAM ROAD	St. Jude Ward	1	Permission	0	1	0	0	1
15/00083/FUL	FORMER HSBC BANK 106 - 108 ALBERT ROAD	St. Jude Ward	2	Permission	0	2	0	0	2
15/00220/FUL	13A & 13B GROVE ROAD SOUTH	St. Jude Ward	2	Permission	0	2	0	0	2
13/01414/FUL	22 MIDDLE STREET	St. Thomas Ward	124	Permission	0	124	0	0	124
20262/AB*C	102 FMR WIGHTLINK WORKSHOPS BROAD STREET	St. Thomas Ward	14	Permission	0	0	0	0	0
11/00269/FUL	FORMER SIR ROBERT PEEL PH ASTLEY STREET	St. Thomas Ward	17	Permission	0	17	0	0	17

13/00166/FUL	SUN COURT 9 RIVERS STREET SEDGLEY CLOSE	St. Thomas Ward	1	Permission	0	1	0	0	1
13/00989/FUL	FONTENOY HOUSE GRAND PARADE	St. Thomas Ward	2	Permission	0	2	0	0	2
13/01244/FUL	1 LANDPORT TERRACE	St. Thomas Ward	1	Permission	0	1	0	0	1
13/01492/FUL	42-56 GKN AUTOPARTS LTD MIDDLE STREET	St. Thomas Ward	66	Permission	0	66	0	0	66
14/00506/FUL	STORE R/O 85/87 CASTLE ROAD	St. Thomas Ward	1	Permission	1	0	0	0	1
14/00813/FUL	LAND AT WINSTON CHURCHILL AVENUE	St. Thomas Ward	16	Permission	0	16	0	0	16

Strategic Sites

Site Name	Type	Net Additional Dwellings	pre 2015	YEAR 0	YEARS 1-5	YEARS 6-10	YEARS 11-15	ALL YEARS
Tipner (East)	strategic allocation	620						620
	progress completions	0	0	0	0	0	0	0
	progress permissions	598	0	0	339	259	0	598
	summary identified	28	0	0	28	0	0	28
	remaining target & phasing	-6						626
Tipner (west)	strategic allocation	650						650
	progress completions	0	0	0	0	0	0	0
	progress permissions	0	0	0	0	0	0	0
	summary identified	0	0	0	0	0	0	0
	remaining target & phasing	650				250	400	650
Tipner (firing range)	strategic allocation	600						600
	progress completions	0	0	0	0	0	0	0
	progress permissions	0	0	0	0	0	0	0
	summary identified	0	0	0	0	0	0	0
	remaining target & phasing	600			250	350		600
PORT SOLENT (boatyards)	strategic allocation	500						500
	progress completions	0	0	0	0	0	0	0
	progress permissions	0	0	0	0	0	0	0
	summary identified	0	0	0	0	0	0	0
	remaining target & phasing	500			150	350		500
HORSEA ISLAND	strategic allocation	0						0

Site Name	Type	Net Additional Dwellings	pre 2015	YEAR 0	YEARS 1-5	YEARS 6-10	YEARS 11-15	ALL YEARS
SOMERSTOWN	strategic allocation	539						539
	progress completions	53	53	0	0	0	0	53
	progress permissions	204	0	-20	224	0	0	204
	summary identified	0	0	0	0	0	0	0
	remaining target & phasing	311			111	200		311
CITY CENTRE	strategic allocation	1600						1600
	progress completions	169	169	0	0	0	0	169
	progress permissions	275	0	76	199	0	0	275
	summary identified	506	0	0	506	0	0	506
	remaining target & phasing	650				525	125	650

Identified Sites

Reference	Site Name	Location (Ward)	Net Additional Dwellings	Category	YEARS 0	YEARS 1-5	YEARS 6-10	YEARS 11-15	ALL YEARS
182	Kingston Prison	Baffins Ward	200	identified	0	200	0	0	200
15/01255/FUL	10 TANGIER ROAD	Baffins Ward	0	identified	0	0	0	0	0
14/01649/FUL	CHURCH HALL 151 FAWCETT ROAD & 3 HEYWARD ROAD	Central Southsea Ward	21	identified	0	21		0	21
15/00791/FUL	103 HIGHLAND ROAD	Central Southsea Ward	1	identified	0	1			1
15/01178/FUL	LAND AT JUNCTION OF HIGHLAND ROAD HASLEMERE ROAD AND	Central Southsea Ward	1	identified	0	1			1
53	Unity Hall and Deaf Centre	Charles Dickens Ward	70	draft allocations	0	0	70	0	70
156	Seymour Close parking area	Charles Dickens Ward	10	draft allocations	0	10	0	0	10
14/01452/FUL	12 - 18 GUILDHALL WALK	Charles Dickens Ward	59	identified	0	59			59
14/01672/FUL	FORMER ALLDERS WAREHOUSE CROSS STREET	Charles Dickens Ward	80	identified	0	0	0	0	0
15/00176/FUL	EUROPA HOUSE HAVANT STREET	Charles Dickens Ward	166	identified	0	166			166
15/00241/FUL	DIANE RUSSEL COURT, 81 KINGSTON ROAD	Charles Dickens Ward	4	identified	0	4			4
15/00403/FUL	59 & REAR OF 60 QUEEN STREET	Charles Dickens Ward	1	identified	0	1			1
15/00476/PACOU	UNIT 1 CUMBERLAND GATE CUMBERLAND ROAD	Charles Dickens Ward	3	identified	0	3			3
14/00809/FUL	THE TRAFALGAR 16 EDINBURGH ROAD	Charles Dickens Ward	8	identified	0	8			8
15/00808/FUL	63 KINGSTON ROAD	Charles Dickens Ward	1	identified	0	1			1
15/00551/FUL	GARAGES REAR OF 81 KINGSTON ROAD HANWAY ROAD	Charles Dickens Ward	3	identified	0	3			3
15/00007/PASBD	63 KINGSTON ROAD	Charles Dickens Ward	1	identified	0	1			1
15/00821/FUL	ZURICH HOUSE STANHOPE ROAD	Charles Dickens Ward	426	identified	0	0	0	0	0
15/01011/CS3	ARTHUR POPE HOUSE AND BLACKFRIARS ROAD FORMER SOMERS TOWN HEALTH CENTRE	Charles Dickens Ward	36	identified	30	30	0	0	60
15/00386/FUL	97 LABURNUM GROVE	Copnor Ward	1	identified	0	1			1
97	Southern Corner of Northern Road and Medina Road	Cosham Ward	45	identified	0	0	0	45	45
71	Corner of Spur Road and Northern Road, Cosham	Cosham Ward	28	identified	0	0	14	14	28
72	Cosham Bingo Hall, High Street	Cosham Ward	60	identified	0	0	60	0	60
76	East of Northern Road (Health & Community Centres)	Cosham Ward	80	identified	0	0	80	0	80
158	Edinburgh House	Cosham Ward	30	draft allocations	0	30	0	0	30
159	TA Centre at Tudor Crescent	Cosham Ward	33	draft allocations	0	33	0	0	33
15/00223/FUL	76 HIGHBURY GROVE	Cosham Ward	1	identified		1			1
15/00397/FUL	53B HIGH STREET	Cosham Ward	2	identified		2			2

15/00425/REM	DARBY HOUSE SKYE CLOSE	Cosham Ward	8	identified	0	0	0	0	0
15/00587/FUL	48 A - E HIGH STREET	Cosham Ward	4	identified		4			4
89	Alfa Romeo showroom, 111-113 Havant Road	Drayton & Farlington Ward	20	allocations	0	0	20	0	20
48	Drayton Dairy	Drayton & Farlington Ward	125	draft allocations	0	125	0	0	125
15/00573/PLAREG	LAND TO R/O 300 HAVANT ROAD	Drayton & Farlington Ward	1	identified	0	0	0	0	0
14/00790/FUL	SITE OF SAVOY BUILDINGS & SAVOY COURT, SOUTH PARADE	Eastney & Craneswater Ward	32	identified	0	32	0	0	32
143	Land at Halliday Crescent	Eastney & Craneswater Ward	40	draft allocations	0	40	0	0	40
15/00649/FUL	48 FESTING GROVE OAKLEIGH GUEST HOUSE	Eastney & Craneswater Ward	1	identified		1			1
60	115-127 Fratton Road (Former Fratton Cinema)	Fratton Ward	24	identified	0	24	0	0	24
102	Venture Tower, Fratton Road	Fratton Ward	19	identified	0	0	19	0	19
14/01265/FUL	17 CLIVE ROAD	Fratton Ward	1	identified		1			1
15/00224/FUL	73 COPNOR ROAD	Fratton Ward	1	identified		1			1
15/00528/FUL	42 KINGSTON ROAD	Fratton Ward	1	identified		1			1
15/00686/FUL	106 QUEENS ROAD	Fratton Ward	7	identified		7			7
40	Museum Store, Copnor Road	Hilsea Ward	12	allocations	0	0	12	0	12
33	North End Kwiksave	Hilsea Ward	19	draft allocations	0	0	19	0	19
101	Vauxhall showroom (London Road)	Hilsea Ward	40	draft allocations	0	0	40	0	40
146	Clinic south of Alexandra Lodge	Hilsea Ward	12	draft allocations	0	12	0	0	12
164	TA Centre at Peronne Close	Hilsea Ward	25	draft allocations	0	25	0	0	25
166	Hilsea Lodge	Hilsea Ward	30	draft allocations	0	30	0	0	30
15/00181/FUL	FORMER SERCK SERVICES LONDON ROAD	Hilsea Ward	2	identified		2			2
14/01366/FUL	591 LONDON ROAD	Hilsea Ward	-1	identified		-1			-1
15/00877/FUL	WALBERANT BUILDINGS COPNOR ROAD	Hilsea Ward	6	identified		6			6
15/01091/FUL	86 - 88 GLADYS AVENUE	Hilsea Ward	2	identified		2			2
150	Southsea Police Station	Milton Ward	23	draft allocations	0	23	0	0	23
168	University of Portsmouth - Langstone Campus	Milton Ward	74	draft allocations	0	0	40	34	74
179	Portsmouth Adoption Centre	Milton Ward	10	draft allocations	0	0	0	10	10
181	St James's Hospital	Milton Ward	280	identified	0	130	150	0	280
15/01105/FUL	197 - 201 HIGHLAND ROAD	Milton Ward	7	identified		7			7
69	Corner of Derby Road and London Road, North End	Nelson Ward	18	identified	0	0	18	0	18
15/00001/PACOU	227 - 229 LONDON ROAD	Nelson Ward	10	identified		10			10
15/00002/PACOU	FIRST FLOOR 120 LONDON ROAD	Nelson Ward	10	identified		10			10
15/00003/PACOU	OFFICE 125A LONDON ROAD	Nelson Ward	2	identified		2			2

15/00676/FUL	222 KINGSTON ROAD	Nelson Ward	1	identified		1			1
15/00904/FUL	36 LONDON ROAD	Nelson Ward	2	identified		2			2
171	Longdean Lodge	Paulsgrove Ward	28	draft allocations	0	28	0	0	28
151	Trafalgar Wharf	Paulsgrove Ward	160	draft allocations	0	90	70	0	160
170	Garages at Dursley Crescent	Paulsgrove Ward	5	draft allocations	0	5	0	0	5
44	Land north of Southampton Road	Paulsgrove Ward	31	draft allocations	0	31	0	0	31
15/00761/FUL	VACANT LAND TO REAR OF 208 SOUTHAMPTON ROAD	Paulsgrove Ward	3	identified		3			3
	Cavendish House, 18 Victoria Road South	St Jude Ward	15	identified	0	15	0	0	15
15/00113/FUL	BRANKSMERE HOUSE QUEENS CRESCENT	St Jude Ward	1	identified		1			1
15/00143/FUL	SOMERSET HOTEL, 16 WESTERN PARADE	St Jude Ward	7	identified		7			7
15/00346/REM	110 - 112 ELM GROVE	St Jude Ward	17	identified	0	0	0	0	0
15/00295/FUL	FLATS 16 & 20 PARK HOUSE CLARENCE PARADE	St Jude Ward	-1	identified		-1			-1
15/00315/FUL	22 BEACH ROAD	St Jude Ward	1	identified		1			1
15/00396/FUL	SECOND FLOOR 65 OSBORNE ROAD	St Jude Ward	1	identified		1			1
15/00863/FUL	22 INGLIS ROAD	St Jude Ward	2	identified		2			2
15/00435/FUL	LAND FRONTING 32 - 40 MALVERN ROAD	St Jude Ward	1	identified		1			1
15/01363/FUL	4 AUCKLAND ROAD WEST	St Jude Ward	0	identified		0			0
15/01183/FUL	24 26 MERTON ROAD	St Jude Ward	2	identified		2			2
172	Land at Point, east of Broad Street	St Thomas Ward	32	identified	0	32	0	0	32
29	City Records Office	St Thomas Ward	75	draft allocations	0	0	75	0	75
155	St George's Building - University of Portsmouth	St Thomas Ward	30	draft allocations	0	30	0	0	30
178	Burrell House - University of Portsmouth	St Thomas Ward	25	draft allocations	0	0	25	0	25
13/01484/FUL	29-31 HAMPSHIRE TERRACE	St Thomas Ward	7	identified		7			7
15/00278/FUL	64 HUDSON ROAD	St Thomas Ward	1	identified		1			1
15/00319/FUL	67 ST ANDREWS ROAD	St Thomas Ward	3	identified		3			3
15/00625/FUL	23 HIGH STREET	St Thomas Ward	1	identified		1			1
15/00661/CS3	FORMER SOUTHSEA COMMUNITY CENTRE KING STREET	St Thomas Ward	23	identified		23			23
14/01487/FUL	1 - 14 THE HORSESHOE APARTMENTS, 1-3 KINGS ROAD	St Thomas Ward	2	identified		2			2
15/00930/FUL	21 NORFOLK STREET	St Thomas Ward	1	identified		1			1
85	Knight & Lee, Palmerston Road, Southsea	St. Jude Ward	15	allocations	0	0	0	15	15
137	Portland Hotel	St. Jude Ward	10	draft allocations	0	10	0	0	10
180	White Heather Garage	St. Jude Ward	30	draft allocations	0	0	15	15	30
49	Southsea Debenhams, Palmerston Road	St. Jude Ward	50	identified	0	0	50	0	50

APPENDIX 2

METHODOLOGY FOR ASSESSING SITE YIELDS

Firstly, the gross area of each site was amended to reflect the fact that supporting infrastructure and services are necessary in any new development. For very small developments, very little physical infrastructure would be needed on the site. As the site size (and thus the dwelling yield) increases, roads, paths and open space will be needed to support new residents. The net developable area calculations reflected this and can be seen in figure APP2.1.

Site size	Net developable area calculation
Up to 0.4ha	95%
0.4ha to 1.9ha	80%
Greater than 2ha	70%

Figure APP2.1

The formulae used to calculate net developable area.

A mock scheme was then put together for each site. To do this, sites were examined in the context of their surrounding area in order to visualise the kind of development that should take place on the site. This was to answer two fundamental questions:

- i. Whether the site should be developed solely for housing or whether a mix of uses was needed, such as a ground floor retail unit.
- ii. Whether the site would be more suitable for flats, houses or a mix.

If the site was deemed more suitable for houses, a possible scheme was sketched based on a 'standard' house as illustrated in figure APP2.2.

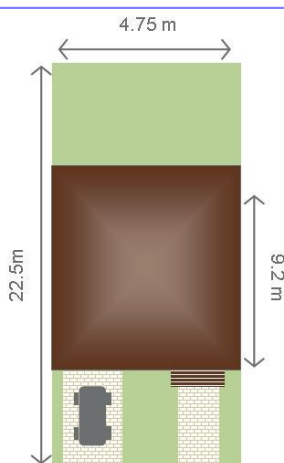


Figure APP2.2

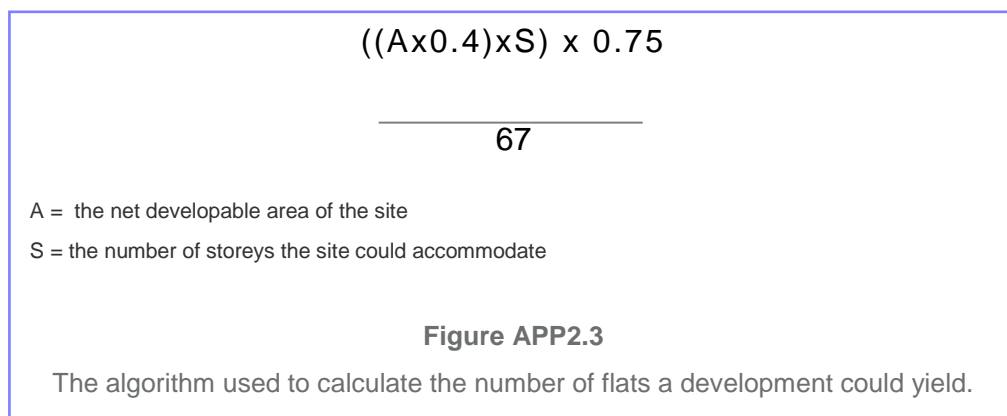
A 'standard' house used to sketch possible schemes on SHLAA sites (not to scale).

This 'standard house' conforms to the space standards contained in policy PCS19 of the Portsmouth Plan. Typically, house schemes were sketched by using a 'U' formation of

houses, by continuing existing terraces or in a 'back garden to back garden' formation on more constrained sites. The standard house results in a building footprint that is similar use of space as when yields were based on a flatted scheme, highlighting the fact that housing can be developed at a similar density to flats.

If the site was deemed more suitable for flats, the yield was based on an algorithm. The footprint of the development was deemed to be an average of 40% of the plot size. The remaining space would be accommodated by landscaping, paths and parking as well as suitable space to ensure that the setting of the buildings is appropriate in terms of their bulk and size. The footprint size was then multiplied by the number of storeys of residential development it was deemed the site could accommodate. 75% of this total floorspace was then taken forward as space for dwellings. The remaining 25% would accommodate stairs, lifts, cycle and waste storage. The total floorspace for dwellings was then divided by 67 based on the minimum space standard¹⁷ for a two bedroom flat in Portsmouth of 67m². This ensures that the scheme should comply with the space standards in policy PCS19 of the Portsmouth Plan. This process is summarised in figure APP2.3.

However this algorithm was often altered to take account of the specifics of certain sites.



Where it was thought that the site could potentially accommodate a mix of houses and flats, the algorithm in figure 5 was altered to suit the location, usually by increasing the footprint of the development in relation to the size of the site.

When assessing the yield from a conversion, 100% of the footprint of the building was used to base the calculation on, instead of 40% of the plot. Additionally, the resultant yield was usually reduced slightly as many conversions use non-residential buildings, which often means that the internal layout of the building is not ideally designed for residential use.

Nonetheless, the yield that this process resulted in was subject to change based on, for example, the particular constraints facing a specific site or a nearby scheme which it was felt served as a model of good development in that particular area. In addition a great deal of survey work has been done to inform the Local Plan and this has informed the yield of sites.

¹⁷ Space standards are on the [city council's website](http://www.portsmouth.gov.uk/living/9957.html). (http://www.portsmouth.gov.uk/living/9957.html)

All sites were given a gross yield based on the number of new dwellings that could potentially be accommodated on the site. However the Portsmouth Plan's target is for a net increase in dwellings. Consequently, any existing units on the sites were accounted for and a potential net increase in dwellings calculated for all sites.

Both when formulating the methodology for deriving the yield of sites and when assessing the individual sites, the city council has been conservative in assessing yields. This is not intended to be a ceiling to the level of development which could be accommodated at sites. As is described in the disclaimer at the front of the study, this does not preclude proposals coming forward for a higher level of housing development. Instead, this seeks to ensure that the study is prudent when assessing if the city has sufficient housing land to meet its housing needs and to ensure that the risk of undersupply when sites come forward is minimised.

Overall, this process has ensured that potential yields can be suggested in the study. However this was only a desktop exercise and so cannot be relied upon to accurately predict the yield that each site could accommodate.

