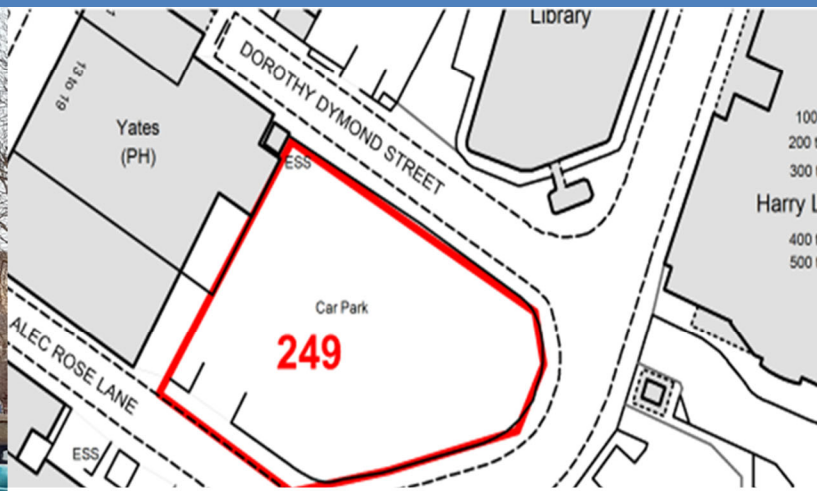


Housing and Economic Land Availability Assessment Methodology



December 2023

Disclaimer

The Housing and Economic Land Availability Assessment (HELAA) is part of the evidence base of the Local Plan. **Policy decisions are made through the Local Plan, not the HELAA.** In relation to the information contained within this report, its appendices and any other report relating to the findings of Portsmouth's HELAA, the City Council makes the following disclaimer, without prejudice:

- i. The identification of potential housing and economic sites, buildings or areas in the HELAA **does not state or imply that the City Council would necessarily grant planning permission for development.** Nor does identification in the HELAA 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 HELAA has identified suggested yields for each housing site which has been included in the report. In arriving at these conclusions, officers have used general layouts to arrive at an approximate 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 HELAA 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 HELAA. 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 HELAA 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 HELAA 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 HELAA 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 or employment 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 HELAA 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 HELAA or because they have been discounted) does not preclude the possibility of planning permission for residential development or economic uses being granted on them. It is acknowledged that sites will continue to come forward, particularly those below the threshold of five units for residential (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. Each published report will have a base date of 01 April of the publication year, 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 report will be the subject to change over time. The HELAA will normally be updated annually.

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

Contents

1	Introduction	3
1.1	Context.....	3
1.2	Geographical Area of the Assessment	3
2	Methodology.....	5
2.1	Introduction	5
3	Method – Stage 1: Identification of sites and broad locations.....	6
3.1	Assessment area and site size.....	6
3.2	Desktop review of existing information.....	6
3.3	Call for sites.....	8
3.4	Considering sites currently allocated for alternate uses	8
3.5	Site/broad location survey	9
4	Method – Stage 2: Site/broad location assessment	14
4.1	Estimating the development potential of sites / broad locations	14
4.2	Assessing Site Suitability	14
4.3	Assessing Site Availability	16
4.4	Assessing Site Achievability.....	16
4.5	Assessing Site Capacity	17
4.6	Assessing Site Deliverability and Developability.....	18
5	Method – Stage 3: Windfall assessment.....	19
5.1	Introduction	19
5.2	Residential (C3) Dwellings from Small Sites (Capacity for 1-4 dwellings).....	19
5.3	Student Accommodation	22
5.4	Houses of Multiple Occupation (HMOs)	22
5.5	Conclusions	23
6	Method – Stage 4: Assessment review	24
7	Method – Stage 5: Final Evidence Base	25

1 Introduction

1.1 Context

1.1.1 The key purpose of the Portsmouth Housing and Economic Land Availability Assessment (HELAA) is to demonstrate the availability of sites for development, showing how land may be brought forward to meet local development requirements. It incorporates the City Council's previous HELAA and Strategic Housing Land Availability Assessment (SHLAA) work.

1.1.2 This Methodology acknowledges the approach adopted by the Council in previous versions of the HELAA/SHLAA, but has now been updated in accordance with national policy and guidance.

1.1.3 The need for the assessment arises from the National Planning Policy Framework (NPPF) which requires that Local Planning Authorities should prepare a HELAA. The NPPF (para 68) states that;

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period*
- b) Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

1.1.4 The Government's Planning Practice Guidance (PPG) sets out further details relating to the methodology for preparing housing and economic land availability assessment . It advises that an assessment should:

- Identify sites and broad locations with potential for development;
- Assess their development potential; and
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability)

1.1.5 The HELAA is a 'live' document, usually updated on an annual basis. It is kept up to date as part of the Council's monitoring activity, in accordance with national guidance, and, where applicable, will form part of the evidence for the preparation of any Development Plan Document. Consequently, the Council will endeavour to publish an updated HELAA with a base date position of 1 April of the publication year.

1.1.6 As made clear in the disclaimer, it should be noted that the inclusion of sites in the HELAA does not allocate sites for development, grant planning permission, nor imply that planning permission would be granted. Any proposed development of a site must be considered against the policies in the Development Plan through the planning application process.

1.2 Geographical Area of the Assessment

1.2.1 Portsmouth City Council is a unitary authority located on the Solent. The City of Portsmouth includes Portsea Island with a wider suburban area on the mainland bordered by Portsdown

Hill in the north and the neighbouring Boroughs and Districts of Gosport, Fareham, Havant, and Winchester. The assessment covers all of the Portsmouth City Council area.

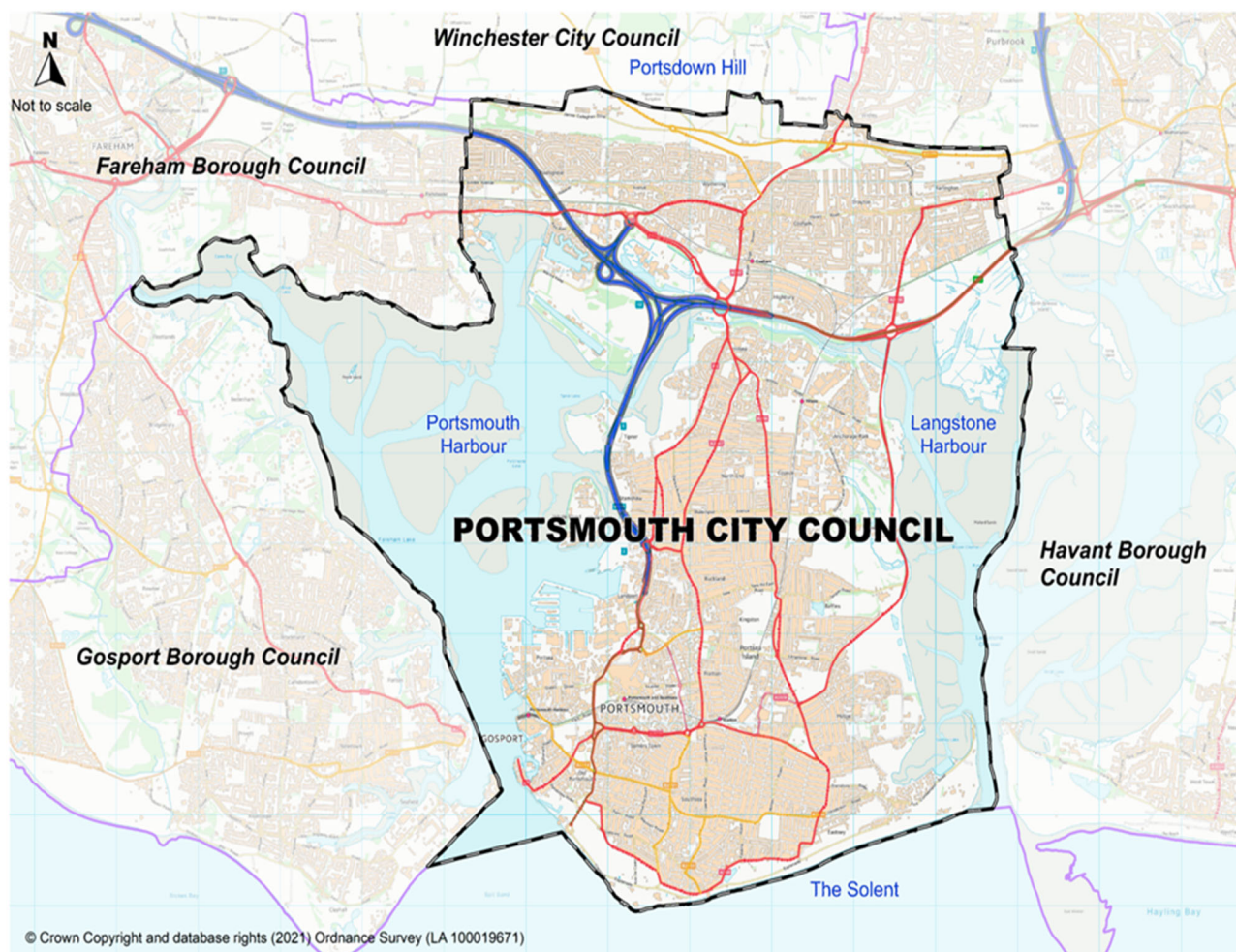


Figure 1: Area covered by the Housing Land Availability Assessment

2 Methodology

2.1 Introduction

- 2.1.1 The HELAA follows the methodology as set out in the National Planning Practice Guidance (PPG). The sections of this document follow each stage of the flowchart below, showing how the PPG has informed the assessment.

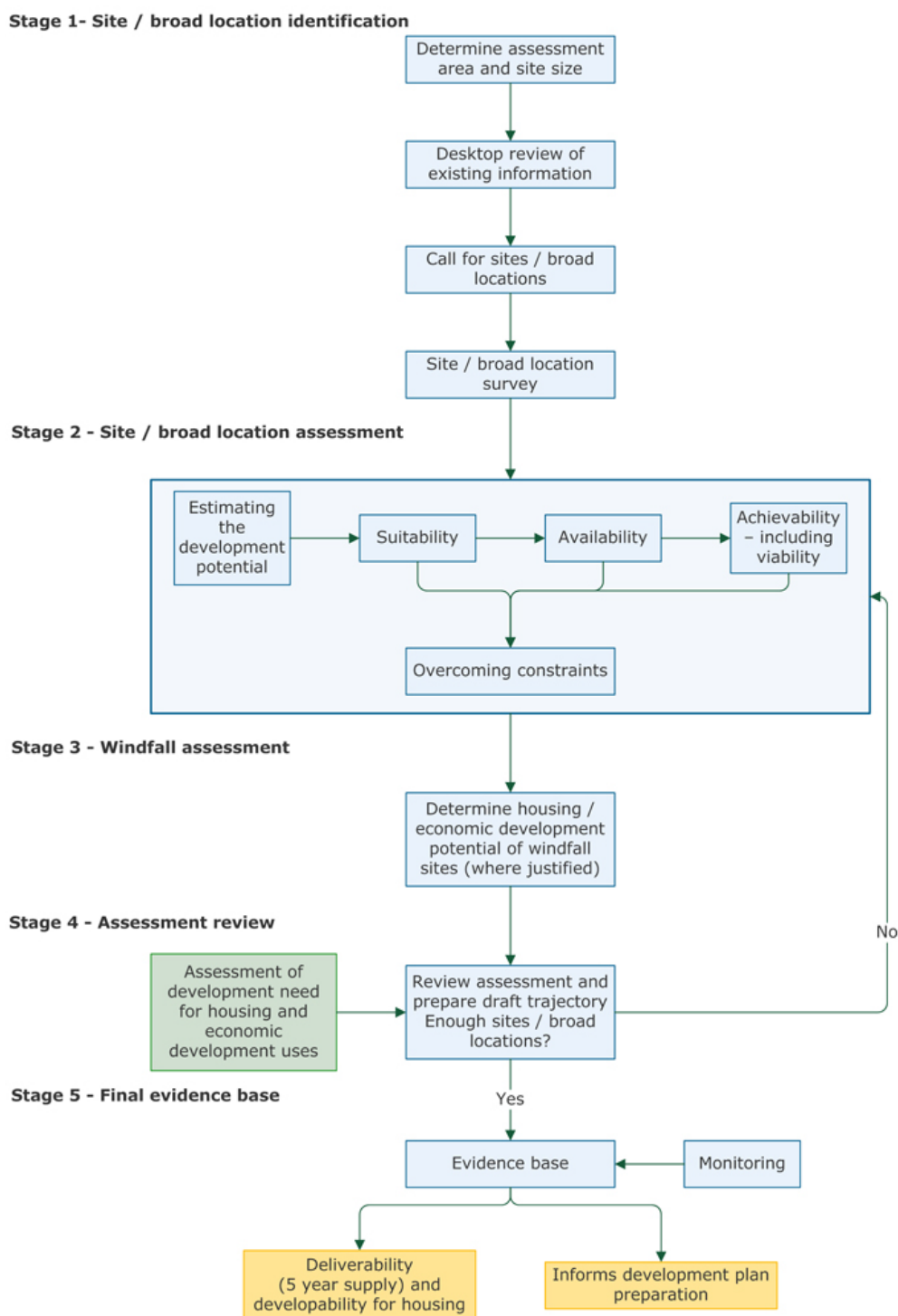


Figure 2: Housing and Economic Land Availability Assessment methodology (PPG)

3 Method – Stage 1: Identification of sites and broad locations

3.1 Assessment area and site size

- 3.1.1 This assessment will cover the whole of the City of Portsmouth. As mentioned, it forms part of the Council's monitoring activity and will form part of the evidence for the preparation of the Portsmouth Local Plan.
- 3.1.2 The PPG suggests a minimum site size threshold for housing of five dwellings. This is consistent with the threshold used historically for land availability assessments in Portsmouth; therefore, a gross yield figure of five units or more will be used.
- 3.1.3 A lower threshold than this risks too many sites being put forward for assessment, making it difficult to identify genuine opportunities - for example many larger dwellings could be capable of being subdivided into two smaller ones. Smaller sites yielding 1-4 units may come forward as windfall sites (see Chapter 5 for details).
- 3.1.4 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 or more is deemed to be most appropriate.
- 3.1.5 Regarding employment sites, the national policy guidance recommends a threshold for sites of 0.25 hectares (or 500 square metres of floor space) and above. That is considered a reasonable threshold for the HELAA.

3.2 Desktop review of existing information

- 3.2.1 The PPG 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.
- 3.2.2 Nonetheless, the Council already has a large amount of information and knowledge of most of the sites being considered through previous work, chiefly:
- The adopted Portsmouth Plan 2012
 - Adopted Area Action Plans and area-based Supplementary Planning Documents
 - Existing and previous planning applications
 - Area-specific master planning work for the City Centre, Tipner, Cosham and other areas conducted as part of local plan preparation or other strategic projects.
 - Sub-regional planning work through the Partnership for South Hampshire (PfSH).
 - Site specific project work and assessment of land owned by the City Council
- 3.2.3 The PPG suggests a range of sources may be particularly relevant. Table 1 is based on the table in the PPG and sets out each of the potential type of site, the suggested potential data sources and the data sources that will be consulted for the Portsmouth HELAA.

Table 1: Type of Site, potential data source and PCC response

Type of site	Potential data source (PPG suggestions)	Data source for PCC HELAA
Existing housing and economic development allocations and site development briefs not yet with planning permission	- Local and neighbourhood plans - Planning applications records - Development briefs	- HCC land supply schedule¹ - Adopted Development Plan Documents, including Area Action Plans - Adopted Neighbourhood Plans - Draft Site Allocations Plan work (not progressed)
Planning permissions for housing and economic development that are unimplemented or under construction	- Planning application records - Development starts and completions records	- HCC land supply schedule - Weekly lists
Planning applications that have been refused or withdrawn	Planning application records	- PCC records - Weekly lists
Land in the local authority's ownership	Local authority records	- Discussions with PCC departments, including Estates, Property, Housing, and Strategic Developments teams - PCC land ownership mapping
Surplus and likely to become surplus public sector land	- National register of public sector land² - Engagement with strategic plans of other public sector bodies such as County Councils, central government, National Health Service, police, fire services, utilities providers, statutory undertakers	- Contact and informed discussions with DIO (Ministry of Defence), Portsmouth NHS Trust, and all other identified public bodies. - Engagement conducted through One Public Estate
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, eg offices to residential)	- Local authority empty property register - English House Condition Survey - National Land Use Database - Commercial property databases (eg estate agents and property agents) - Valuation Office database - Active engagement with sector	- Interrogation of the National Land Use Database return. - Hampshire County Council Land Availability Monitoring System interrogated for office - residential changes to date

¹ <https://www.hants.gov.uk/landplanningandenvironment/facts-figures>
² <https://data.gov.uk/dataset/epims>

Type of site	Potential data source (PPG suggestions)	Data source for PCC HELAA
Additional opportunities in established uses (eg making productive use of under-utilised facilities such as garage blocks)	- Ordnance Survey maps - Aerial photography - Planning applications - Site surveys	- Discussions with PCC departments, including Estates, Property, Housing, and Strategic Developments teams - Commissioned evidence base studies for new plans and strategies
Business requirements and aspirations	- Enquiries received by local planning authority - Active engagement with sector	- Discussions with PCC departments - Call for Sites submissions from developers and agents - University of Portsmouth Masterplan
Sites in rural locations	- Local and neighbourhood plans - Planning applications - Ordnance Survey maps - Aerial photography - Site surveys	- These site types are not applicable to Portsmouth with the exception of 'Large scale redevelopment and redesign of existing residential or economic areas'. - Discussions with PCC departments - Adopted Neighbourhood Plans.
Large scale redevelopment and redesign of existing residential or economic areas		
Sites in and adjoining villages or rural settlements and rural exception sites		
Potential urban extensions and new free standing settlements		

3.3 Call for sites

- 3.3.1 The PPG stipulates that a Call for Sites should be conducted at Stage 1 of the HELAA process.
- 3.3.2 Previously, Call for Sites exercises have been undertaken in summer 2016, summer 2018, autumn 2019 and winter 2021. Major landowners and agents active in the City were contacted, as well as relevant individuals who had previously expressed an interest through previous Planning Policy consultations. The details of the consultation were placed on the Council's website. Key information on specific aspects, such as size of site, current use, proposed scale of development etc. was sought from respondents in a consistent manner. The approach for future Call for Sites will remain consistent with past practice.
- 3.3.3 Any site submitted to a previous Call for Sites round will be retained in the Council's site database for completeness. However, for each annual update of the HELAA, any Call for Site submission sites that are included in the immediate previous published version will be the starting dataset that comprises the sites to be surveyed in Stage 1.
- 3.3.4 Any new site that is received outside of a Call for Sites submission period but before 31 March of the publication year will be included in that year's HELAA. Otherwise, the site will be considered in the next publication year.

3.4 Considering sites currently allocated for alternative uses

- 3.4.1 In order to ensure that the HELAA gives consideration to all potential sources of supply, an assessment will be carried out of sites which are allocated for alternative uses in any extant

adopted Development Plan. This may include land that is designated open space, and/or employment land.

3.5 Site/broad location survey

- 3.5.1 With all the sites that have identified through the above processes, these will be collated to first identify any duplication of sites. All the sites will then be individually surveyed through an initial desktop review as to whether it proceeds to Stage 2 for further detailed assessment.
- 3.5.2 The criteria for survey (and the corresponding Table to be included in the HELAA) are as follows:
- Sites which fall outside the scope of the HELAA (Table 2A: Sites Not Considered)
 - Sites already in the planning process (Table 2B: Sites Not Subject to Detailed Assessment)
 - Sites with significant constraints to development (Table 2C: Sites Discounted at Stage 1)

Table 2A - Sites Not Considered

- 3.5.3 Table 2A below sets out the threshold criteria to be applied in the first instance to housing sites and employment sites to rule out sites that are outside of the scope of the HELAA and are therefore not considered.

Table 2A: Sites Not Considered - Criteria to be applied		
Category	Reason(s)	How it will be identified
Sites with capacity for less than 5 dwellings for residential	Threshold for HELAA eligibility in accordance with the PPG. Sites of less than 5 dwellings will be included as part of the small sites windfall assessment for housing.	Developer / landowner information. Where the capacity of the site has not been identified by the landowner/site promoter, a standard density of 40 dph on 80% of the site has been used in the first instance to determine eligibility for assessment for residential development. This is a ready reckoner at this stage and is adjusted where applicable as the site goes through the assessment process (i.e. to take constraints into account).

Table 2A: Sites Not Considered - Criteria to be applied		
Category	Reason(s)	How it will be identified
Sites under 0.25ha (or capacity for 500m2 of floor space) for economic development	Threshold for HELAA eligibility in accordance with the PPG.	Developer / landowner information. For employment uses where no plot size or ratios are provided then an assumption of floorspace based on 40% of developable area has been used to determine eligibility This is a ready reckoner at this stage and is adjusted where applicable as the site goes through the assessment process (i.e. to take constraints into account).
Sites (including sites previously considered in the HELAA) that have fully implemented planning permission and development has been completed	Sites where planning permission has been implemented for housing and/or employment development and have been fully built out as at the base date will not be in the scope of the purpose of the HELAA	Completions data Site visits where necessary
Sites (including sites previously considered in the HELAA) that are wholly within a wider promoted site boundary	To avoid duplication of site areas	Mapping data Landowner/developer information
Sites (including sites previously considered in the HELAA), usually covering a wide area, that are more appropriate to be rationalised into separate component sites	Certain sites may be owned/controlled by multiple parties, and therefore it may be appropriate to separate out its component sites to assess whether these would have potential to come forward for development in isolation	Mapping data Landownership data

Table 2B - Sites Not Subject to Detailed Assessment

- 3.5.4 The PPG allows for existing sites with planning permission and those with policy site allocations to form part of the HELAA and encourages local authorities to consider if such sites could deliver additional or alternative development. As such, while the HELAA records allocated sites and those with planning permission, it does not necessarily need to provide a detailed assessment as it is considered that these sites have been thoroughly and publicly

assessed and found to be suitable, available, achievable and deliverable for the specified uses and yields.

- 3.5.5 Sites already in the planning process (excluding site allocations) but have yet to secure planning permission as at the reporting year's base date are subject to a detailed assessment in Stage 2, with the assessment made based on information that has been made submitted to the Council, for example site boundary, proposed use or yield, or information about developability. If these sites subsequently secure permission, these sites will be moved to Table 2B.
- 3.5.6 Sites allocated for development within the adopted Development Plan are generally considered to be suitable, available, achievable and either deliverable or developable for the uses and yields specified. These will therefore only be re-assessed in whole or part when new information is available that may alter the conclusions arising from adopted policies.
- 3.5.7 Table 2B below sets out the criteria applied to sites that have planning status, either benefitting from planning permission/approval or are allocation sites from any adopted Development Plan Document.

Table 2B: Sites Not Subject to Detailed Assessment - Criteria to be applied		
Category	Reason(s)	How it will be identified
Sites with existing planning permission or under construction	Sites with extant planning permission or those under construction are generally considered to be suitable for development and are counted separately, including as part of the 5 Year Housing Land Supply	Planning permission records and monitoring
Sites allocated in adopted Development Plan Documents, unless new information is available	Sites allocated for development within the Development Plan are generally considered to be suitable, available, achievable and either deliverable or developable for the uses and yields specified. These will therefore only be re-assessed in whole or part when new information is available that may alter the conclusions arising from adopted policies.	Adopted PCC Development Plan Documents

Table 2C - Sites Discounted at Stage 1

- 3.5.8 PPG advice is clear that the HELAA methodology should:
- Consider the relevance of existing (and future) policy constraints and the ability to mitigate them

- Adopt an iterative approach to the methodology where insufficient sites have been identified during early assessments.

3.5.9 Nevertheless, the constraints in Table 2C have been identified as 'show-stoppers' that will fundamentally impact a site's suitability and/or availability, and therefore would not be considered deliverable/developable. These sites have been discounted at Stage 1 and are not subject to further inclusion in Stage 2.

Table 2C: Sites Discounted at Stage 1		
Category	Reason(s)	How it will be identified
Availability Constraint		
Sites for housing and/or employment that are discounted due to fundamental availability reasons	As part of the Stage1 survey, sites that are known to not be available or availability has not been confirmed by the reporting base date will be discounted at Stage 1, as these sites cannot be considered deliverable/developable in the absence of the site owner/controller of the site expressing a clear intention to make the site available.	Landowner contact Officer knowledge
Location/Use Constraints		
Existing employment sites put forward for non-employment uses in whole or in the majority	Employment sites, particularly those in current use, will not initially be considered for other uses. The NPPF states that significant weight should be placed on the need to support economic growth and productivity ³ .	GIS map Planning permission records Site visit
Environmental Constraints		
Sites within the functional flood plain (Flood Zone 3b) or largely or wholly affected by flood risk	The PPG advises ⁴ that only water compatible development and essential infrastructure should be permitted within the functional flood plain. All residential and most economic development do not meet this requirement.	Environment Agency Flood Maps, GIS maps, Strategic Flood Risk Assessment
Sites including or within the immediate setting of heritage assets of the highest significance	Historical assets protected by legislation ⁵ . NPPF states that substantial harm to or loss of designated heritage assets, including grade I and II* registered parks and gardens, scheduled monuments, and grade I and II*	GIS maps, Historic Environment Record

³ NPPF paragraph 80

⁴ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#planning-and-flood-risk>

⁵ Stage 1 exclusion also in accordance with specific advice from Historic England

Table 2C: Sites Discounted at Stage 1		
Category	Reason(s)	How it will be identified
	buildings, including their settings, should be wholly exceptional ⁶ .	
Sites entirely or within the majority of protected open spaces ⁷	Policy PCS13 of the Portsmouth Local Plan states that green infrastructure will be protected by 'refusing planning permission for proposals which would result in the net loss of existing areas of open space.'	GIS maps, Neighbourhood Plans, the Local Plan
Sites within areas of significant nature conservation importance	Sites may be excluded due to the likelihood of development having an adverse effect on areas protected for nature conservation. This includes designated and potential Special Protection Areas (SPAs), Special Areas of Conservation (SACs), National Nature Reserves (NNR), Ramsar sites ⁸ , Sites of Special Scientific Interest ⁹ (SSSIs), Sites of Importance for Nature Conservation, Local Nature Reserves and Local Geological Sites	GIS maps
Sites identified as Core or Primary sites for Solent Waders and Brent Geese	These are sites known to have a strong functional relationship with Chichester and Langstone Harbour SPA and Portsmouth Harbour SPA and the species it supports. Development of such sites would fail Appropriate Assessment under the Habitat and Conservation of Species Regulations	GIS maps

⁶ NPPF paragraph 194b

⁷ As specifically designated and identified clearly in a made Neighbourhood Plan.

⁸ NPPG para 171, 174, 175, 176

⁹ NPPF para 175

4 Method – Stage 2: Site/broad location assessment

4.1 Estimating the development potential of sites / broad locations

- 4.1.1 All sites that are passed into Stage 2 will be subject to a more detailed review to assess their development potential, to estimate the amount of development which could be delivered on site, and when the site could come forward for development. Where extensive officer knowledge already exists for sites, this will also be used to inform the assessment.
- 4.1.2 Any new sites that have not been considered by the City Council before will be subject to a detailed survey. This will include desk-based work and site visits to establish site area and current land use, the character of surrounding area, and environmental constraints.
- 4.1.3 It should be noted that the criteria and associated questions listed below indicates a range of considerations for a high-level assessment of the sites. The identification of a potential constraint does not automatically result in a site being discounted for potential development. Further investigation will be required prior to the allocation of a site in any Development Plan. The determination of planning applications will require a greater level of detail and understanding of any constraints and, therefore, applicants cannot rely on the findings or conclusions in the HELAA in isolation.

4.2 Assessing Site Suitability

- 4.2.1 The PPG states that: 'a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. Plan makers need to assess the suitability of identified sites or broad locations for different forms of development where appropriate, taking into account the range of needs for housing, economic and other uses.'
- 4.2.2 In terms of assessing the suitability of sites for residential development, the PPG generally recommends including as wide a range of sites as possible. Within the City there is generally a presumption that residential and economic development is required to meet growth needs. However, due to the particular physical constraints of the City there is a need to strike a balance between competing uses such as ecologically sensitive sites including Sites of Special Scientific Interest, Special Protection Areas and Ramsar sites, key employment areas which are central to the City's role as a place for people to work and high density sustainable housing.
- 4.2.3 These matters are not, however, a restrictive rule. For example, the Council acknowledges 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, using Table 3A as guidance.

Table 3A - Site Suitability - Considerations at Stage 2	
Suitability	Biodiversity Is there a reasonable likelihood that protected species could be present? Could development have a potential impact on habitats or species of principal importance?

	Is there scope to adequately mitigate any potential impacts on protected areas, species or habitats? This will include consideration of the potential impact of new housing on Special Protection Areas and the consideration of opportunities to mitigate potential impacts (e.g. through provision of Suitable Alternative Natural Green Space (SANG))
	Neighbouring Land Uses
	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?
	Previous Use
	What is the previous use of the land?
	Flood Risk
	Is the site located within Flood Zone 2 or 3a and/or at risk of surface water flooding? Is there a history of flooding?
	Ground Conditions/Topography
	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)
	Air Quality
	Is the site within or adjacent to an Air Quality Management Area (AQMA)?
	As of the time of writing, there are 5 no. extant declared AQMAs within Portsmouth. These are: • AQMA6 - which extends north along Fratton Road from Fratton Bridge to Kingston Road, continuing into London Road until the roundabout junction with Stubbington Avenue and Gladys Avenue; • AQMA7 - covering Hampshire Terrace and the St Michael's Road gyratory; • AQMA9 - covering the southernmost section of Eastern Road from Sword Sands Road south into Velder Avenue and its junction with Milton Road; • AQMA11 - which extends from Rudmore Roundabout south to Church Street roundabout; and • AQMA12 - encompassing the greater part of Queen Street from The Hard to St James's Street.
	Land Contamination
	Is the site affected by any potential land contamination? Will land contamination severely affect deliverability of the site or is there potential for mitigation?
	Minerals and Waste
	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?
	Is the site located within 250 metres of a historic landfill site?
	Tree Preservation Orders
	Are there any Tree Preservations Orders on the site or on the boundary of the site?
	Archaeology
	Does the site have any archaeological potential which may require investigation prior to development or during construction?
	Listed Buildings/Heritage Assets
	Are there listed buildings or heritage assets within the site?

	Could development potentially adversely affect listed buildings or heritage assets?
	Conservation Areas
	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?
	Public Rights of Way
	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?

4.3 Assessing Site Availability

4.3.1 The PPG states that a site is considered available for development when:

‘on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.’

4.3.2 For each site, ownership issues have been considered and land searches undertaken where necessary to determine if this was likely to impede development from progressing. In all cases, the planning histories of sites were considered to see if there are permissions in place or indeed a history of unimplemented permissions, which may point to underlying factors which could prevent development in the future. Table 3B is used as guidance for considering issues relating to availability.

Table 3B - Site Availability - Considerations at Stage 2	
Availability	Ownership
	Is the site in a single or multiple ownership?
	Will multiple ownerships prevent land assembly and subsequent deliverability of the site as a whole or is there evidence of opportunities for a coordinated approach?
	Planning Status
	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)
	Intention to develop
	What timescale has the owner/controller suggested development could come forward?
	Legal Constraints
	Are there any legal matters which may prevent the site from being available?

4.4 Assessing Site Achievability

4.4.1 A site is considered achievable for development where there is a reasonable prospect that the particular type of development for which it has been promoted, will come forward at a particular point in time.

- 4.4.2 It is considered impractical to undertake detailed viability assessments of all sites. A more general assessment approach has therefore been undertaken, considering the general marketability of the site, potential abnormal development costs, and any land ownership issues which may constrain deliverability. The following factors have been considered to determine achievability:

Table 3C - Site Achievability - Considerations at Stage 2	
Achievability	Landownership / access Is the site landlocked? / Is there a viable/existing access to the site? Would properties need to be demolished to allow for access? / Have these properties been secured etc.? Are there factors which would make access difficult e.g., trees under TPO blocking the potential access etc.
	Marketability Could the current use of adjoining sites impact on the marketability of the site? Is the location of the site likely to have an effect on the marketability of the site?
	Highways Could development on the site impact on the Strategic Road Network? Are there any potential highways issues associated with the site?
	Costs Site preparation costs and/or exceptional costs; Highways improvement works; Access issues; Third party land requirements; Availability and capacity of local utilities/ connection costs.
	Delivery factors Phasing / build out rates; Single or multiple developers; Legal agreements between landowners and/or developers; Size and capacity of the developer; Is third party land required?

4.5 Assessing Site Capacity

Housing sites

- 4.5.1 In order to assess the potential capacity of housing sites in the City a number of assumptions need to be made. The City Council is aware of the shortage of potential development land caused by the City's geography and is keen to increase densities wherever suitable. Within this context it is realised that individual sites will have specific opportunities / constraints which will affect their potential capacity.
- 4.5.2 The starting point for development assumptions are the adopted density standards for the City. However due to the urban nature of the City in some instances these densities have been greatly exceeded by permitted schemes. It is important therefore to factor in site specific assumptions into increases/decreases in capacity.
- 4.5.3 These sites specific factors include but are not limited to:
- Site's accessibility (including reduced need for provision of onsite parking)

- Surrounding setting, density and character (including historic environment)
- Mix of uses (allowance for non-residential uses on mixed sites)
- Likely dwelling types to be accommodated (flats or houses for example).

4.5.4 These assumptions will then be tested against information received from landowners, developers and agents where these have been received through either planning application data, the "Call for Sites", or where the City Council has approached landowners of sites it has identified. Where this information was available it has been fed into the assumptions. Where developer information is not available, sites have been phased to later in the plan period.

Employment sites

4.5.5 The capacity of the potential capacity of employment sites varies greatly dependent upon the types of employment use for which a site in the City is suitable, as different types of employment use have significantly different layout patterns and floor space provision.

4.5.6 The size and location of sites has helped to inform their suitability of different types of employment use.

4.6 Assessing Site Deliverability and Developability

4.6.1 The conclusions on the suitability, availability and achievability of sites and broad locations have been used to inform a judgement as to whether a site can be considered deliverable and developable over the plan period.

4.6.2 Using the NPPF definition, to be considered deliverable sites need to be available now and offer a suitable location for development. To be considered deliverable, there needs to be a realistic and viable prospect of development within the first five years.¹⁰ Unless evidence indicates otherwise, this includes all non-major sites with any form of permission, and all sites with detailed planning permission unless there are longer term phasing plans, and allocated sites if there is clear evidence that housing completions will begin on site within five years.

4.6.3 To be considered developable under the NPPF, sites should be in a location suitable for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged¹¹. This applies to sites that are estimated to deliver development in years 6+. The assessment takes into account the factors below in terms of overcoming constraints, and calculating the development yield, which are both material to the deliverability and developability of land.

¹⁰ NPPF glossary "deliverable"

¹¹ NPPF glossary "developable"

5 Method – Stage 3: Windfall assessment

5.1 Introduction

- 5.1.1 Windfall sites are described in the National Planning Policy Framework as follows:

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

- 5.1.2 In this regard, the HELAA will include the following sources of windfall development:

- Residential (C3) dwellings from small sites (capacity for 1-4 dwellings)
- Houses in Multiple Occupation (HMOs)

The rationale for these will be presented in parts 5.2 and 5.4.

- 5.1.3 Windfall contribution from student accommodation development has been considered. However, as it will be discussed in section 5.3 of this document, it is considered that no windfall allowance should be made for this at this point in time.

5.2 Residential (C3) Dwellings from Small Scale Sites (Capacity for 1-4 dwellings)

- 5.2.1 The HELAA considers sites which could deliver 5 dwellings or more. However, as a densely packed urban City, Portsmouth has relatively few opportunities for larger scale development; therefore, smaller scale (i.e. sites delivering 1-4 dwellings) infilling and change of use developments have historically formed a significant part of the overall supply of housing land in Portsmouth.
- 5.2.2 One important function of the planning system is to maintain a supply of sites to enable the development requirements of the City to be met. Local Planning Authorities have an obligation to annually review and update an assessment of land with potential for housing development. The HELAA is to be prepared each year considering the availability of land for development and an Authority Monitoring Report sets out progress against existing targets. Despite this focus on assessing and monitoring the availability of land, there will always be windfall sites coming forward for development.
- 5.2.3 The purpose of this section is to set out what level of smaller windfall sites may be reasonably expected to come forward in the coming years. This estimate can then be used to inform the consideration of future housing supply, and form part of the evidence base for a new Local Plan.

Past C3 residential development from small sites

- 5.2.4 To inform this assessment, past records of what development has been delivered in Portsmouth have been examined. The period chosen is from 1 April 2006 to 31 March 2022 (the last year for which full detailed records are currently available).
- 5.2.5 This period gives us a suitable period to consider long-term trends, as well as covering a range of points in the economic cycle. Once we have considered the delivery over that ten-year period, we can consider the appropriate basis for assessing likely future rates of development.

5.2.6 Development has come from a range of sources. However, given the nature of the City it is unsurprising that over this period most of the housing development (98% of all new dwellings) has taken place on previously developed land.

5.2.7 The following table sets out the number of dwellings that have been delivered in Portsmouth over the past fifteen years on both allocated and windfall sites, and sets out the various sources of those new dwellings -

Table 4: Sources of Residential Development in Portsmouth 2006-2022

Year	Subdivision of existing housing	Conversion from other uses	Redevelopment of redundant land and buildings	New Development	Total
2006-2007	23	105	160	238	526
2007-2008	20	71	537	84	712
2008-2009	55	68	961	225	1309
2009-2010	6	80	420	220	726
2010-2011	20	36	220	41	317
2011-2012	13	46	163	54	276
2012-2013	-8	63	99	197	351
2013-2014	-1	41	87	95	222
2014-2015	1	108	151	146	406
2015-2016	1	96	170	169	436
2016-2017	27	101	111	154	393
2017-2018	-3	138	96	177	408
2018-2019	20	74	67	45	206
2019-2020	9	61	11	87	168
2020-2021	6	216	20	43	285
2021-2022	8	42	16	93	159
Total	197	1346	3289	2068	6900
Percentage ¹²	3%	19%	48%	30%	

Source: HCC LAMS

5.2.8 The sources of development land are as follows -

- Subdivision of existing housing - schemes which divide residential properties to form new properties - e.g. a conversion of one house to two flats would result in +1 dwellings. It also records the reduction when two or more flats are converted into one dwelling. Therefore the total outcome for a year is sometimes negative;
- Conversion from other uses - schemes which convert buildings which were in another use to residential - e.g. a scheme to convert offices to residential properties;
- Redevelopment of redundant land and buildings - schemes which entail the redevelopment of a site, rather than conversion of existing premises; and
- New Development - schemes for new development

5.2.9 The total number of dwellings delivered varies widely from year to year and is subject to a number of factors, including the amount of land available for development, the number of schemes under construction and wider economic factors. The peak year in recent times was 2008-2009. That year saw significant development in several larger schemes, including development at Gunwharf Quays, committed before the global financial crash and downturn.

5.2.10 One striking feature is the fall in the reduction in supply arising from the subdivision of existing housing. One possible reason for this is that there is now a lack of suitable properties which could be converted. However, it is thought more likely that suitable properties are now being

¹² Percentages are rounded.

converted into a House of Multiple Occupation or mixed C3/C4 use. The nature of subdivision schemes means that most dwellings delivered historically through this method were on smaller scale schemes which delivered less than five new homes and so would have counted as windfall.

Considering future development

- 5.2.11 The Council's main mechanism for identifying and monitoring opportunities for future development is the HELAA. However, in accordance with national planning guidance, the HELAA does not consider smaller sites with potential for less than five dwellings. It is therefore worth considering the extent to which smaller sites have delivered housing in the past.
- 5.2.12 As can be seen can be seen in Table 5 below small sites (1 to 4 dwellings) comprises 13% of the total delivery of dwellings in Portsmouth since April 2006. This is an average of 54 new dwellings per year delivered on small sites. When considering long-term delivery of housing it is best practice to base future estimates on long-term trends, unless there is clear evidence otherwise.

Table 5: Housing Development in Portsmouth 2006-2022 by scheme size

Year	1-4 dwellings	5-9 dwellings	10 or more dwellings	Total
2006-2007	93	123	312	528
2007-2008	89	106	525	720
2008-2009	74	114	1129	1317
2009-2010	42	72	614	728
2010-2011	50	50	224	324
2011-2012	50	68	161	279
2012-2013	43	55	255	353
2013-2014	34	22	169	225
2014-2015	34	29	348	411
2015-2016	56	63	321	440
2016-2017	45	45	304	394
2017-2018	61	38	312	411
2018-2019	48	25	133	206
2019-2020	46	57	65	168
2020-2021	63	41	181	285
2021-2022	36	29	94	159
Total	864	937	5147	6948

Source: HCC LAMS

- 5.2.13 The average for the first five years period (70 homes per annum) is considerably higher than both the second and third five years periods (43 and 52 homes per annum). It is thought likely that this reduction is linked to the lack of homes delivered in recent years via the subdivision of existing dwellings described in the previous section. However, the picture is mixed. The relatively high number of homes on smaller schemes in 2015/16, 2017/18 and 2020/21 (56, 61 and 63 homes respectively) demonstrates that we are not necessarily seeing a new permanent low level of delivery on smaller sites. Future changes in the market or local or national policy are likely to impact upon these outcomes which will require ongoing monitoring.
- 5.2.14 On balance it is thought that taking the fifteen-year average of the data available provides a better starting point for considering future small site windfalls. However, this will continue to be monitored in future Authority Monitoring Reports to consider if it is the most suitable approach.

- 5.2.15 Taking all the evidence together, it is considered that an estimate of **54 dwellings per annum** delivered through windfall smaller sites represents a prudent estimate of delivery going forward, but one which is justifiable at the current time.

5.3 Student Accommodation

Past Student Accommodation developments

- 5.3.1 Student accommodation is another form of housing which this assessment considers reviewing completions since 1 April 2014 to 31 March 2022. This period has been chosen as April 2015 was when the monitoring of student accommodation permissions, commencement and completions was implemented. Whilst the period is shorter it does provide a snapshot of student accommodation delivery in the City.

Table 6: Student Accommodation Completions 2014 - 2021

Monitoring Year	No of Bedrooms	Equivalent No of dwelling Units
2014/15	41	16
2015/16	88	35
2016/17	1101	440
2017/18	1304	522
2018/19	1163	465
2019/20	253	101
2020/21	77	31
2021/22	17	7
2022/23	0	0
Total	4044	1617

- 5.3.2 As can be seen in Table 6 above there was a significant increase in delivery of student accommodation during 2016/17 to 2018/19 with a total of 1,427 making 88% of total delivery during the monitoring period. It can also be seen that there has been a steady decline in the number of student accommodation units delivered in recent years and this trend is expected to continue. The equivalent number of C3 dwellings has been expressed in Table 6, which is based on the ratio of 2.5 bedrooms per 1 C3 dwelling¹³.
- 5.3.3 Therefore, based on the analysis above, it cannot be robustly concluded that there will be a consistent and reliable windfall supply arising from student accommodation development and, therefore, no provision for this is made in this HELAA Methodology.

5.4 Houses of Multiple Occupation (HMOs)

- 5.4.1 HMOs have become a key part of housing delivery within the City in recent years meeting the needs of those that require a more affordable housing option. The City Council have up until now not included HMOs in its land supply data. However, given the large amount being permitted and the role they fulfil in contributing towards the City's housing need, it is appropriate to consider and include HMOs as part of the City's land supply.
- 5.4.2 Only those HMO completions which involve the loss of a C3 residential dwelling are currently monitored. Whilst this does pick up some proportion of completed HMO development, it does

¹³ As per the Housing Delivery Test guidance:

<https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

mean HMOs which are enlarged to provide more bedrooms are missed out in the completions data. Therefore, as the completions data is unrobust, permissions data is used instead as this is currently a more robust dataset to monitor.

Table 7: HMO permissions and their C3 equivalent since 01 April 2018

Monitoring Year	Net Beds Permitted	C3 Equivalent	C3 Losses due to HMO's	Total C3
2018/2019	164	91	26	65
2019/2020	66	37	19	18
2020/2021	69	38	9	29
2021/2022	147	82	31	51
2022/2023	54	30	8	22
Total	500	278	98	185

- 5.4.3 As can be seen in Table 7 above, HMO's equivalent to 185 C3 dwellings (based on the ratio of 1:1.8¹⁴), or an average of 37 dwellings a year, have been permitted since 1st April 2018. The Council anticipates the demand for HMO accommodation will continue in the City for the foreseeable future and that it would be prudent for them to be included in the City's windfall allowance.
- 5.4.4 In summary, it is expected that the future contribution from HMOs towards the City's housing supply is the equivalent of 37 residential dwellings per annum.

5.5 Conclusions

- 5.5.1 Taking all the evidence together, it is considered that an estimate of **54 dwellings per annum** delivered through smaller sites represents a prudent estimate of delivery going forward, but one which is justifiable at the current time.
- 5.5.2 The contribution from HMOs is expected to be the equivalent of **37 residential dwellings per annum**.
- 5.5.3 Therefore, the total windfall figure to count towards the housing supply is **91 dwellings per annum**.
- 5.5.4 The contribution from student accommodation will be continually monitored. Should future analysis indicate there should be a contribution arising from student accommodation development, this shall be reported in the HELAA report.

¹⁴ As per the Housing Delivery Test guidance:

<https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

6 Method – Stage 4: Assessment review

- 6.1.1 The PPG confirms that once all the sites and broad locations have been assessed, the development potential of included sites can be collected to produce an indicative trajectory. This should set out how much housing development and the amount of economic development that can be provided and at what point in the future (i.e. 1-5 years, 6-10 years, or 11 years and beyond).
- 6.1.2 However, all sites submitted to the HELAA found to be suitable, available, and achievable will still need to be considered through the plan-making process as to whether these sites should be allocated in a Development Plan Document. Specifically, the Sustainability Appraisal and Strategic Environmental Assessment are also an important part of the plan-making process that assesses a site's suitability for inclusion as an allocation. The HELAA is therefore only a starting point in identifying site allocations and land supply for a Plan.
- 6.1.3 The PPG is clear that if insufficient sites are identified to meet objectively assessed need, the assessment will need to be revisited:

“It may be concluded that insufficient sites / broad locations have been identified to meet objectively assessed needs, including the identified local housing need. In the first instance, strategic policy-making authorities will need to revisit their assessment, for example to carry out a further call for sites or changing assumptions about the development potential of particular sites to ensure these make the most efficient use of land. This may include applying a range of densities that reflect the accessibility and potential of different areas, especially for sites in town and City centres, and other locations that are well served by public transport.

If insufficient land remains, then it will be necessary to investigate how this shortfall can best be planned for. If there is clear evidence that strategic policies cannot meet the needs of the area, factoring in the constraints, it will be important to establish how needs might be met in adjoining areas through the process of preparing statements of common ground, and in accordance with the duty to cooperate.”

(Paragraph: 025 Reference ID: 3-025-20190722).

7 Method – Stage 5: Final Evidence Base

Data Outputs

8.1 The HELAA contains the following information as outputs:

- This Methodology Statement.
- A report detailing the findings of the assessment, including:
 - A list of all sites discounted at Stage 1, with broad reasons;
 - A list and detailed assessment of sites (presented as individual site pro forma) passed through to Stage 2, which are considered realistic for development in terms of suitability, availability and achievability, including the types and quantities of development that may be delivered on each site, and an estimate of build out rates.
 - An indicative trajectory of anticipated development, including windfall sites and HMOs, and consideration of associated risks.
 - If applicable, a comparative section in the report identifying and explaining changes from the previously published HELAA.
 - Maps showing the location of sites deemed potentially deliverable/developable; sites rejected/discounted; and sites already in the planning process.

Monitoring and Review

8.2 The Council has continued to accept new sites for the HELAA throughout the assessment process and will continue to do so. Any new sites received after 31 December of the publication year or updates to existing sites received after 31 July of the publication year will be taken into account in the next review. The receipt of new sites and updated information will be regularly monitored in order to inform the next HELAA update.

Use of the HELAA

8.3 The HELAA is an important component of the evidence base for the preparation of any Development Plan Document. It will be used alongside a suite of relevant technical reports and analysis, to inform the development strategy for the plan area and subsequently, to inform the site selection process and formation of policy criteria. Where applicable, the document can also be used as a starting point to identify available land for inclusion in Neighbourhood Plans¹⁵.

¹⁵ PPG ID: 3-003-20190722

Appendix 1 - Glossary of Terms

Term	Acronym	Description
Achievability		A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.
Air Quality Management Area	AQMA	An area designated by local authorities because there is an exceedance or likely exceedance of national air quality objectives.
Brownfield		Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see 'Previously-Developed Land.'
Call for Sites		An opportunity for landowners, development interests and communities to suggest possible sites that may be suitable for development or that could be used more productively or beneficially.
Character		The appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Community Infrastructure Levy	CIL	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Conservation Area		An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area.
Contaminated Land		Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned. Defined in the Environmental Protection Act 1990 as any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that: (a) significant harm is being caused or there is a significant possibility of such harm being caused; or (b) significant pollution of controlled waters is being, or there is a significant possibility of such pollution being caused.
Constraints		Factors which limit or restrict the ability to develop a site. In some instances constraints will prevent development, whilst in others they might limit or influence the type, form or capacity of a site.
Deliverable/ Deliverability		To be considered deliverable, sites should be immediately available, offer a suitable location for development now, and be achievable with a realistic and viable prospect that

Term	Acronym	Description
		development will be delivered on the site within five years and in particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
Density		In the case of residential development, it is a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare (dph). For commercial development, density is often calculated as a 'plot ratio' expressing the amount of built floorspace as a percentage of the total site area.
Developable/ Developability		To be considered developable, sites should be in a suitable location for development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
Development Plan		A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted Local Plans and other 'Development Plan Documents (DPDs)', made Neighbourhood Plans, and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.
District Centre		A group of shops and some service outlets serving part of an urban area and providing geographic focus for it, separate from the town centre but with more variety than local centres.
Economic development		Development, including those within the previous B/current E Use Classes, public and community uses and main town centre uses (but excluding housing development).
Flood zones		Flood Zones are a guidance tool, defined by the Environment Agency, to demonstrate the probability of river and sea flooding in an area, taking into account the presence of defences.

Term	Acronym	Description
Flood Zone 1 (low probability)		Land having a less than 1 in 1,000 annual probability of river or sea flooding.
Flood Zone 2 (medium probability)		Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (0.1%-1%); or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.1%-0.5%).
Flood Zone 3a (high probability)		Land having a 1 in 100 or greater annual probability of river flooding (>1%); or Land having a 1 in 200 or greater annual probability of sea flooding (>0.5%).
Zone 3b (the functional floodplain)		Land which either stores water from rivers or the sea during flooding, or which allows such water to flow through in periods of flood.
Greenfield		Land (or a defined site) that has not previously been developed.
Gypsy and travellers		Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
Heritage/Heritage Asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Environment Record	HER	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use
Historic parks and gardens		A park, garden, grounds and other planned open spaces, such as town squares, of special historic interest and has been included on Historic England's 'Register of Parks and Gardens of Special Historic Interest in England'.
Housing and Economic Land Availability Assessment	HELAA	An assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.
Housing Land Supply	HLS	For planning purposes, this is the five year housing land supply. This relates to a supply of specific deliverable sites that are sufficient to provide 5 years' worth of housing against a housing requirement set out in adopted strategic policies, or a local housing need figure.

Term	Acronym	Description
Housing Market Area	HMA	A geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.
Housing Need		An unconstrained assessment of the number of homes needed in an area.
Health and Safety Executive Zones	HSE Zones	A consultation distance defined by the Health and Safety Executive (HSE) around a major hazard site or major accident hazard pipeline, within which a planning authority must consult HSE over relevant developments which are likely to lead to an increased population around the major hazard.
Listed building		A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures within its curtilage.
Local Green Space		Protected green areas which are of particular importance to local communities and designated in Local or Neighbourhood Plans and comply with the requirements of the NPPF.
Local Plan		The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Local Nature Reserve	LNR	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
Mixed use (or mixed-use development)		Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
Neighbourhood Plan	NP	A plan prepared by a Parish Council or Neighbourhood Forum for a particular Neighbourhood Area (made under the Planning and Compulsory Purchase Act 2004).
National Planning Policy Framework	NPPF	A document setting out the Government's planning policies for England and how these are expected to be applied.
National Planning Practice Guidance	PPG	PPG is a web-based resource which contains guidance to supplement the NPPF. It was first published March 2014, and is regularly updated.

Term	Acronym	Description
Open Space		All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Previously Developed Land	PDL	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. Also see 'Brownfield.'
Priority habitats and species		Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Public Right of Way	PROW	A highway over which the public have a right of access along the route.
Ramsar Site		Wetlands of international importance, designated under the 1971 Ramsar Convention.
Root Protection Area	RPA	The minimum area (in square metres) which should be left undisturbed around each retained tree, within a development, to maintain the tree's viability.
Scheduled Monument	SM	A nationally important archaeological site included in the Schedule of Ancient Monuments maintained by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979.
Settlement boundary		These are defined around settlements and their purpose is to prevent settlements from sprawling. Generally development proposals will be considered more favourably within the settlements.
Site of Importance for Nature Conservation	SINC	A non-statutory designation given to sites that are of substantive local nature conservation and/or geological value.

Term	Acronym	Description
Site of Special Scientific Interest	SSSI	Areas of special interest by reason of their flora, fauna, geological or physiological features. Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Special Area of Conservation	SAC	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Area	SPA	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
Strategic Housing Land Availability Assessment	SHLAA	An assessment of land availability which looks specifically at land for housing. This is now incorporated within the Housing and Economic Land Availability Assessment.
Tree Preservation Order	TPO	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order cannot usually be topped, lopped or felled without the consent of the local planning authority.
Viability		Assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.
Windfall sites		Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

End of document

Planning Policy
Portsmouth City Council
Civic Offices, Guildhall Square
PO1 2AU

Planningpolicy@portsmouthcc.gov.uk

www.portsmouth.gov.uk



Corporate member of
Plain English Campaign
Committed to clearer communication.

264