

Statement of Common Ground
Portsmouth City Council, Bellway & Homes
and Communities Agency (trading as 'Homes
England')

September 2024

In respect to Land Off Twyford
Avenue And Tipner Lane, Portsmouth

As part of the Tipner East Strategic Site



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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”), Bellway Homes Ltd (Wessex) (“Bellway”) and Homes England and follows on from letters written between the three parties in winter 2023/24, included as appendices 1, 2 and 3. It sets out the position and understanding with respect to the key issues between PCC, Bellway and Homes England in respect to Land Off Twyford Avenue And Tipner Lane, Portsmouth (“Site”), which forms part of the draft allocation of Tipner East in the Pre-Submission Local Plan (“Allocation”). It is not binding on any party but sets out a clear and positive direction to inform ongoing strategy and plan making. It should be noted that this is a trilateral agreement between these three organisations only.
- 1.2 The following documents form appendices to the SCG:
 1. Letter on site allocation sent to Bellway (December 2023)
 2. Letter on site allocation sent to Homes England (December 2023)
 3. Response to site allocation from Homes England (January 2024)
 4. Draft Policy PLP4 of the Pre-Submission Portsmouth Local Plan (July 2024)
- 1.3 It should be noted that the response letter from Home England was prepared collaboratively with Bellway and represents the views of both parties.

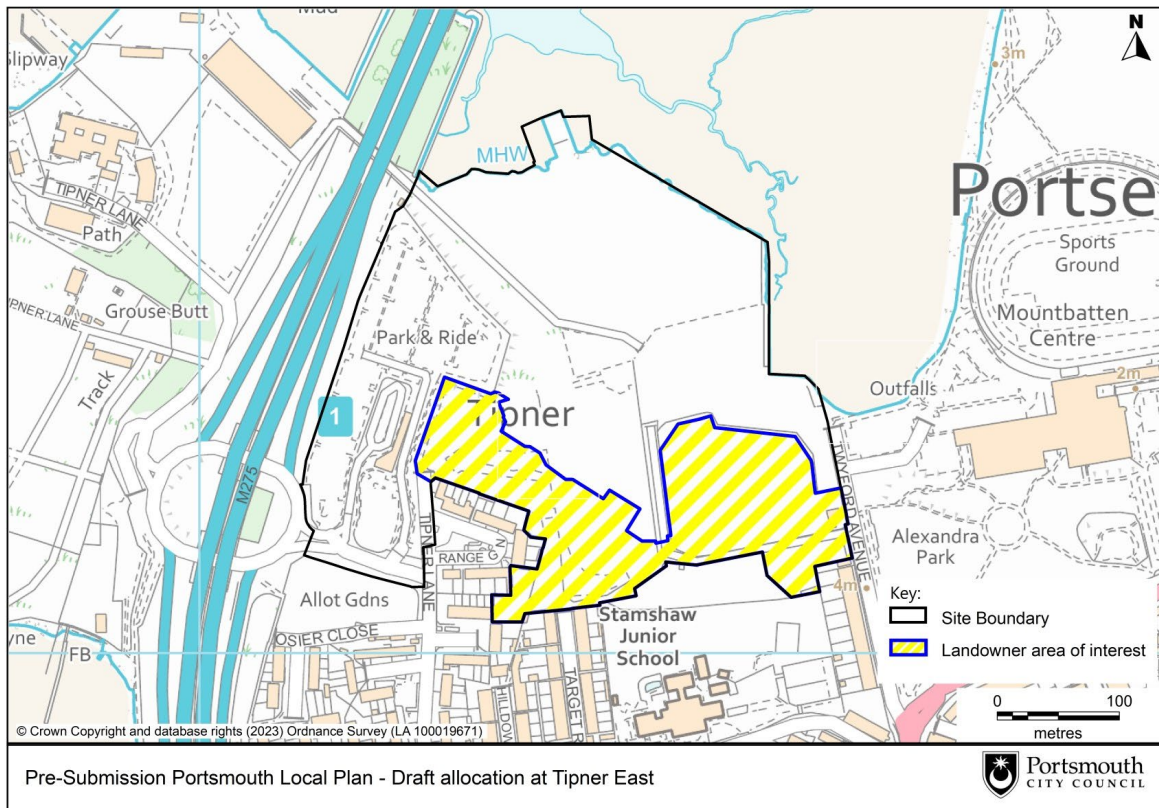
Role of the three Parties

- 1.4 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.
- 1.5 Homes England is the landowner in respect of the Site, which forms part of the Allocation.
- 1.6 Bellway and Homes England have submitted a planning application for the Site for the “construction of 221 dwellings, new accesses onto Tipner Land and Twyford Avenue, internal access roads and cycleways, open space, parking and associated infrastructure, including potential linkages to the proposed residential development to the north, existing residential development to the south and to the existing and proposed enhanced park & ride facilities to the west” (“Scheme”) (reference: 21/01357/FUL) (“Application”). The Application received a resolution to grant on 12 July 2023 subject to the completion of a section 106 agreement (“S106 Agreement”). The S106 Agreement is currently being negotiated between PCC, Bellway and Homes England.
- 1.7 Bellway have entered into an agreement for lease with Homes England which is conditional on planning approval. Once planning permission is granted pursuant to the Application following the completion of the S106 Agreement and is free from challenge, Bellway will be required to enter a Building Lease with Homes England for the development of the approved Scheme.

2. Location of the Site

- 2.1 The Site is located within the Allocation. All parties agree that the extent of the land ownership of Homes England in respect of the Site as shown indicatively in figure 1 below is broadly correct.

Figure 1 indicative landownership of Homes England in respect of the Site



3. Key Matters

3.1 This section covers the key matters as identified by PCC, Bellway and Homes England in regard to the Allocation and sets out matters of agreement and disagreement between the three parties.

(a) Housing Growth

3.2 The Site is expected to provide housing within the plan period as set out in table 1.

Table 1: Housing Delivery for the Site

5 Year Period	Pre 2025	2025 - 30	2030 -35	2035 - 40	After 2040	Total
Number of Dwellings	-	221	-	-	-	221

3.3 All parties agree with the number of dwellings and delivery timescales set out in table 1.

(b) Deliverability and Viability

3.4 Bellway and Homes England consider that the Scheme which delivers the number of dwellings set out in table 1 is deliverable and viable. It is agreed that the fact that the Scheme provides policy compliant affordable housing evidences viability.

(c) Policy compliance

3.5 Draft Policy PLP4 of the Pre-Submission Local Plan (attached in Appendix 4) sets out the development requirements for the Site as part of the Allocation. Both parties have agreed amendments to the Policy as set out in Appendix 4 which they consider to be minor modifications to the Local Plan.

3.6 The parties agree that the Application is compliant with Draft Policy PLP4. In the event that Bellway and Homes England submit a new planning application for the Site they agree that they will endeavour to submit a policy compliant planning application which PCC will determine in accordance with the development plan unless material considerations indicate otherwise¹. The three parties do not know of any material considerations that would mean the relevant development requirements for the Site set out in Draft Policy PLP4 could not be met. The parties note that the Site is not bounded by the M275 or the waterfront and is mainly within flood zone 1 and therefore the parts of Draft Policy PLP4 relating to these aspects would not be relevant to any new planning application.

(d) Draft S106 Agreement

3.7 As noted above the S106 Agreement is currently being negotiated between PCC, Bellway and Homes England. Completion of the S106 Agreement is a priority for the parties.

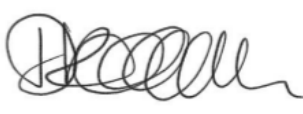
(e) Future Review

3.8 If any of the parties consider that it is prudent to do so they may submit a revised SCG to take into account any national or local planning policy amendments and/or development considerations for agreement of the other parties. In the event that a revised SCG is agreed then the latest SCG shall take precedence over earlier versions.

¹ Section 70(2) Town and Country Planning Act 1990 and Section 38(6) Planning and Compulsory Purchase Act 2004

4. Signatories

- 4.1 All parties agree that this statement is an accurate representation of matters discussed and issues agreed upon.
- 4.2 All 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 All 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: 	Signed: 
Name: Lucy Howard	Name: M Harris - C85970	Name: David Nash
Position: Head of Planning Policy	Position: Authorised Signatory	Position: Planning Manager
Portsmouth City Council	Homes and Communities Agency (trading as 'Homes England')	Bellway Homes Ltd (Wessex)
Date: 20/09/2024	Date: 5 th December 2024	Date: 02/10/2024

Appendix 1 Letter on site allocation sent to Bellway (December 2023)



Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2NE

David Nash
Planning Manager
Bellway

By email only: david.nash@bellway.co.uk

11 December 2023

Dear David,

RE: Pre-Submission Portsmouth Local Plan - Draft allocation at Tipner East as it relates to planning application 21/01357/FUL for development at Land Off Twyford Avenue And Tipner Lane, Portsmouth

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. Tipner East as a whole is allocated for a housing-led regeneration scheme with a multi-modal transport hub. The draft proposed site, development type and quantum of housing for Tipner East as a whole and your parcel of land are set out below:

Site	Tipner East as it relates to planning application 21/01357/FUL for development at Land Off Twyford Avenue And Tipner Lane, Portsmouth
New homes (net additional)	1,056 across Tipner East, 221 of which are anticipated from 21/01357/FUL
Commercial floorspace	716 sqm across Tipner East. An additional 814 sqm ancillary commercial uses at the Transport Hub
Other uses or benefits	Transport hub with 2,650 car parking spaces, flood defences, land decontamination

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.

We would be very grateful if you could complete the forms in Appendix 2 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 Lucy.Howard@portsmouthcc.gov.uk if you have any questions.

Yours sincerely,

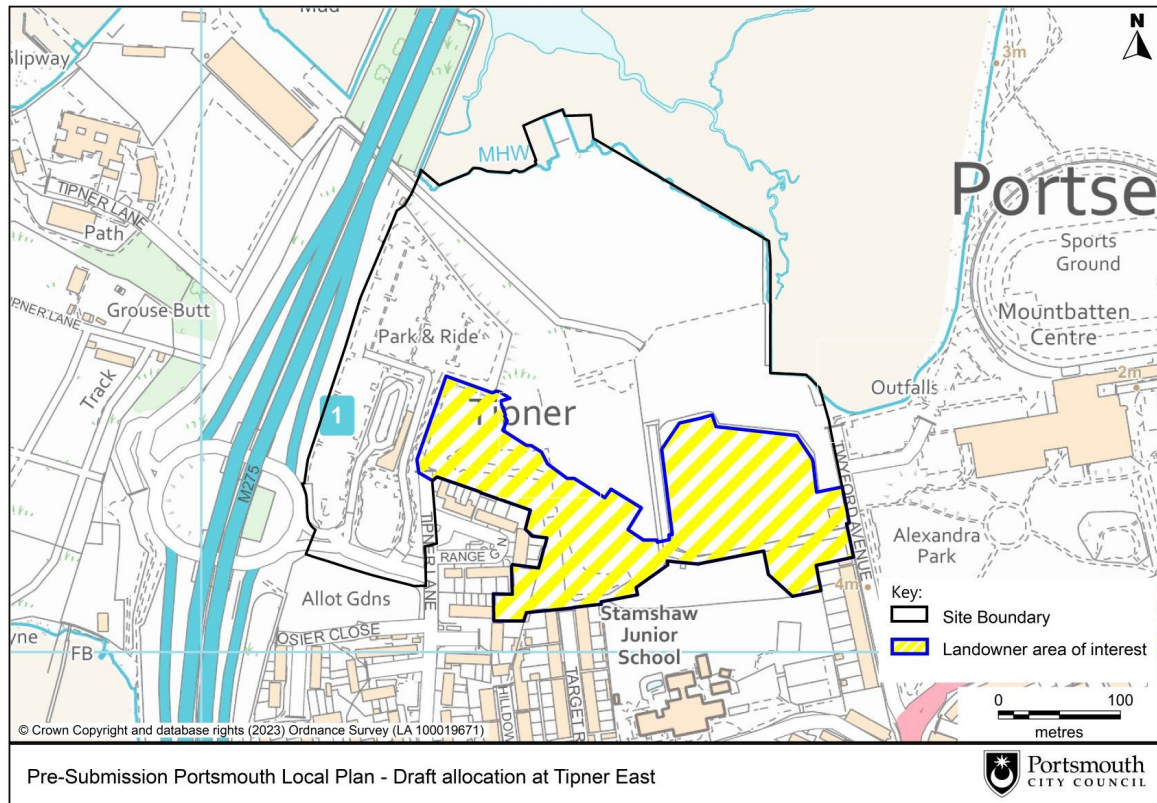


Lucy Howard
Head of Planning Policy
Lucy.Howard@portsmouthcc.gov.uk
07393804702

Appendix 1: Site information for Tipner East as it relates to planning application 21/01357/FUL for development at Land Off Twyford Avenue And Tipner Lane, Portsmouth

Full Address: Tipner East, Land Off Twyford Avenue And Tipner Lane, Portsmouth

Map of Tipner East as it relates to planning application 21/01357/FUL for development at Land Off Twyford Avenue And Tipner Lane, Portsmouth



Please amend the thick black 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.

Appendix 2: Site deliverability

Your details	
Name	
Organisation (if relevant)	
Representing (if applicable)	
Address	
Telephone	
Email	

Please answer the following questions as comprehensively as possible. Leave blank any questions that are not relevant.

Question	Response
Site availability and achievability	
What is your interest in the site? (e.g. are you a landowner, agent, developer, etc?)	
If you are not the landowner, who owns the land?	
Is the site in multiple ownership? If yes, who else owns the site (please include contact details, if you have them).	
Is the landowner(s) supportive of development of the site, and are they 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	
Where relevant, can you briefly describe your working relationship or partnership with other landowners and/or leaseholders on the site.	
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?)	
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?	
Are there any other factors that would affect availability?	
Deliverability	
Are other uses to those in the attached letter proposed, and if so, what are they?	
Anticipated delivery of development prior to 2025. Please provide detail on all uses included in the proposal.	

Anticipated delivery of development 2025-2030. Please provide detail on all uses included in the proposal.	
Anticipated delivery of development 2030-2035 Please provide detail on all uses included in the proposal.	
Anticipated delivery of development 2035-2040. Please provide detail on all uses included in the proposal.	
Anticipated delivery of development after 2040. Please provide detail on uses.	
Any further issues that may affect timing or phasing of development.	
Is there a proposed indicative block plan or layout for the site? If so, please attach to you response.	
Is pre-application advice being sought? Please provide detail if so.	
Are you intending to submit a planning application, and if so, when?	
Viability	
Has economic viability of developing the site been assessed, and what was the outcome of that assessment?	
Are there any abnormal or exceptional build costs?	
Have you considered how the site will meet the 10% requirement for Biodiversity Net Gain? if so, how will this be done?	
Have you considered how your site will meet requirements for Nutrient Neutrality? if so, how will this be done?	
Are there any further issues or constraints that may influence the achievability, feasibility or viability of development?	
Do you have any further comments on the site or the draft proposal for its allocation?	

Appendix 2 Letter on site allocation sent to Homes England (December 2023)



Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2NE

Jay Midwinter
Homes England

By email only: Jay.Midwinter@homesengland.gov.uk

11 December 2023

Dear Jay,

RE: Pre-Submission Portsmouth Local Plan - Draft allocation at Tipner East as it relates to planning application 21/01357/FUL for development at Land Off Twyford Avenue And Tipner Lane, Portsmouth

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.

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We are contacting you as we understand that you have an interest in land we intend to allocate in the draft Local Plan. Tipner East as a whole is allocated for a housing-led regeneration scheme with a multi-modal transport hub. The draft proposed site, development type and quantum of housing for Tipner East as a whole and your parcel of land are set out below:

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Commercial floorspace	716 sqm across Tipner East. An additional 814 sqm ancillary commercial uses at the Transport Hub
Other uses or benefits	Transport hub with 2,650 car parking spaces, flood defences, land decontamination

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.

We would be very grateful if you could complete the forms in Appendix 2 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.

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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 Lucy.Howard@portsmouthcc.gov.uk if you have any questions.

Yours sincerely,

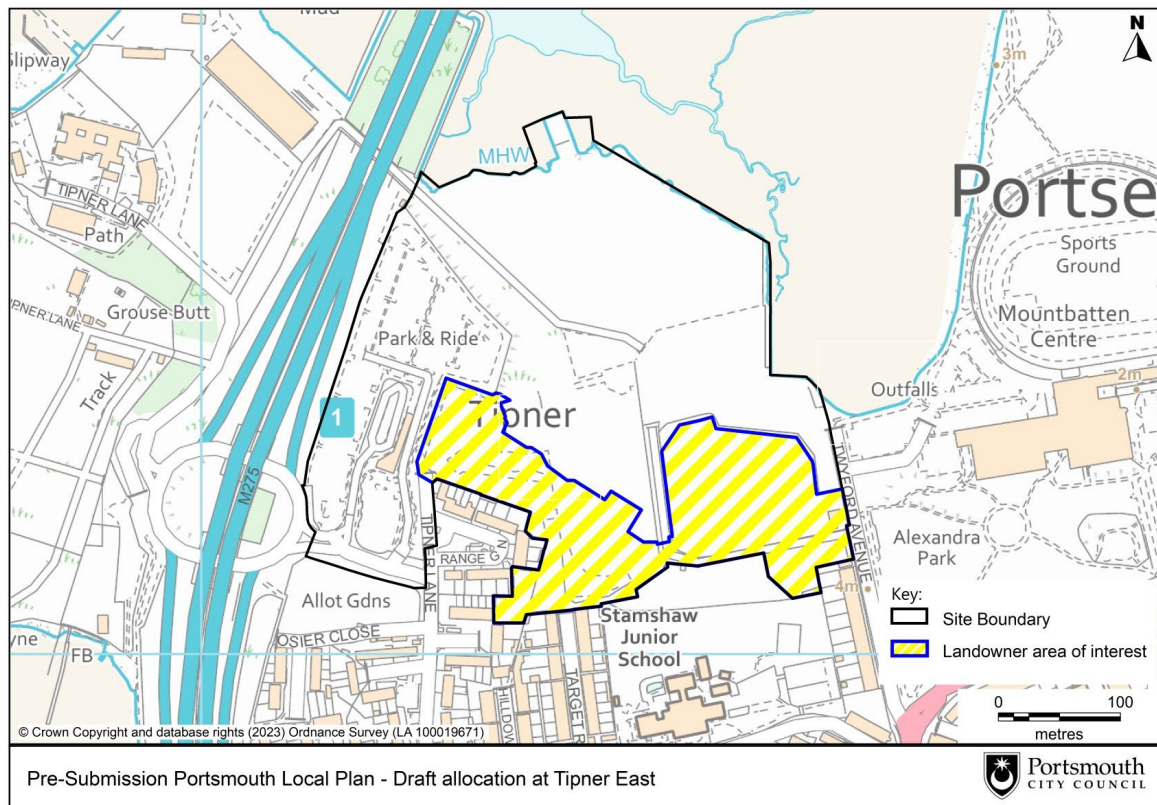


Lucy Howard
Head of Planning Policy
Lucy.Howard@portsmouthcc.gov.uk
07393804702

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Full Address: Tipner East Land Off Twyford Avenue And Tipner Lane Portsmouth

Map of Tipner East as it relates to planning application 21/01357/FUL for development at Land Off Twyford Avenue And Tipner Lane, Portsmouth



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Organisation (if relevant)	
Representing (if applicable)	
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If you are not the landowner, who owns the land?	
Is the site in multiple ownership? If yes, who else owns the site (please include contact details, if you have them).	
Is the landowner(s) supportive of development of the site, and are they 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	
Where relevant, can you briefly describe your working relationship or partnership with other landowners and/or leaseholders on the site.	
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?)	
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?	
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Deliverability	
Are other uses to those in the attached letter proposed, and if so, what are they?	
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Any further issues that may affect timing or phasing of development.	
Is there a proposed indicative block plan or layout for the site? If so, please attach to you response.	
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Viability	
Has economic viability of developing the site been assessed, and what was the outcome of that assessment?	
Are there any abnormal or exceptional build costs?	
Have you considered how the site will meet the 10% requirement for Biodiversity Net Gain? if so, how will this be done?	
Have you considered how your site will meet requirements for Nutrient Neutrality? if so, how will this be done?	
Are there any further issues or constraints that may influence the achievability, feasibility or viability of development?	
Do you have any further comments on the site or the draft proposal for its allocation?	

Appendix 3 Response to site allocation from Homes England (January 2024)



Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2NE

Jay Midwinter
Homes England

By email only: Jay.Midwinter@homesengland.gov.uk

11 December 2023

Dear Jay,

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- Questions on the deliverability of the site, including its availability, feasibility and viability, at Appendix 2.

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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 Lucy.Howard@portsmouthcc.gov.uk if you have any questions.

Yours sincerely,



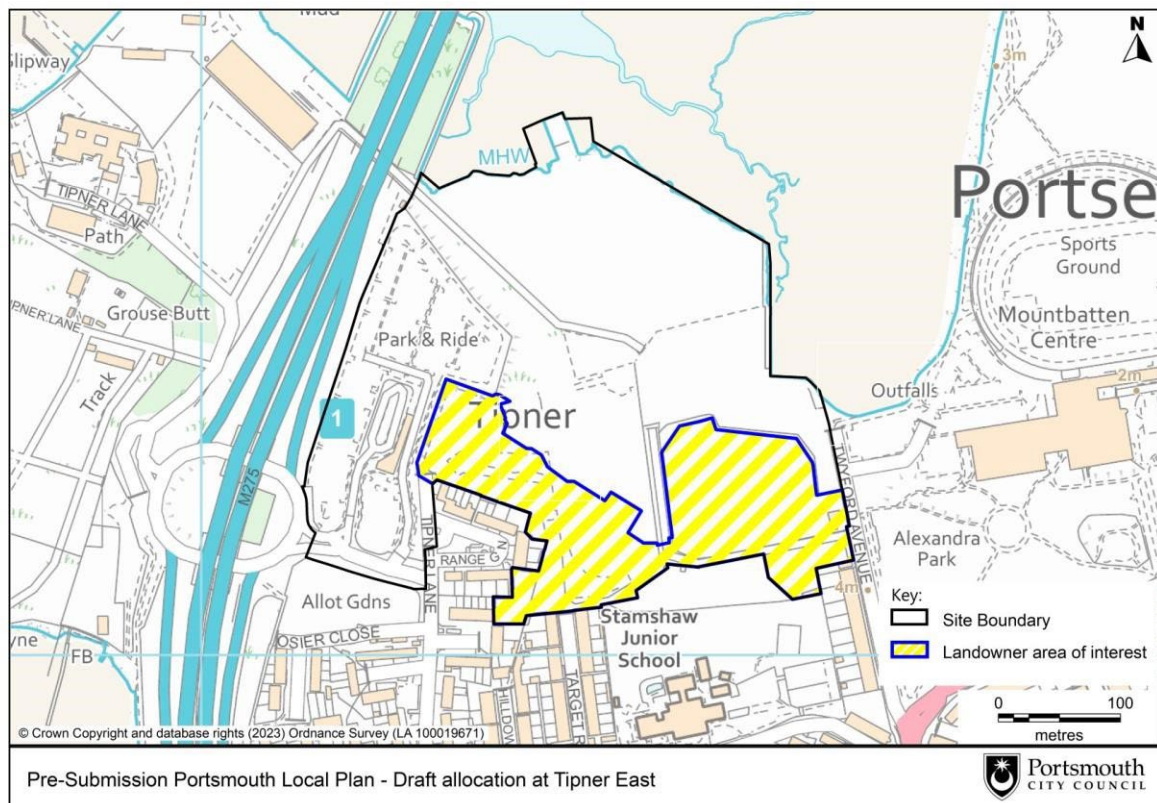
Lucy Howard
Head of Planning Policy
Lucy.Howard@portsmouthcc.gov.uk

07393804702

**Appendix 1: Site information for Tipner East as it relates to planning application
21/01357/FUL for development at Land Off Twyford Avenue And Tipner Lane, Portsmouth**

Full Address: Tipner East Land Off Twyford Avenue And Tipner Lane Portsmouth

**Map of Tipner East as it relates to planning application 21/01357/FUL for development at Land Off
Twyford Avenue And Tipner Lane, Portsmouth**



Please amend the thick black 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.

Appendix 2: Site deliverability

Your details	
Name	Jay Midwinter
Organisation (if relevant)	Homes England
Representing (if applicable)	
Address	Windsor House 6th Floor 42-50 Victoria Street London SW1H 0TL
Telephone	0300 1234 500

Please answer the following questions as comprehensively as possible. Leave blank any questions that are not relevant.

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 a land owner.
If you are not the landowner, who owns the land?	
Is the site in multiple ownership? If yes, who else owns the site (please include contact details, if you have them).	The yellow hatched area on the attached plan is in the sole ownership of Homes England
Is the landowner(s) supportive of development of the site, and are they willing to make it available for development?	Yes
Is the land currently leased or sub-leased to another party? If so, please provide lease length, clauses etc	The site is currently subject to an Agreement for Lease (AfL). The subsequent Lease will be entered into once planning is granted and free from challenge.
Where relevant, can you briefly describe your working relationship or partnership with other landowners and/or leaseholders on the site.	Within the larger Tipner East allocation, we are working collaboratively with Vivid Homes to ensure cross boundary issues are identified and dealt with as early as possible.
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?)	The land has already been marketed and a development partner has been selected. Further marketing is not anticipated to be required. The site is subject to an Agreement for Lease, which is conditional on planning approval. Once planning is approved and free from challenge the developer will be required to enter a

	Building Lease with the owner for the development of the approved scheme.
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?	The sole proposed uses for the Tipner site are those found within the submitted planning application - 21/01357/FUL
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 the entering into building lease with our development partner and an immediate start on site.
Anticipated delivery of development 2025-2030. Please provide detail on all uses included in the proposal.	It is expected that our development partner will deliver all of the planned residential units on this site by 2030 (221)
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 approval.
Is there a proposed indicative block plan or layout for the site? If so, please attach to you response.	Block Plan along with other proposed indicative layouts were submitted with 21/01357/FUL. Site plan is attached
Is pre-application advice being sought? Please provide detail if so.	Pre-Application advice was sought prior the submission of application, that is awaiting determination.
Are you intending to submit a planning application, and if so, when?	Planning application has been submitted and is awaiting determination after resolution to grant full planning 12th July 2023 permission subject to a S106 Agreement.

Viability	
Has economic viability of developing the site been assessed, and what was the outcome of that assessment?	Viability has been assessed and site is considered viable
Are there any abnormal or exceptional build costs?	There are no abnormal build costs expected.
Have you considered how the site will meet the 10% requirement for Biodiversity Net Gain? If so, how will this be done?	The site currently has a resolved to be approved planning application submitted prior to the 12th February 2024 implementation date for 10% BNG..
Have you considered how your site will meet requirements for Nutrient Neutrality? If so, how will this be done?	Yes. Combination of using land already owned by the Owner and purchasing credits from an identified third party (agreement currently being drafted).
Are there any further issues or constraints that may influence the achievability, feasibility or viability of development?	
None known.	
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 our sites. We have 18 KPIs that govern and direct what we do, particularly pertinent to this case is KPI 12, which governs design quality. 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?

4.41 The site is flat and low-lying and the northern part of Tipner East lies in flood zones 2 and 3. Tipner East is covered by the North Solent Shoreline Management Plan (SMP)

(section 5aPI01). 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 that should be implemented at the relevant parts of the site to protect residents of Portsmouth from flooding. Further information can be found within the SFRA Level 2.

- 4.42 A new sea wall path and adjacent open space will be a considerable asset to the development, but will need to be closed when high tides and strong winds combine.
- 4.43 The map shows the location of the strategic site between the M275 motorway and the local highway network and close to the City's main leisure centre and a local primary school. It is important that development proposals do not increase the risk of rat running with motorists diverting off the motorway through the local road network. The two points of access to the site are Twyford Avenue and Tipner Lane. Tipner East is well served by sustainable transport routes. The Pilgrims Trail and the King Charles III England Coast Path pass through the site along with National Cycle Route 22.
- 4.44 The site has a long history of polluting land uses dating back to the 1860s. At the time of writing (spring 2024) the remediation works were underway in line with the Construction Environmental Management Plan approved for planning application (10/00849/OUT).
- 4.45 Tipner East has been the subject of a number of planning applications, which have in turn provided a substantial body of evidence for the site. This includes the Environmental Impact Assessment Scoping Opinion for residential development (22/00003/EIASCO), the permitted scheme for 835 new homes from Vivid Homes (22/01292/FUL) and the application for 221 new homes from Bellway (21/01357/FUL), which has been approved pending the completion of a legal agreement at the time of writing (Spring 2024). Further evidence on Tipner East is provided in the HELAA and the SFRA.
- 4.46 The development of a new multi modal transport hub for the City is a key component of the vision for Tiner East. The Government identified Portsmouth as one of several cities where concentrations of nitrogen dioxide are unlikely to be reduced without swift action. The City Council therefore introduced a Clean Air Zone in November 2021. The new transport hub at Tipner East should have a positive impact on air quality particularly at the City Centre Strategic Site allocated under Policy PLP6. The modal shift to more sustainable forms of transport outlined in Local Transport Plan 4 will reduce the number of private cars accessing the City Centre and encourage them to use the Park ~~and~~ & Ride instead. The current Park & Ride facility opened in 2014 and provides 665 car parking spaces and a regular bus service into the City Centre. Outline consent was granted in 2022 for a multi-storey transport hub, which would replace the existing facility and provide a maximum of 2,650 car parking spaces along with ancillary commercial and leisure uses (22/00024/OUT). The new transport hub would serve the new residents and businesses of Tipner and facilitate lower on-site parking provision both here and in the City Centre. It will also help to meet the demand of car parking spaces from the nearby Portsmouth International Port and support the increase in cruise liners visiting the City. The City Council as the landowner and transport authority is actively seeking external partners and funding for the new transport hub.

Vision

4.47 In 2040, Tipner East will form a new gateway to the city along with Tipner West and will be home to a new healthy and happy community. People will live in good quality homes. There will be a new multi modal transport hub including a busy Park & Ride service to both the wider City and the international port. New climate resilient sea defences will defend the new community alongside the existing residents of north Portsea Island. Historic land contamination will have been prevented from leaching into the Harbour. The nationally and internationally designated saltmarsh and mudflat supporting populations of Brent Geese and wading birds will be cherished and protected. The whole Tipner peninsular will be home to a community where residents, workers and visitors co-exist in harmony with nature.



Strategic Site Allocation Policy PLP4: Tipner East

1. Tipner East, as shown on the Policies Map, is allocated for the mixed use development of the following uses:
 - a) A new community with up to 1,056 residential dwellings (class C3);
 - b) A new multi-modal transport hub with 840 m² ancillary commercial uses;
 - c) A number of commercial and community uses including a convenience store, a restaurant/café and a community space;
 - d) Flood defences in line with robust climate change scenarios.
2. Development proposals for the above named uses will be permitted provided that they meet all of the following site specific development requirements:
 - a) Create a new landmark gateway to the City of Portsmouth to be demonstrated through a suitably scaled conceptual site-wide masterplan with an accompanying design code framework that delivers beautiful place-making and has regard to the National Model Design Code;
 - b) Where the site bounds the M275 Bbreak down the barriers, both physical and perceived, created by the M275 motorway and Ports Creek. This will be achieved through the design of both buildings and spaces to create excellent connections with new development at Tipner West and the wider area;
 - c) Integrate green and blue infrastructure into the masterplanning and design of the development and seek to mitigate the urban heat island effect and uncomfortable/unsafe wind conditions that are compatible with ground conditions and contamination;
 - d) Incorporate car-free streets wherever feasible with reduced car parking standards and enhanced cycle parking with 'Mobility as a Service' and sustainable transport modes prioritised;
 - e) Improve off-road accessible pedestrian and cycle provision linking Port Solent and Tipner to the City Centre, nearby public open spaces including Horsea

Island Open Space, recreational facilities including the Mountbatten Centre and other local shops and services;

- f) Provide safe and efficient vehicular access to and from the M275 and the surrounding non-strategic road network;
- 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) Where the site bounds the waterfront, Pprovide for public access along the waterfront where feasible and without causing unmitigated recreational disturbance to protected bird populations;
- i) Safeguard the routes of the Pilgrims Trail, the King Charles III England Coast Path and National Cycle Route 22 through the site;
- j) Any loss of supporting habitat identified in the Solent Waders and Brent Goose Strategy will be mitigated through the provision of replacement supporting habitat of equal or greater quality and quantity that fulfils the same special contribution and particular function of the areas lost or damaged for the same species of birds.
- k) A shadow, project level Habitat Regulations Assessment (HRA) will be required to be submitted along with the planning application(s) to the Local Planning Authority as competent authority. This must provide sufficient evidence for the Local Planning Authority to undertake an Appropriate Assessment, in consultation with Natural England, and to be satisfied that the mitigation measures proposed by the applicants would result in no significant effects upon the integrity of the National Site Network, whether alone or in combination with other plans and/or projects in the area;
- l) Deliver appropriate surface water and foul drainage infrastructure together with required nutrient neutrality and water usage mitigation measures to support the Environment Agency in achieving and/or maintaining at least 'Good' water quality status and to protect designated habitats within the Portsmouth Harbour Waterbody (pursuant to the Water Environment Regulations); and
- m) For the parts of the site that sit within Zones 2 and 3 or are at risk from surface water flooding, Ddeliver surface water management measures to make provision for storage during high tide events, when the surface water drainage may be subject to tide locking;
- n) Future development of the site for the areas within Zones 2 and 3 will require land raising and construction of flood defences. Their implementation should be informed by the SFRA Level 1 and 2;
- o) Mitigate and remediate contamination from current and historic uses; and
- p) Whilst the City Council wishes to see a comprehensive development of the site, it recognises that planning applications may come forward separately or in phases. As well as complying with the development requirements set out

above, all development proposals need to demonstrate consistency with other permissions granted and emerging proposals. All development proposals will be supported by appropriate site phasing and sequencing strategies to ensure a holistic approach is taken to the development. Planning applications will need to demonstrate potential landscaping or other solutions for land comprising later phases in the event that such phases do not come forward within an agreed timeframe.

Supporting text

- 4.48 The purpose of this policy is to allocate Tipner East as part of a new gateway for Portsmouth with homes and a new multi modal transport hub for the City.
- 4.49 The housing requirement will deliver a high density scheme in a prominent gateway location, which will be served by the new multimodal transport hub. The commercial uses at the transport hub could include a café, convenience shop, car share office, bicycle rental and ancillary offices. The commercial and community uses for the new housing estate could include a local convenience store, a community space and remote working office space.
- 4.50 With its new multi modal transport hub, Tipner East should be an exemplar for sustainable transport with Mobility as a Service. Sustainable transport routes should be safeguarded and vehicular access carefully managed to preclude the development of a rat run through the estate. A low car use approach should reinforce strong links to public transport.
- 4.51 The site is flat and low-lying and a small part of the northern part of Tipner East lies in flood zones 2 and 3. It was assessed as part of the Level 2 Strategic Flood Risk Assessment, which made a number of recommendations to avoid and control flood risk.
- 4.52 Flood defences and ground raising will be required to enable development at this parts of the site. This should be informed by the SFRA level 1 and 2 and must incorporate detailed site specific wave overtopping calculations along with suitable calculations for freeboard.
- 4.53 New development should discharge 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.
- 4.54 It is likely that there will be a loss of habitat that is functionally linked to the Solent SPAs / Ramsar sites namely Secondary Support Area 139 and Low Use Site P136. Furthermore, Low Use Sites P38 and P39 lie within 100 metres of the allocation boundary. All functionally linked habitat parcels lie in close proximity to the Portsmouth Harbour SPA/Ramsar, indicating that they are likely to be used by SPA/Ramsar waterfowl in order to minimise energy expenditure. Non-breeding bird surveys between October and March (typically two survey seasons) will be required to inform the detailed design of the offsetting mitigation habitat that will be provided to ensure no adverse effect on integrity. All loss of this functionally linked land should be mitigated in line with Policy PLP42: Solent Waders and Brent Geese Sites and the Mitigation and Off-setting Requirements set out in the Solent Waders and Brent Goose Strategy and to the satisfaction of the local planning authority and Natural England. The planning application will need to be supported by a bespoke Habitats Regulations Assessment.

Monitoring and Delivery Framework

Types & amounts of development	Timescale	Delivery	Monitoring	Triggers & potential actions
Enabling works and sea defence wall	2023-2025	Vivid are constructing the sea wall and associated infrastructure (22/01292/FUL)	Environment Agency	Underway
1,056 homes	431 (2025-2030) 625 (2030-2040)	Bellway (21/01357/FUL) and Vivid (22/01292/FUL) building out	Residential monitoring within the AMR	Development progress will be monitored through the AMR. If there is a lack of progress further work will be undertaken to ascertain the reason and propose interventions
Transport hub with 2,650 car parking spaces and 38 bus services per hour	Phase 1 of 1 no. multi story car park and active travel hub by 2030; Phase 2/3 of 2 no. multi story car parks by 2035	PCC as landowner is actively seeking external partners and funding (22/00024/OUT)	Monitoring of the Local Transport Plan (LTP4)	Reserved matters application needs to be permitted by June 2025 to keep extant permission
716 m ² commercial floorspace <u>on the VIVID site</u>	2030-2035	To be delivered along with the transport hub residential development on the VIVID site (22/01292/FUL)	Commercial monitoring within the AMR	Development progress will be monitored through the AMR. If there is a lack of progress further work will be undertaken to ascertain the reason and propose interventions
840 m ² ancillary commercial uses at the transport hub	2030-2035	To be delivered along with the transport hub (22/00024/OUT)	Commercial monitoring within the AMR	

Table 4.3: Monitoring and Delivery Framework for Tipner East