

Statement of Common Ground
Portsmouth City Council & Homes England

June 2024

In respect to

Land south east of St James' Hospital

**As part of the St James' and Langstone Campus
Strategic Site**



Portsmouth
CITY COUNCIL



**Homes
England**

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1. Introduction

What is a Statement of Common Ground?

- 1.1 This Statement of Common Ground (SCG) is a jointly agreed statement between Portsmouth City Council (PCC) and Homes England and follows on from letters written between the two parties in winter 2023/24. It sets out the position and understanding with respect to key issues between the City Council and Homes England in respect to the draft allocation in the Pre-Submission Local Plan of St James' and Langstone Campus. This SCG is not binding on either party, but sets out a clear and positive direction to inform ongoing strategy and plan making. It should be noted that this is a bilateral agreement between these two organisations only.
- 1.2 The following documents form appendices to the SCG:
1. Letter and response to site allocation (winter 2023/24)
 2. Draft Policy PLP8 of the Pre-Submission Portsmouth Local Plan (May 2024)
 3. Proposed Indicative Layout for the southern part of the site (a pre-application has been submitted on the southern parcel).

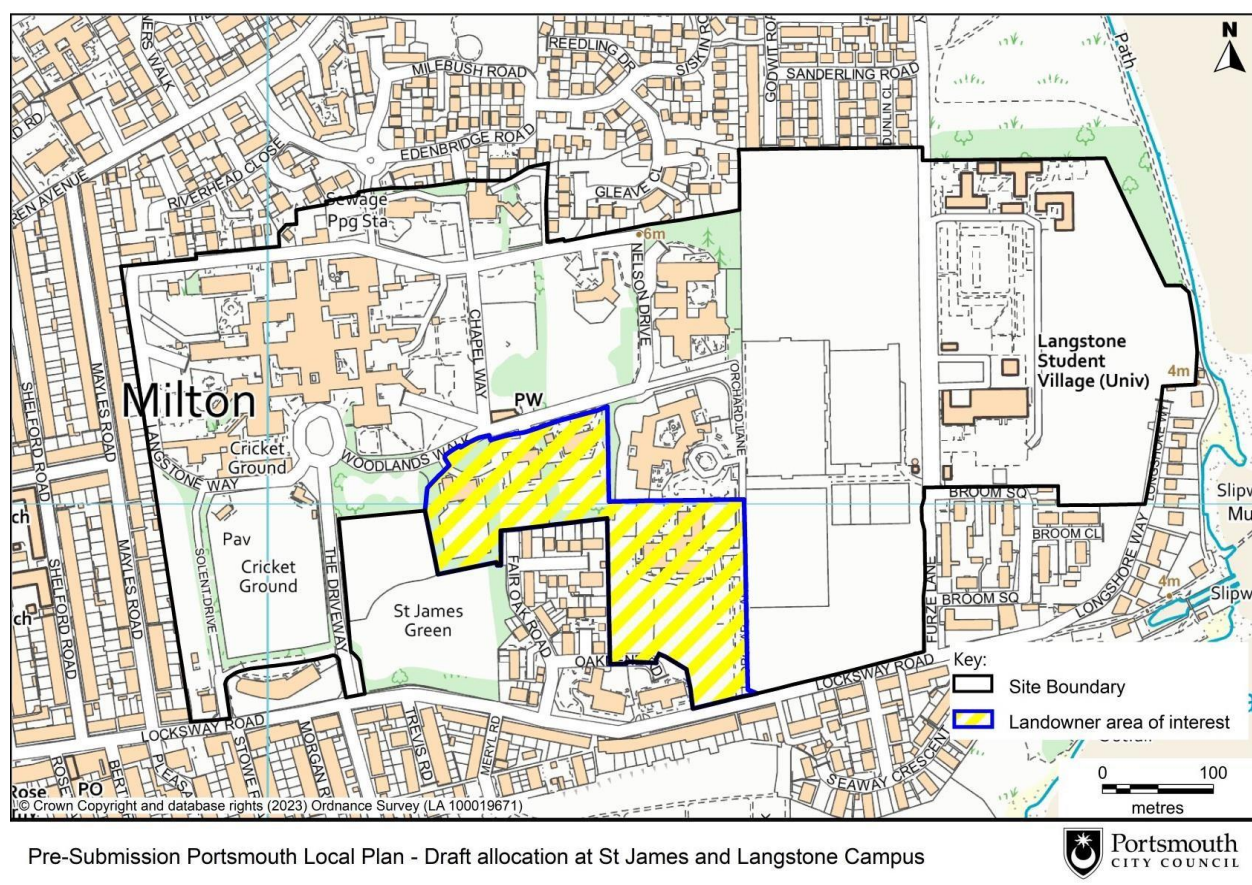
a) Role of the two Parties

- 1.3 In respect to this SCG, PCC is the Local Planning Authority and as such is responsible for the preparation of the Local Plan for Portsmouth.
- 1.4 Homes England is the landowner in respect to land south east of St James Hospital which forms part of the St James' and Langstone Campus strategic site in the Pre-Submission Portsmouth Local Plan.

2. Location of the Site

- 2.1 The St James' and Langstone Campus strategic site is located in Milton, an area on the eastern edge of Portsea Island. The site itself consists of two main development areas. The first is the Grade II listed St James Hospital and its grounds which occupy the western part of the strategic site and is under multiple ownerships (including Homes England). The second main area comprising the eastern part of the entire site is the former University of Portsmouth Langstone Campus (owned by the University of Portsmouth).
- 2.2 Both parties agree that the extent of the landownership in respect to Homes England, as shown in figure 1 below is correct.

Figure 1 land ownership of Homes England in respect to St James' and Langstone Campus



3. Key Matters

3.1 This section covers the key matters as identified by PCC and Homes England in regard to land south east of St James Hospital and sets out matters of agreement and disagreement between the two parties.

a) Housing Growth

3.2 Land south east of St James Hospital (as part of the St James' and Langstone Campus Strategic Site) is expected to provide residential development within the plan period as set out in table 1.

Table 1: Residential development for land south east of St James' former hospital (Homes England parcel)

5 Year Period	Pre 2025	2025 - 30	2030 - 35	2035 - 40	After 2040	Total
Residential Dwellings		88				88

3.3 Both parties agree with the quantum of residential growth and the phasing set out in table 1 and understand that this is an approximate figure that is subject to change upon submission

of a planning application. PCC added the term 'approximately' to the policy following Homes England's Regulation 18 comments.

b) Deliverability and Viability

- 3.4 Homes England consider the site to be viable and capable of delivery taking into consideration the constraints associated with the site.

c) Policy compliance

- 3.5 Draft Policy PLP8 of the Pre-Submission Local Plan sets out the development requirements for St James' and Langstone Campus. Homes England does not know of any material consideration that would make it impossible to meet all these development requirements.
- 3.6 PCC and Homes England agree that any development proposals should meet statutory tests to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.7 Homes England support the need for permeability through the site and opportunities for walking and cycling.

4. Signatories

- 4.1 Both parties agree that this statement is an accurate representation of matters discussed and issues agreed upon.
- 4.2 Both parties agree that they have engaged positively on an ongoing basis and that on this basis the Duty to Cooperate has been met.
- 4.3 Both parties agree that there are no substantial areas of disagreement between the parties relating to the emerging Portsmouth Local Plan and will both continue to work proactively on the key strategic cross boundary issues identified in this SCG.

Signed:	Signed:
	
Name: Lucy Howard	Name: Rebecca Horrocks
Position: Head of Planning Policy	Position: Senior Planning and Enabling Manager, Homes England
Portsmouth City Council	Homes England
Date: 21/06/2024	Date: 04/07/2024

Appendix 1: Letter and response to site allocation (winter 2023/24)



Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2NE

Rebecca Horrocks
Senior Planning and Enabling Manager
Homes England

By email only: [REDACTED]

12 December 2023

Dear Rebecca,

RE: Pre-Submission Portsmouth Local Plan - Draft allocation at St James' and Langstone Campus (Homes England parcel)

Portsmouth City Council is currently preparing its draft Local Plan, which it expects to publish for pre-submission consultation in May 2024, in accordance with Regulation 19 of the Town and Country Planning (Local Planning)(England) Regulations 2012.

The draft Local Plan contains a vision, objectives, development strategy and comprehensive range of policies to guide development in the City up to 2040. Key to delivery of the Plan's objectives and strategy are site allocations. These are sites that the Council considers suitable for development, and is seeking to actively promote development for housing, employment and other uses.

We are contacting you as we understand that you have an interest in land we intend to allocate in the draft Local Plan. St James' and Langstone Campus as a whole is allocated for a residential led mixed use scheme. The parcel of land which we understand you to have an interest in is identified in Appendix 1 and will form part of the overall site allocation. The draft proposed site, development type and quantum for the St James' and Langstone Campus as a whole and your parcel of land are set out below:

Site	St James' and Langstone Campus as it relates to land owned by Homes England
New homes (net additional)	417 across the site which 88 are anticipated at the Homes England parcel
Other uses or benefits across the whole allocation	Elderly and sheltered accommodation, healthcare facilities, education facilities, recreation/sports and other community facilities

It is important that we only include sites within the draft Local Plan that have a high prospect of delivering policy compliant development and coming forward within the Plan period. Therefore, as part of our early and continuous engagement, we are seeking to ascertain your support for and view on inclusion of the site above in the draft Local Plan. We are also seeking your view on whether development is feasible and viable. To this end, please find attached to this letter:

- Site information including the site address; and a map identifying the proposed site allocation boundaries and, to the best of our knowledge, the land under your ownership or interest, at Appendix 1;
- Questions on the deliverability of the site, including its availability, feasibility and viability, at Appendix 2.
- Site specific questions relating to the above named site, at Appendix 3.

We would be very grateful if you could complete the forms in Appendix 2 and Appendix 3 and return to us no later than Monday 22nd January 2024. Once we have received your response, we will consider your comments and update the draft Local Plan as appropriate. We will be in contact with any further queries.

Please note that your response may be made public as part of the Examination in Public of the draft Local Plan. If there are specific aspects of the information you provide that you would like us to keep confidential, please make this clear in your response. You should be aware that under the Freedom of Information Act (2000) the Council may be required to disclose information if it considers no exemption under the legislation applies. The Council will, whenever practicable, consult with individuals who may be affected by disclosure of information.

Portsmouth City Council is the data controller of any personal data you provide in connection with the Draft Local Plan. It will only be used by the Council and only for closely associated purposes. It will be kept for a period of six weeks after the adoption of the Local Plan. For full details of how the Council processes personal data, please see the [Data Protection Privacy Notice](#) and the [Planning Policy Consultee Database Privacy Notice](#).

We will be in contact again in the early part of 2024 to establish a Statement of Common Ground with regard to proposed development at the site.

As above, we intend to publish the pre-submission (Regulation 19) Local Plan for public consultation in May 2024, and at that point you will have the opportunity to view the detail and submit formal representations.

Please do not hesitate to contact me at ben.edmonds@portsmouthcc.gov.uk if you have any questions.

Yours sincerely,



Ben Edmonds

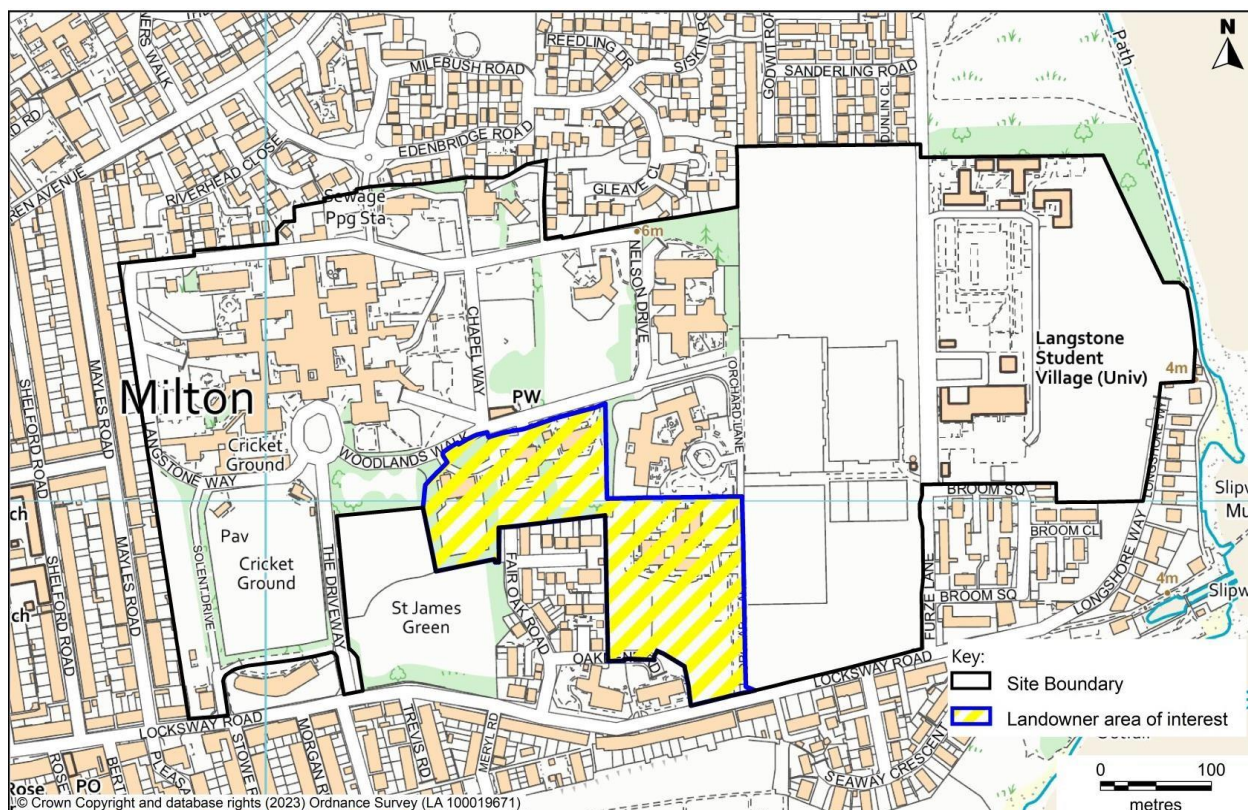
Senior Planning Policy Officer

Ben.edmonds@portsmouthcc.gov.uk

07385932719

Appendix 1: Site information for St James' and Langstone Campus

Map of St James' and Langstone (including Homes England ownership)



Pre-Submission Portsmouth Local Plan - Draft allocation at St James and Langstone Campus



Please amend the thick black line and/or blue line boundaries within the map above to reflect your ownership, leasehold or interest in the site, or send a map to show this, as appropriate.

Your details	
Name	Oliver McGowen
Organisation (if relevant)	Homes England
Representing (if applicable)	
Address	7th Floor 10 South Colonnade, Canary Wharf, E14 4PU
Telephone	

Question	Response
Site availability and achievability	
What is your interest in the site? (e.g. are you a landowner, agent, developer, etc?)	Homes England are the owner of the yellow cross shaded area of the site.
If you are not the landowner, who owns the land?	N/A
Is the site in multiple ownership? If yes, who else owns the site (please include contact details, if you have them).	Homes England are the sole owner of the yellow cross shaded section of the site.
Is the landowner(s) supportive of development of the site, and are they willing to make it available for development?	Homes England are supportive of development on this site and are willing to make it available for development.
Is the land currently leased or sub-leased to another party? If so, please provide lease length, clauses etc	N/A
Where relevant, can you briefly describe your working relationship or partnership with other landowners and/or leaseholders on the site.	Homes England has a positive and communicative relationship with the Landowner of the wider St James Hospital site and the NHS trust that still operates the Orchards facility.
Is the land for sale or being sold to another party? If so, please provide detail of current marketing and acquisition status, (e.g. is the site under an option agreement, land promotion agreement, exclusivity or joint venture, conditional or unconditional purchase, other?)	Homes England are currently in negotiations with Development Partners to deliver the site in two separate parcels.
Are you aware of any constraints that could hinder land acquisition or assembly? E.g. ransom strips, right of way, compensation measures including Compulsory Purchase Orders?	No
Are there any other factors that would affect availability?	No
Deliverability	
Are other uses to those in the attached letter proposed, and if so, what are they?	Residential development is the sole land use proposed, with associated public open space. Up to 40 homes are anticipated on the northern parcel and approximately 56 homes on the southern parcel.
Anticipated delivery of development prior to 2025. Please provide detail on all uses included in the proposal.	It is anticipated that planning permission will be achieved during 2024/25 followed by an immediate start on site.
1. Anticipated delivery of development 2025-2030. Please provide detail on all uses included in the proposal.	Homes England anticipates development will be completed and occupied during the 2025-30 timeframe.

Anticipated delivery of development 2025-2030. Please provide detail on all uses included in the proposal.	Residential development of up to 100 homes expected during early in the 2025-2030 period.
Anticipated delivery of development 2030-2035 Please provide detail on all uses included in the proposal.	All development is expected to be complete prior to 2030.
Anticipated delivery of development 2035-2040. Please provide detail on all uses included in the proposal.	All development is expected to be complete prior to 2030.
Anticipated delivery of development after 2040. Please provide detail on uses.	All development is expected to be complete prior to 2030.
Any further issues that may affect timing or phasing of development.	Subject to planning. Availability of nutrient neutrality credits.
Is there a proposed indicative block plan or layout for the site? If so, please attach to you response.	Pre-application submission with block plans anticipated in Q1 2024.
Is pre-application advice being sought? Please provide detail if so.	Pre-application submission programmed for Q1 2024.
Are you intending to submit a planning application, and if so, when?	Planning applications are anticipated for submission Q2 2024.
Viability	
Has economic viability of developing the site been assessed, and what was the outcome of that assessment?	Homes England consider the site to be viable, and capable of delivery on all PCC policies.
Are there any abnormal or exceptional build costs?	The curtilage listing of the 2 convalescing Villas on site, which are now proposed for retention and conversion, may have an implication on viability.
Have you considered how the site will meet the 10% requirement for Biodiversity Net Gain? If so, how will this be done?	Homes England are committed to delivering at a minimum a policy compliant level of Biodiversity Net Gain on all sites within our ownership, in line with KPI 14 in Homes England's Strategic Plan 2023-2028.
Have you considered how your site will meet requirements for Nutrient Neutrality? If so, how will this be done?	Homes England anticipates that development will meet the requirements for Nutrient Neutrality, using combined approach of offsite mitigation methods using land owned by Homes England and offsite credits.
Are there any further issues or constraints that may influence the achievability, feasibility or viability of development?	

There are no issues that are not covered in the above form that will affect viability, feasibility or achievability on this Site.

Do you have any further comments on the site or the draft proposal for its allocation?

Homes England is committed to delivering suitable and sustainable developments on all of our sites. We have 18 KPIs that govern and direct what we do, particularly pertinent to this case are KPI 12, which governs design quality and KPI 14 that governs biodiversity net gain.

Homes England is also committed to working closely in partnership with Portsmouth City Council, complying with all relevant policies and guidance.

Appendix 3: Site specific questions relating to St James' and Langstone Campus

Are Homes England remaining the main contact for discussions relating to the part of the site identified in Appendix 1?

Yes

Appendix 2: Draft Policy PLP8 of the Pre-Submission Portsmouth Local Plan (May 2024)

St James' & Langstone Campus

Introduction

4.137 The St James' and Langstone Campus strategic site is located in Milton, an area on the eastern edge of Portsea Island with a predominantly suburban character. The site itself consists of two main development areas. The first is the Grade II listed St James' Hospital and its grounds which occupy the western part of the strategic site and is under multiple ownerships as shown on the map below. These include the developers PJ Livesey, Homes England and Solent NHS Trust. The second main area comprising the eastern part of the site is the former University of Portsmouth Langstone Campus (owned by the University of Portsmouth). A map of the site is shown as figure 4.7.

4.138 St James' Hospital comprises a Byzantine Gothic hospital complex set in a wider parkland setting. The grounds of the hospital contain a number of ancillary buildings associated with the former mental hospital and medical use. Of particular note is the chapel designed by George Rake in the early English style. The hospital and the chapel both date to 1879 and are listed as Grade II. These buildings along with the surrounding landscape including mature trees, open spaces and vistas are the key contextual features for development to protect and respond to.

4.139 The main Grade II hospital building and some of its grounds are locally distinctive within the wider setting of Portsmouth, although they have become surplus to requirements. An application for redevelopment comprising 209 dwellings on the extent of land owned by PJ Livesey (formerly NHS Property Services) was granted planning permission in August 2023 following an appeal. The location of the development was considered sustainable by the inspector at appeal who stated that occupiers of the proposed development are unlikely to be dependent on the use of the car as the site is highly accessible to everyday shops and services by other transport means. The inspector also found that there would be no harm to highway safety in accordance with the Development Plan and the NPPF. Redevelopment of the whole site was modelled as part of the PCC Strategic Transport Assessment which demonstrates that the whole site will not have any cumulative severe impacts to road network, subject to identified network improvements.

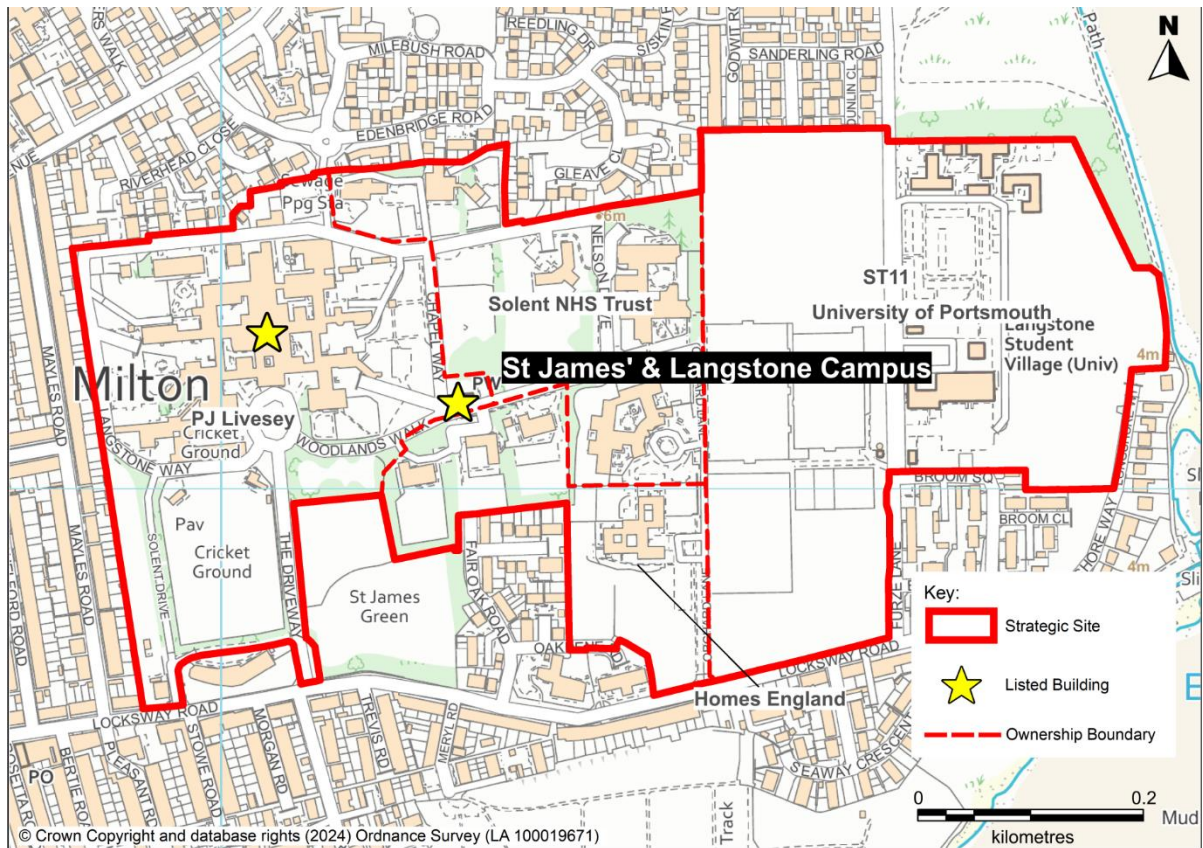


Figure 4.7: Map of St James' and Langstone Campus

4.140 To the southeast of the main hospital, beyond the chapel is a plot under the ownership of Homes England which is also available for redevelopment. This plot is occupied by the former Harbour School, various other buildings, including two curtilage listed villas, and areas of open space. This plot is currently under consideration for 107 dwellings (application reference 18/00288/OUT). The land to the north of this plot and to the east of the main hospital, held by Solent NHS Trust is both currently used and is to be retained for any potential future health related development that may be required. This parcel of land includes The Limes and The Orchards hospitals.

4.141 The former University of Portsmouth Langstone Campus occupies the eastern extent of the strategic site, extending to the coast and is within the ownership of the University of Portsmouth. It is sensitive in terms of nature conservation as it is located adjacent to Chichester and Langstone Harbours SPA, Solent Maritime SAC, Chichester and Langstone Harbours Ramsar site and Langstone Harbour Site of Special Scientific Interest (SSSI).

4.142 The former halls of residence were located centrally within this plot, although have since been demolished in the most part. 3/4 storey buildings occupy the northern extent of this brownfield strip with one high rise block remaining towards the south. To the east of this brownfield land adjacent to Langstone harbour is a large grass playing field which is also identified as a 'Core Area'¹ for Brent Geese and Solent Waders. To the west is a

¹

<https://hiwwt.maps.arcgis.com/apps/instant/minimalist/index.html?appid=f4bbd6fe517647cba8bf0f3b8cfb7c1b>

mix of grass and artificial playing pitches which are identified as Secondary Support Areas for Brent Geese and Solent Waders.

4.143 The Milton Common Local Nature Reserve Mitigation and Management Framework (2022)² seeks to mitigate any alone impacts caused by resultant recreational pressure from the development. The framework calculates a fee per dwelling that must be paid by the developer to allow improvements to Milton Common in accordance with the framework. This will encourage users here as opposed to the neighbouring SPA and SAC.

4.144 Most of the site is located within flood zone 1, although a small section of the site along the eastern coastline is located within flood zones 2 and 3. A sequential approach to development should be taken within the site. Portsea Island is covered by the North Solent Shoreline Management Plan (SMP) (section 5aPI01 and 5aPI02). The Portsea Island Coastal Strategy Study (PICSS) was developed to build on policies set out in the North Solent SMP. These plans and strategies provide recommendations for flood management measures to protect residents of Portsmouth from flooding. Further information can be found within the Portsmouth SFRA Level 2.

4.145 Despite the strategic site comprising two distinctively separate parcels of land; where feasible, efforts should be made to connect the two sites via walking and cycling routes to offer easy access for local residents across the entire site. This will allow access to shared open spaces, the coastline and any other facilities.

4.146 The St James' and Langstone Campus site falls within the Milton Neighbourhood Plan area. Further detailed policy guidance for the site can be found in the adopted Milton Neighbourhood Plan³.

Vision

4.147 In 2040, St James' and Langstone Campus will be home to a new healthy and happy community on the edge of Langstone Harbour. The site's rich cultural heritage and green spaces will be enjoyed by both residents and visitors.



Strategic Site Allocation Policy PLP8: St James' & Langstone Campus

1. St James' & Langston Campus, as shown on the Policies Map, is allocated for the development of the following uses:

- a) Approximately 417 dwellings including potential elderly person and sheltered accommodation;**
- b) Healthcare facilities;**
- c) Education facilities;**

² <https://www.portsmouth.gov.uk/wp-content/uploads/2023/12/Milton-Common-LNR-framework-aa-accessible.pdf>

³ <https://www.portsmouth.gov.uk/wp-content/uploads/2022/10/Milton-Plan-Final-adopted.pdf>

- d) Recreation, sports and other community facilities.**
- 2. Development proposals for the above named at uses will be permitted on the St James' part of the site provided that they meet all of the following site-specific and overarching development requirements:**
- a) Retain, and conserve the significance and setting of St James' Hospital (Grade II listed), and the Chapel (Grade II listed), and all other heritage assets in the hospital grounds;**
 - b) All proposed developments must be accompanied by a heritage statement;**
 - c) The design and layout must conserve, or enhance and appropriately integrate into the locally distinct parkland landscape setting and open character of the site;**
 - d) An Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan is submitted and implemented that protects trees throughout the site;**
 - e) Integrate the following open spaces into new development to ensure public access is retained: The St James' Hospital Cricket Pitch, The Dog Park, land to the north west of the listed chapel and land to the east and west of Chapel Way;**
 - f) Provides safe, permeable and convenient north-south pedestrian and cycle links from Locksway Road to Longfield Road and across the wider site; and**
 - g) Provides off site highway network improvements including the junction improvements at Locksway Road / Milton Road and Milton Road / Goldsmith Avenue to improve traffic flow and reduce any highway safety concerns.**
- 3. Development proposals for the above named at uses will be permitted on the Langstone Campus part of the site provided that they meet all of the following site-specific and overarching development requirements:**
- a) A Landscape and Visual impact assessment should be submitted to ensure there is no adverse impact on the coastal landscape and views into the site or out over Chichester and Langstone Harbour from the site;**
 - b) Development must retain, where possible, playing pitches and fields;**
 - c) Public access must be retained and enhanced to key open spaces and playing fields across the site;**
 - d) The north-south bus/cycleway connection along Furze Lane is retained and enhanced; and**
 - e) Safe, accessible off-road walking and cycling routes through the site are provided, linking areas to the north and south.**

4. Development proposals for the above named uses will be permitted provided that they meet all of the following site-specific development requirements:
- a) Provision of appropriate mitigation for any direct recreational disturbance upon the adjacent Langstone and Chichester Harbour SPA, Solent Maritime SAC and any other nationally or locally designated habitat sites including supporting habitats;
 - b) Proposals should meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The developer should provide evidence that the allocated site will not result in the loss of habitat that is functionally linked (Core Area P23B, Secondary Support Area P25) to Solent's SPAs / Ramsars. To demonstrate this, non-breeding bird surveys between October and March (typically two survey seasons) may be required to determine if the allocation itself or land adjacent to it, constitute an area of significant supporting habitat. If the site is found to be functionally linked to Habitats sites, mitigation and / or avoidance measures will be required, and the planning application will need to be supported by a bespoke Habitats Regulations Assessment to ensure that the development does not result in adverse effects on site integrity;
 - c) Flood management measures should be incorporated within the site in accordance with the SFRA Level 1 and 2 to reduce the risk to more vulnerable development and key infrastructure now and in the future;
 - d) Proposals for surface water management should make provision for storage during high tide events, when the surface water drainage may be subject to tide locking;
 - e) The provision of a Sustainable Drainage System (SuDS) to mitigate the risk of surface water flooding;
 - f) A Travel Plan and Transport Assessment must be submitted as part of any proposal. These must assess the potential transport impacts and implications, propose mitigation measures and identify opportunities to implement effective sustainable transport initiatives;
 - g) Deliver or contribute proportionally to the relevant transport and highways mitigation measures identified within the Local Plan Strategic Transport Assessment and/or Infrastructure Delivery Plan;
 - h) Provide pedestrian and cycle links throughout the site to allow safe and convenient movements across the full extent and to wider parts of the City.

Supporting text

4.157 The purpose of this policy is to deliver high-quality development across the whole strategic sites taking into consideration its constraints and opportunities. This policy seeks to avoid fragmented development of a site that is under multiple ownerships. Instead, it seeks to deliver development that responds positively to the historic significance, local character, high quality landscape setting and important habitats.

- 4.158 The St James' part of the strategic site is allocated for 297 residential dwellings with the University of Portsmouth owned part allocated for 120 residential dwellings. Education, recreation and community facilities will be delivered across the site.

St James'

- 4.159 The strategic site contains two listed buildings, the hospital and the chapel, buildings of historic importance and other heritage assets. The hospital is a good example of a late Victorian asylum, with an impressive principal elevation, symmetrical plan form, communal hall, external airing courts and chapel set within a wider expansive landscape. It survives largely intact, though it has been much extended in the latter part of the twentieth century. Proposals should minimise harm to the architectural and historic interest of the building and allow the primacy of the main building to be retained. Proposals are encouraged to enable the building's heritage significance to be better revealed and appreciated. The chapel is little altered externally with some limited twentieth century alterations to the interior. It is of special architectural interest, much of which is seen in the exterior of the building. In addition to these listed buildings are other buildings of historic importance and other heritage assets, including the hospital grounds themselves (which are included on the Hampshire Gardens Trust Register and thus considered a non-designated heritage asset). Therefore, to ensure any development conserves or enhances these, a heritage statement must be prepared and submitted. This must assess and understand the significance of any assets and ensure that any subsequent design proposals carefully and sympathetically respond to the presence and significance of the assets.
- 4.160 The parkland landscape and character of the site is unique within Portsmouth and therefore, development must respond sensitively to the surrounding context in which it is located. A Design and Access Statement must be submitted which sets out how the development will sympathetically respond to, and integrate with the landscape, existing built form and heritage assets to ensure the areas distinctive character is conserved.
- 4.161 The hospital grounds contain a large number of mature trees and planting. Proposed development should retain and incorporate existing trees protected by Tree Protection Orders (TPOs) including TPO177 and TPO215. An Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan must be submitted as part of any application to ensure protection of important trees on site and set out any future management plans.
- 4.162 The hospital grounds currently contain a number of open spaces used informally by the local community for walking and recreation. As part of any proposed scheme, public access is to be retained and enhanced. This includes access to the existing listed Chapel and retention of the of Cricket Pitch as a public facility.
- 4.163 Informal pedestrian and cycle access through the site from Locksway Road to Longfield Road is enjoyed by the public is long established and this should be retained and enhanced as part of any development scheme. Public realm improvements should deliver inclusive active walking and cycling routes.

Langstone

- 4.164 The location of this strategic site offers the potential to deliver a residential-led scheme of the highest quality. Views out over Chichester and Langstone Harbour should be enhanced and should be achievable throughout the site. Views from the coastline towards the site should be carefully considered to ensure the experience of people walking along the coastline is not diminished when looking inland. A Landscape and Visual impact Assessment should demonstrate how these views have been taken into consideration and incorporated throughout the development.
- 4.165 The playing fields which bound the eastern and western boundary of the former halls of residence at Langstone are used by both the University and several local sports clubs. It is important therefore that as part of any development, an appropriate level of open space is retained and enhanced to allow their continued use by the local community.
- 4.166 The Langstone Campus currently benefits from a north-south bus and cycle route (along Furze Lane) which runs between the University buildings and the western playing fields linking Locksway Road and Moorings Way. Development proposals for the Langstone Campus site would be expected to retain and enhance this link as part of any redevelopment for buses and cyclists. Further sustainable routes should be created linking to surrounding footpaths and cycle routes, providing a safe, attractive, permeable and convenient environment for both pedestrians and cyclists.
- 4.167 The central brownfield strip of land that was previously occupied by student halls of residence is the preferred location for future development. If robust viability assessments shows the need to extend the development boundary, this should be westward to avoid the flood zone and core area for Brent Geese. Reprovision of open space should be provided across the site where development results in a significant loss of existing open space.

Overarching development requirements

- 4.168 Measures must be taken to ensure that any direct recreational impact on nationally designated sites and supporting habitat is alleviated. The site contains Core and Secondary support areas for Brent Geese and is located in close proximity to several others. The developer should provide evidence that the allocated site will not result in the loss of habitat that is functionally linked to Solent's SPAs / Ramsars. To demonstrate this, non-breeding bird surveys between October and March (typically two survey seasons) may be required to determine if the allocation itself or land adjacent to it, constitute an area of significant supporting habitat. If the site is found to be functionally linked to Habitats sites, mitigation and / or avoidance measures will be required, and the planning application will need to be supported by a bespoke Habitats Regulations Assessment to ensure that the development does not result in adverse effects on site integrity. Proposals will need to be determined in line with Policy PLP42 of this Local Plan and the Guidance on Mitigation and Off-setting Requirements. These include the Solent Waders and Brent Goose Strategy 2020, Milton Common Local Nature Reserve Mitigation and Management Framework 2022 and any subsequent guidance documents. Mitigation must also be to the satisfaction of the Local Planning Authority and Natural England.

- 4.169 It is estimated that in 2122 much of the eastern extent of site will be in flood zones 2 and 3a. A sequential approach to land use planning should therefore be applied within the site. The most vulnerable aspects of development should be steered towards the areas at lowest risk. A site-specific flood risk assessment should incorporate recommendations set out within both the SFRA Level 1 and 2 to demonstrate how flood risk will be managed to ensure that the development is safe over its lifetime. This may include appropriate land raising and any other measures to protect more vulnerable land uses, key infrastructure and safe access and escape routes.
- 4.170 New development should discharge surface water runoff to the sea following suitable treatment. Storage of surface water should be managed when the sea level rises to a height that will not allow for drainage.
- 4.171 A site specific Flood Risk Assessment will be prepared in accordance with the recommendations of the Strategic Flood Risk Assessment Levels 1 and 2 supporting this Local Plan;
- 4.172 This site presents an opportunity to provide significant net reduction in surface water run-off given the level of greenfield land on site. Details of suitable sustainable drainage systems that mitigate the risk of flooding must be agreed in advance with both the Local Planning Authority and the Lead Local Flood Authority. Surface water run off must be in accordance with Policy PLP32 of this Local Plan.
- 4.173 To further improve safety for future residents, detailed plans must be provided that show how safe access and egress will be implemented for all modes of transport. All Travel Plans and Transport Assessments for the site should comply with Policy PLP47: (Movement and Transport) of the Local Plan, the Local Transport Plan 4 (2021 –2038) Portsmouth's Parking Standards and Transport Assessment SPD the Local Cycling and Walking Infrastructure Plan and any successor documents.
- 4.174 Any new access arrangements for the site should be agreed in writing with both the Local Planning Authority and the Local Highway Authority. It is important that non-motorised access is both protected and enhanced as part of any new access proposals.
- 4.175 Parking arrangements should be delivered in accordance with the Parking Standards SPD and any successor documents and Policy TSP2 Balanced Transport Provision of the Milton Neighbourhood Plan.

Monitoring and Delivery Framework

Types & amounts of development	Timescale	Delivery	Monitoring	Triggers & potential actions
209 residential dwellings	2025 - 2030	Through the development Management process; working in partnership with developers and land owners	Residential monitoring within the AMR	Development progress will be monitored through the AMR. If there is a lack of progress further work will be

88 residential dwellings	2025 - 2030	Through the development Management process; working in partnership with developers and land owners	Residential monitoring within the AMR	undertaken to ascertain the reason and propose interventions
120 residential dwellings	2030 - 2035	Through the development Management process; working in partnership with developers and land owners	Residential monitoring within the AMR	

Table 4.7: Monitoring and Delivery Framework for St James' & Langstone Campus

Appendix 3: Proposed Indicative Layout for the southern part of the site (a pre-application has been submitted on the southern parcel).



Vistry Group

Proposed Site Layout

1	Client reference updated	20/10/20	OK
2	Finalised to be submitted	20/10/20	OK
3	Finalised to be submitted (subject to approval of local authority)	20/10/20	OK
4	Finalised to be submitted (subject to approval of local authority)	20/10/20	OK
5	Finalised to be submitted (subject to approval of local authority)	20/10/20	OK

PROJECT	St. James' Hospital	JOB NO	23.135
SCALE	1:1000 @ A3	DATE	October 2023
DRAWN BY / CHECKED BY	LW / CK	REVISION	D
DWG#	23.135 - S401	STATUS	For Information

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