

Statement of Common Ground
Portsmouth City Council & Pearce Planning
Ltd (on behalf of Orangestar Capital
(Portsmouth) Ltd)

January 2025

**In respect of Fraser Range, Fort Cumberland Road,
Southsea**



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1. Introduction

What is a Statement of Common Ground?

This Statement of Common Ground (SCG) is a jointly agreed statement between Portsmouth City Council (PCC) and Pearce Planning Ltd, on behalf of their client Orangestar Capital (Portsmouth) Ltd. It sets out the position and understanding with respect to key issues between the City Council and Pearce Planning Ltd in respect to the draft allocation in the Pre-Submission Local Plan of the Fraser Range site. 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.

The following documents form appendices to the SCG:

1. Letter on site allocation (winter 2023/24)
2. Letter of response to site allocation (winter 2023/34)
3. Draft Policy PLP13 of the Pre-Submission Portsmouth Local Plan (May 2024)
4. Proposed layout, as per planning application 19/00420/FUL
5. Proposed flood defences as per planning application 19/00420/FUL

Role of the two Parties

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.

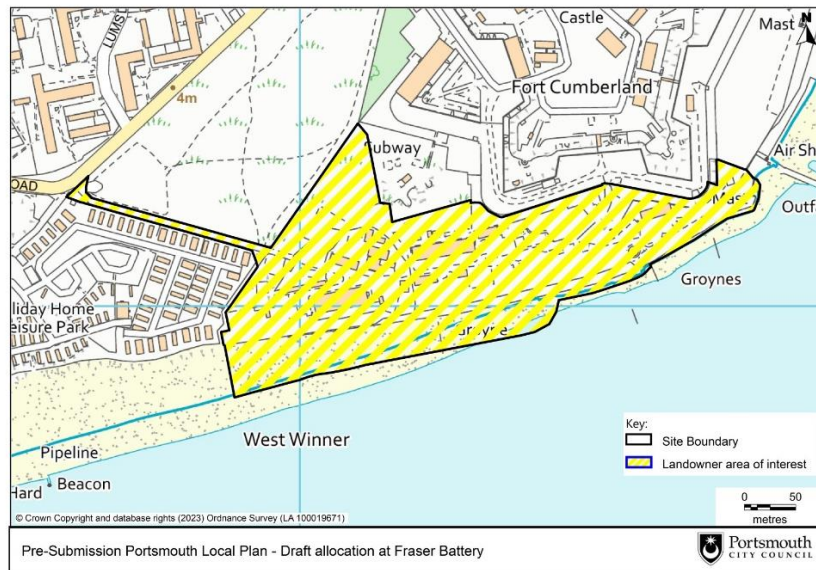
Pearce Planning Limited is the agent in respect of Fraser Range, a site which is subject to a draft allocation in the Pre-Submission Portsmouth Local Plan. Orangestar Capital (Portsmouth) Ltd is the landowner of Fraser Range.

Both parties are committed to seeking transparent, fair and appropriate policy making; and where possible securing common ground between each other. It is acknowledged that obtaining these outcomes may require continued dialogue between the LPA and promoter team throughout the plan making process.

2. Location of the Site

Fraser Range is located within the Fraser Range Site Allocation accessed via Fort Cumberland Road, Eastney. Both parties agree that the extent of the land ownership of the company in respect of Fraser Range, as shown in figure 1 below, is correct.

Figure 1. landownership of Pearce Planning Ltd, on behalf of Orangestar Capital (Portsmouth) Ltd



3. Key Matters

This section covers the key matters as identified by PCC and Pearce Planning Ltd in regard to Fraser Range and sets out matters of agreement and disagreement between the two parties.

(a) Housing Growth

The Fraser Range site is anticipated to provide a total of 134 new dwellings within the plan period, as set out in table 1.

Table 1: Housing Delivery for Fraser Range

5 Year Period	Year	Pre 2025	2025 - 30	2030 -35	2035 - 40	After 2040	Total
Number of Dwellings			94	40			

The site has been the subject of a long running Planning Application (ref. 19/00420/FUL), which was received a resolution to grant by the Planning Committee and the Section 106 and conditions are being finalised by the Local Planning Authority and applicant team prior to permission being issued (expected 4Q/2024 or 1Q/2025). The principle of policy compliant new development that meets the City's housing needs and aligns with the Council's housing objectives. There is no 'in principle' objection to the LPA's housing growth intentions for the site, and the allocation's total figure is based on the approved application so is agreed by both parties. However, the applicant is progressing with due diligence research with contractors to obtain more detailed actual costings for the infrastructure works. Depending on the outcome will indicate whether the assumed costs / values were accurate in today's climate and whether there is a need to amend the housing capacity or design. It is appropriate to assume that the site will come forward with a minimum of 134 units.

Notwithstanding this, Pearce Planning Ltd initially anticipated delivery of all 134 in the period 2025-2030 from discussions with their client. In contrast the City Council have identified an alternative delivery time frame, anticipating the delivery of an initial 40 homes in the period 2025-2030 and a further 94 homes between 2030-2035. The length of build will be largely dictated by the infrastructure lead in works and market but it is considered all units could be delivered within

a 5-year period (this would equate to 27 dwellings per year, or if the first year was infrastructure only 33 dwellings per year or if delivery of units only commenced in year 3 delivery of 45 units per year. It is not expected that the delivery would be continuing beyond 2032. This worst-case situation allows for 2 years infrastructure and then 5 years at a moderate build rate. The developer team is investigating the potential for housing delivery alongside the infrastructure.

In addition, Pearce Planning Ltd have also stated, in contrast to the numbers sought in the current application, that they believe there is the potential for a greater housing yield on-site depending on mix and approach. This would make the best use of urban previously developed land in a sustainable location and make the development more viable. It should be noted at present the development does not deliver any affordable housing due to the extensive infrastructure costs which are a major benefit of the scheme.

(b) Sea wall flood defences and related accessible walkway

The majority of the site is currently within flood zone 3. The eastern end of the site is more elevated and within flood zone 1. It is predicted that by 2122, the western part of the site and a large part of Eastney will be within flood zone 3. Draft Policy PLP13 requires land raising and comprehensive new flood defences informed by the Strategic Flood Risk Assessment (SFRA) 1 and 2 to ensure that the development is safe from floodwaters for its lifetime. A plan of the proposed sea defences submitted as part of the planning application is included as appendix 5 of this document.

A new accessible walkway will be built as part of the sea defences as shown in the plan forming appendix 5. The detailed requirements for this infrastructure are being investigated.

(c) Deliverability and Viability

Pearce Planning Ltd has submitted evidence, in support of planning application 19/00420/FUL, that shows that the delivery as set out in table 1 of the SOCG above is deliverable and viable.

This evidence is based on reducing the onsite affordable housing provision to nil. Initial viability testing revealed that a policy compliant scheme, including the 30% onsite affordable housing provision, combined with abnormal build costs (including the provision of new Sea Defences and an extension to the coastal path), was not viable. Further detail on the above is set out in the '*Former Fraser Range, Cumberland Road, Portsmouth - Viability Assessment (October 2019)*' document.

It is noted by both parties that Policy PLP17: Affordable homes have a 'clawback' criterion on viability reviews, which is relevant to this site. Depending on the timing of any planning decision, and on-site commencement and progression of delivery works, updates may inform a future revised Statement of Common Ground. Equally, if viability changes based on detailed costings then there may be a need to review the development proposals.

(d) Policy compliance

Draft Policy PLP13 of the Pre-Submission Local Plan, as set out in appendix 3, sets out the development requirements for Fraser Range. Given the number of constraints, Pearce Planning Ltd have stated that market conditions, build costs, infrastructure costs and the provision and future management of new sea defences may impact the viability of the site. Pearce Planning does not know of any material consideration that would make it impossible to meet all these development requirements and believes it has submitted a policy compliant planning application based on the viability work prepared and submitted.

4.0

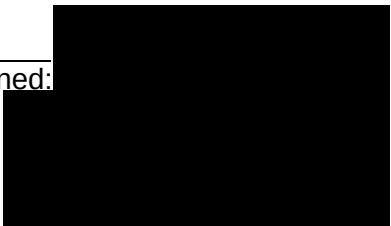
Signatories

4.1

Both parties agree that this statement is an accurate representation of matters discussed and issues agreed upon.

Both parties agree that they have engaged positively on an ongoing basis and that on this basis the Duty to Cooperate has been met.

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: ALAN PEARCE
	Position: Head of Planning Policy	Position: MANAGING DIRECTOR
	Portsmouth City Council	
	Date: 30-01-25	Date: 12/11/24

Appendix 1 - Letter of site allocation (winter 2023/24)



Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2NE

Alan Pearce
Managing Director
Pearce Planning

By email only

11 December 2023

Dear Alan,

RE: Pre-Submission Portsmouth Local Plan - Draft allocation at Fraser Range

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. The draft proposed site, development type and quantum are set out below:

Site	Fraser Range
New homes (net additional)	134
Other uses or benefits	Delivery of sea wall defence and extension to coastal path

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 [REDACTED] if you have any questions.

Yours sincerely,

[REDACTED]

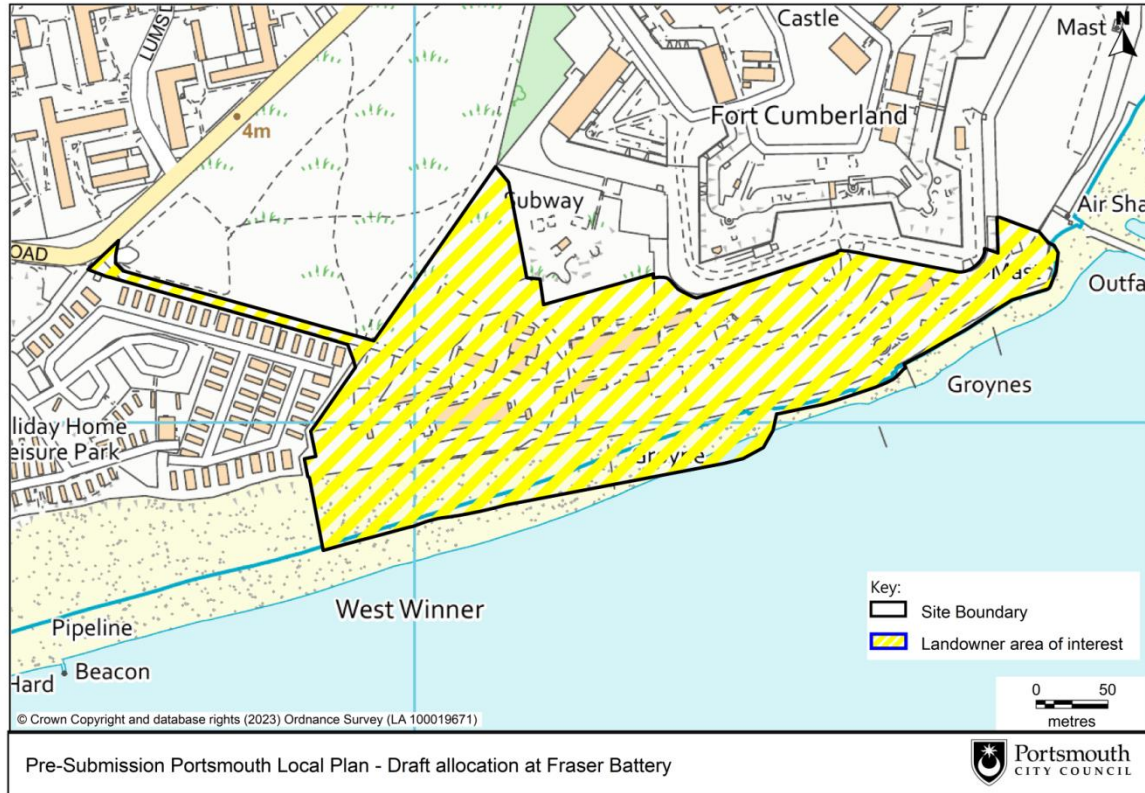
Ben Cracknell
Principal Planning Officer

Email: [REDACTED]
Mob: [REDACTED]

Appendix 1: Site information for Fraser Range Site

Full Address:

Map of Fraser Range



If necessary, please amend the 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 your 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% requirements 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 of response to site allocation (winter 2023/24)

Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2NE

Alan Pearce
Managing Director
Pearce Planning

By email only

11 December 2023

Dear Alan,

RE: Pre-Submission Portsmouth Local Plan - Draft allocation at Fraser Range

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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. The draft proposed site, development type and quantum are set out below:

Site	Fraser Range
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- 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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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 [REDACTED] if you have any questions.

Yours sincerely,

[REDACTED]

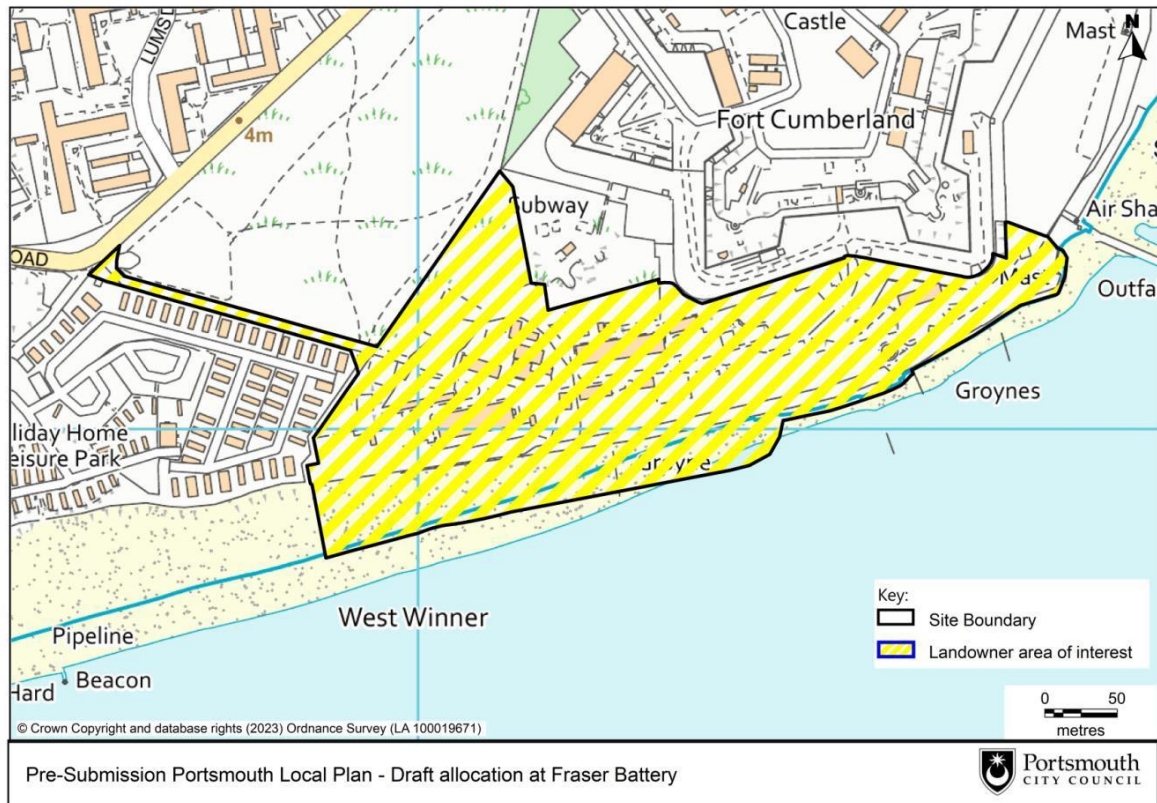
Ben Cracknell
Principal Planning Officer

Email: [REDACTED]
Mob: [REDACTED]

Appendix 1: Site information for Fraser Range Site

Full Address: Fraser Range, Fort Cumberland Road, Southsea, Portsmouth, PO4 9LP

Map of Fraser Range



If necessary, please amend the 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	Alan Pearce
Organisation (if relevant)	Pearce Planning Ltd (on behalf of Applicant)
Representing (if applicable)	ORANGESTAR CAPITAL (PORTSMOUTH) LTD
Address	c/o – The Office, 17 Hill Road, Clevedon BS21 7NE
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?)	Planning consultant and agent. Response has been provided in conjunction with the owner / applicant.
If you are not the landowner, who owns the land?	ORANGESTAR CAPITAL (PORTSMOUTH) LTD
Is the site in multiple ownership? If yes, who else owns the site (please include contact details, if you have them).	Yes – owner of access road is PCC.
Is the landowner(s) supportive of development of the site, and are they willing to make it available for development?	Yes, owner is promoting site via application and policy. Yes, it is available for development now.
Is the land currently leased or sub-leased to another party? If so, please provide lease length, clauses etc	No.
Where relevant, can you briefly describe your working relationship or partnership with other landowners and/or leaseholders on the site.	Appointed Planning Consultant – working with client on this site and several others across UK.
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?)	No. Client is capable of implementation and currently plans to undertake development works.
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?	Client has rights over access to the site. Complicated site and development with many constraints which can be overcome.
Are there any other factors that would affect availability?	No factors that would affect availability of site provided development can be implemented viably.
Deliverability	
Are other uses to those in the attached letter proposed, and if so, what are they?	New homes are the likely development form – residential. Potential for more units on site depending on mix and approach compared to current application. Suggested wording “At least 134 units.....”
Anticipated delivery of development prior to 2025. Please provide detail on all uses included in the proposal.	Initial phase of development would most likely be sea wall and infrastructure provision so a limited number of units may be delivered during this period.

Anticipated delivery of development 2025-2030. Please provide detail on all uses included in the proposal.	Remainder of 134 units
Anticipated delivery of development 2030-2035 Please provide detail on all uses included in the proposal.	0
Anticipated delivery of development 2035-2040. Please provide detail on all uses included in the proposal.	0
Anticipated delivery of development after 2040. Please provide detail on uses.	0
Any further issues that may affect timing or phasing of development.	• Detailed design work for infrastructure and planning condition discharge before commencement. • Third parties – reliant on detailed input from others to discharge and design works. • Viability – detailed costing of works / potential variation to scheme if viability changed. • Market – timings for release of units/demand • Overall costs (CIL and other obligations – if agreed to be covered by others could assist in delivery and timing.
Is there a proposed indicative block plan or layout for the site? If so, please attach to your response.	Yes – pending planning application at present shows layout for the site. Reference 19/00420/FUL. Plan attached. Proposed retention of some buildings and some new build
Is pre-application advice being sought? Please provide detail if so.	Ongoing planning application which has been in system for 4 years – current officer – Lorna Juarez. Committee date targeting Feb or March 2024. 19/00420/FUL
Are you intending to submit a planning application, and if so, when?	Submitted - 19/00420/FUL
Viability	
Has economic viability of developing the site been assessed, and what was the outcome of that assessment?	Viability of scheme has been considered as proposals do not deliver any affordable housing due to significant public benefits derived from infrastructure works – sea wall, coastal walkway and beach management all of which protects the site and surrounding area including Fort Cumberland SAM. Viability based on assumptions identified which will be subject to detailed costings post permission. With any affordable housing the scheme is not viable.
Are there any abnormal or exceptional build costs?	Yes – sea defence works, coastal path works, beach management works, drainage, external works , existing buildings – demolition, some refurbishment/renovation, nitrates, CIL, materials, access road, moving tank traps and all associated risks. Delivery of these abnormals benefits the site and surrounding area including Fort Cumberland SAM.

Have you considered how the site will meet the 10% requirements for Biodiversity Net Gain? if so, how will this be done?	The proposals have been designed with HE, CP, EA, NE and other stakeholders and the ecological approach has been one of betterment. The biodiversity metric has been updated to demonstrate the principle that net gain in biodiversity (10%+) can be achieved through the enhancement of habitats within the off-site but adjacent Land West of Fort Cumberland SINC, such that PCC can be assured the suggested gains in biodiversity are achievable. When considering changes in both habitats on-site, and habitats within Land West of Fort Cumberland SINC, the Amended Proposed Development will result in a net gain in habitat units (+15.15).
Have you considered how your site will meet requirements for Nutrient Neutrality? if so, how will this be done?	Yes, we have reviewed this and plan to achieve this mitigation via the PCC commuted sum method if prior to commencement the identified alternatives for site mitigation cannot deliver nutrient neutrality. Options are as per the submitted scheme pending determination and include arable reversion, wetlands and on-site foul treatment.
Are there any further issues or constraints that may influence the achievability, feasibility or viability of development?	
If planning permission is not received in early 2024 this will delay delivery. All of the above constraints and the market conditions, build costs, mitigation costs, infrastructure costs and future management of sea defences etc will affect the viability of the development and will be known at a detailed stage of costings post planning permission. These would be reviewed in the normal way and if significant additional costs are identified this may lead to an amendment to the scheme to improve viability. This could delay the development by approximately 1 year but the timelines set out above are still considered appropriate in terms of delivery of units. Any potential amendment planning process could be run in parallel to implementation of infrastructure if agreed so as to not delay delivery of units.	
Do you have any further comments on the site or the draft proposal for its allocation?	
We welcome the allocation on the site which has been the subject of a planning application for the past 4 years. It is hoped that the application will be positively determined early 2024 which would help realise the likelihood of implementation and delivery of at least 134 new homes and the positive regeneration of this site and the significant public benefits derived from the associated works. These benefits protect the site but also protect the wider area including Fort Cumberland and deliver important strategic infrastructure for the wider area and population.	

Appendix 3 - Draft Policy PLP13 of the Pre-Submission Portsmouth
Local Plan (May 2024)

Fraser Range

Introduction

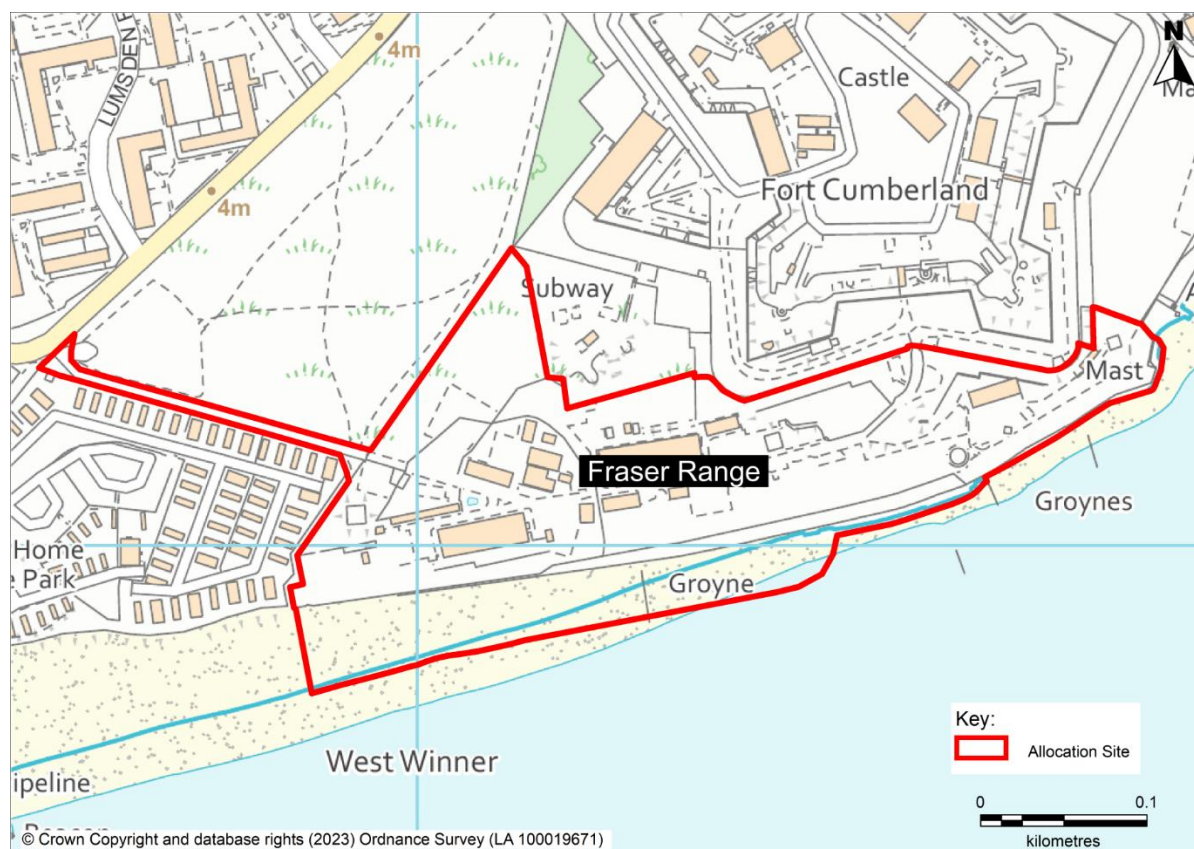


Figure 5.5: Map of Fraser Range

- 5.51 Fraser Range is located in an area of distinct character on the water's edge at the southeastern point of Portsea Island. The site covers an area of 6.5 hectares and historically was a research centre for Naval Gunnery. Originally occupied by the Royal Navy, in 2001 it was purchased by the defence contractor QinetiQ. Surplus to requirements it was permanently closed in 2006 (and has been vacant ever since). The site consists of a single development area, linked to the nearby Fort Cumberland Road by a narrow, access road. A map of the site is shown in figure 5.5. It should be noted that the red line extends over part of the adjacent beach covering the site of listed tank traps the removal, storage and subsequent re-siting of which form an important aspect of the scheme.
- 5.52 Fort Cumberland, a rare eighteenth century Star Fort, designated as a Scheduled Monument and Grade II Listed Building, lies adjacent, and immediately to the north. A modest element of the fort's scheduled footprint extends into the Range on the East of the site. Southsea Leisure Park, a static caravan holiday site lies to the west. Fort Cumberland Open Space and beyond residential areas lie to the north-west. Along its southern boundary, the site abuts Eastney Beach a relatively narrow shingle/ sand strip that is also the site of a Grade II listed World War II linear tank trap; the beach has been used for many years as a 'clothing optional beach'.
- 5.53 The western part of the allocation site is predominantly characterised by a concentration of relatively low rise, and loosely dispersed non-residential buildings

including office blocks, stores, research labs, and light industrial workshops. These are at different scales, but share a coherent utilitarian architectural style. They are also set within open but discrete areas of green space. The eastern part of the site is, with the exception of a single building, essentially open and 'green' in character and has a very high ecological value.

5.54 The majority of the site is currently within flood zone 3. The eastern end of the site is more elevated and within flood zone 1. It is predicted that by 2122, the western part of the site and a large part of Eastney will be within flood zone 3. Flood risk is therefore a highly important consideration for this site.

5.55 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 SFRA Level 2.

5.56 The site does not currently enjoy public access and its relative inaccessibility gives the area a secluded feel. Its exposed coastal location at the eastern extremity of Portsea Island nevertheless provides for excellent open views over the eastern Solent and Isle of Wight beyond. The character of the site contrasts strongly with the more conventional higher density inland suburban areas that surround the Range to the west and north.

5.57 At the time of writing (autumn 2023) the site is the subject of a current planning application (19/00420/FUL) for the part demolition, redevelopment and conversion of three existing structures and the construction of new buildings to create 116 apartments and 18 houses, new sea wall flood defences and a related walkway (to include removal and reinstatement of tank traps).

5.58 The HELAA identified a number of constraints impacting on the site. These will need addressing through a number of evidence-based studies that will be required to support a submission at the application stage. It should be noted that development proposals may require Scheduled Monument Consent in addition to planning consent.



Site Allocation Policy PLP13: Fraser Range

1. Fraser Range, as shown on the Policies Map, is allocated for the development of the following uses:

- a) 134 dwellings;**
- b) Construction of new sea wall flood defence and a related accessible walkway to link round the coast to also include removal and reinstatement of Grade II listed tank traps to existing pattern; and**
- c) Construction of access road, parking and landscaping works.**

2. Development proposals for the above uses will be permitted provided that they meet all of the following development requirements:

- a) The design and layout of any proposals must retain and preserve the open and green character of the eastern part of the site, and appropriately integrate, and where possible enhance the locally distinct landscape setting of the rest of the site;**
- b) Development must protect any areas within the site or nearby that form part of the National Site Network, Ramsar Sites, Sites of Special Scientific Interest (SSSI) and any other nationally or locally designated habitat sites including supporting habitats;**
- c) A Habitat Regulations Assessment (HRA) of the site will be required, and provision of appropriate mitigation for any direct recreational disturbance upon the adjacent Langstone and Chichester Harbour SPA and/or Solent Maritime SAC;**
- d) To 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 to Solent's SPAs / Ramsars (P78/ P142 / P144);**
- e) The developer will provide mitigation of any alone impacts on the habitat that is functionally linked to Solent's SPAs / Ramsars (P78 / P142 / P144). This is in addition to the contributions provided through the Solent Recreation Mitigation Strategy.**
- f) Any new build development proposals for the site must respond positively to the presence of the following heritage assets:
 - i. Fort Cumberland (Scheduled Ancient Monument and Grade II listed);**
 - ii. World War II Anti Tank Defences (Grade II listed); and**
 - iii. Any undesignated heritage assets within the Range site including where possible the remains of any gun emplacements on the eastern part of the site that shall be retained and their significance and setting conserved.****
- g) Provide a Heritage Statement that assesses the significance and impact of all proposals on any heritage assets that are part of or lie within the setting of the site. This assessment must inform the layout and design of any proposals for the site;**
- h) Future development of the site will require land raising and construction of flood defences. Their implementation should be informed by the SFRA Level 1 and 2. These should be delivered at Fraser Range to ensure any proposed development as part of this allocation is safe from floodwaters for its lifetime;**
- i) A site-specific Flood Risk Assessment will be required in accordance with the recommendations of the Strategic Flood Risk Assessment Levels 1 and 2 supporting this Local Plan;**

- j) 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;**
- k) Secure the construction of an enhanced and appropriate access road, and landscaping works;**
- l) Provide safe, appropriate, publicly accessible off-road walking and cycling routes around/through the site. These must link the site to the nearby Fort Cumberland Road to the north west, but must not add to the disturbance of the ecologically sensitive parts of the site to the east;**
- m) Development proposals will be permitted that provide public access to and through the site at all times.**
- n) A Transport Assessment will be required, to examine the potential transport impacts and implications of any scheme, propose mitigation measures and identify opportunities to implement effective sustainable transport initiatives.**

Supporting text

5.59 The purpose of this policy is to allocate Fraser Range and ensure that development of the site delivers a significant quantity of new homes, a new sea wall flood defence and a new, extended accessible coastal path which secures access around the coast of Portsea Island.

5.60 The site is subject to a range of constraints. Securing a positive response to the policy will require the integration and protection of the ecological and heritage designations on and around the site. In light of this, the density, heights and distribution of built form and therefore the housing capacity of the site will be influenced by the impact(s) of any proposals on the integrity of the national and internationally designated ecological sites, and on the setting of the adjacent Scheduled Fort Cumberland.

5.61 To ensure that development can be delivered without creating substantial impacts to the nearby road network, and that the site enjoys safe, and appropriate access not only for vehicles but also pedestrians and cyclists, it will be necessary to secure enhancements to its existing access route. These should take the form of a widened and resurfaced carriageway and the provision of a new adjacent pedestrian footway linking the site to nearest main road. Any scheme must also secure and retain public access to the site. Proposals that close the site off by the use of gates or other measures will be refused.

5.62 The character of the site is very much derived from its open, and green qualities, and its exposed aspect on to the sea. These are important characteristics, and any proposals must seek to retain these qualities for the site. The area's ecological/ biodiversity value is very high. It lies partly within a number of SPA's and a related Ramsar site. It also sits within the Solent Maritime SAC, the Langstone Harbour SSSI, as well as three SINCs: Fort Cumberland, Land West of Fort Cumberland and Eastney Beach.

- 5.63 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. These are the Primary Support area P78 and P142¹ and the Low Use site P144 both of which are located on the beach adjoining the site. 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. Advice received from Natural England in December 2023 and April 2024 stated that the development of Fraser Range may also have an 'alone' impact on the functionally linked habitat and that it is likely to require site specific mitigation over and above the contributions to the Solent Recreation Mitigation Strategy. Evidence of how this mitigation will be achieved will need to be provided by the developer and agreed by PCC.
- 5.64 In light of these factors, it will be necessary to ensure that the impact of any development on the integrity of any relevant national and internationally designated sites will, where possible, be avoided. Any landscaping proposals for the site will, if required, need to identify and secure appropriate protection of these areas, including where possible measures both to manage/ limit access to the most ecologically sensitive parts of the site, and to mitigate for the potential loss of suitable habitats for species.
- 5.65 The area's history as an MoD site, means that there may also be potential for ground contamination, which if necessary, would also need to be appropriately addressed.
- 5.66 The site's coastal location means that a majority of its area is located within Flood Zone 3. It should be noted that this designation does not however consider the presence of any flood defences. The current seawall surrounding the site is in poor condition. Ultimately it will not be capable of defending this part of the coast, and therefore any development on the site from inundation. For this reason, the erection of comprehensive new sea defences, that integrate effectively with proposed enhancements to existing defences adjacent to the site and secure the site against flooding will be necessary. 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.
- 5.67 Other flood management measures such as land raising should also be incorporated into the site.
- 5.68 To ensure the safety of all residents; in accordance with Policy PLP31 (flooding), robust evidence must show that all efforts have been made to deliver safe access and egress routes on sites at risk of flooding. Where truly exceptional circumstances dictate this not to be feasible, it must be clearly detailed in a site specific FRA how the risks of flooding can be safely managed. Information on duration, hazard and frequency of flooding must be provided for the development lifetime.

1

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

5.69 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.

Monitoring and Delivery Framework

Types & amounts of development	Timescale	Delivery	Monitoring	Triggers & potential actions
New Sea Wall and Flood Defence Works including Attenuation Ponds	2025-30	Through the development Management process; working in partnership with Developer.	Infrastructure monitoring in the AMR and in future iterations of the IDP	Ongoing liaison with site developer to understand delivery timescales more precisely.
Main Road and access infrastructure	2025-30	Through the development Management process; working in partnership with Developer.	Infrastructure monitoring in the AMR	Ongoing liaison with site developer to understand delivery timescales more precisely.
40 residential dwellings and landscaping	2025-30	Through the development Management process; working in partnership with Developer.	Housing monitoring in the AMR	Ongoing liaison with site developer to understand delivery timescales more precisely.
94 residential dwellings and landscaping	2030-35	Through the development Management process; working in partnership with Developer.	Housing monitoring in the AMR	Ongoing liaison with site developer to understand delivery timescales more precisely.

Table 5.5: Monitoring and Delivery Framework for Fraser Range

Appendix 4 - Proposed layout, as per planning application 19/00420/FUL



- KEY**
- 01. Access Road
 - 02. Arrival – first check point
 - 03. Green spine link between central space and open grassland
 - 04. Open grassland – meadow area retained over designated Ancient Monument. Proposed as managed habitat extension to adjoining SINC
 - 05. Arrival spaces with reimagined gate house with visitor wayfinding and historic information boards .
 - 06. Second checkpoint
 - 07. Shared Surface parking and visitor spaces
 - 08. Central space – flowing open spaces with landform art and reflective historic elements – communal lawn, seating and formal planting
 - 09. Final check point.
 - 10. Sea wall square – main stepped and ramp access over new coastal defence – formal predominantly hard space.
 - 11. Beach Belvedere – viewing platform over the end of the beach – steps down to retained platform above the beach
 - 12. Private stepped connection to seafront.
 - 13. Private viewing deck
 - 14. Private community amenity space
 - 15. Dune/shingle beach mounding section of coastal defence
 - 16. Storm water drainage swale
 - 17. Biodiverse roof
 - 18. Gunnery view point – retained concrete surfaces and gun emplacement
 - 19. Historic fort link – roadway and historic walls retained
 - 20. Harbour entrance view point – area of retained surfaces providing access to protected edges of sea walls.
 - 21. Former communications mast – concrete base. Viewpoint providing interpretation and views down into Fort Cumberland defences.
 - 22. Coastal path provided to site boundary (continuation to ferry crossing under separate agreements/projects)

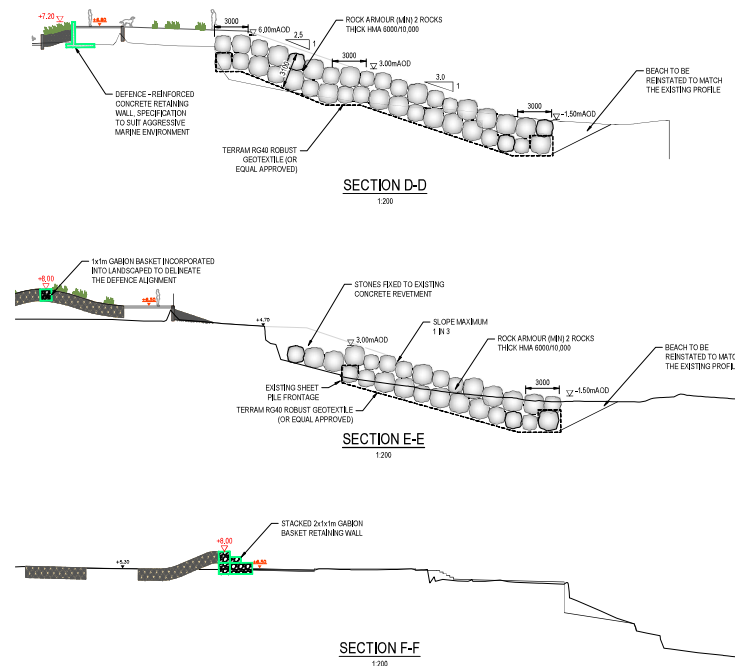
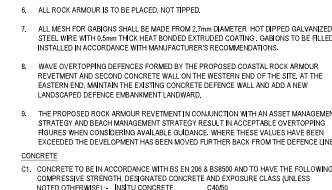
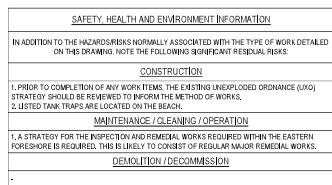
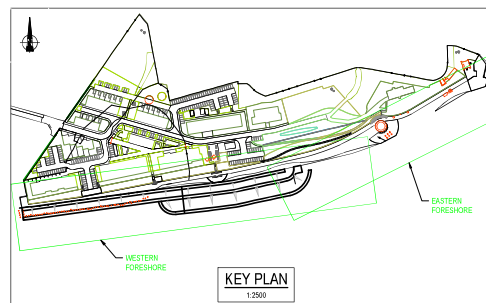
- Application boundary
- Schedule Ancient Monument boundary

Rev.	Description	Drawn By	Checked By	Date
P1	Planning	JR	JT	02.10.18
P2	Planning	JR	JT	17.10.18
P3	Planning	JR	JT	02.11.18
P4	Planning	JR	JT	02.04.20
P5	Planning	JR	JT	28.07.20
P6	Planning	ML	JT	07.11.22

FRASER RANGE - PORTSMOUTH
Illustrative Masterplan
1182 R002
02.10.2018
Scale: 1:1000@A1



Appendix 5 - Proposed flood defences as per planning application
19/00420/FUL



CONCRETE SPECIFICATION			
CEMENT COMBINATION TYPE	MIN CEMENT BINDER	MAX WATER- CEMENT RATIO	
M-1 or SR	200	0.35	
EXPOSURE CLASS: XS3 (UNCL)			
COAT TO REINFORCEMENT: C-NOMINAL COAT ($P_{a, \text{nominal}} = 10 \text{ mm}$) + 50mm and metal components (UNLESS NOTED OTHERWISE)			
100mm MAXIMUM AGGREGATE SIZE			
C2. ALL EXPOSED BUILT CONCRETE FINISHES SHALL BE FLAT GRACE AND ALL BURRED CONCRETE FINISHES SHALL BE CLASS FINI UNLESS NOTED OTHERWISE. C3. CONTRACTOR TO DETERMINE THE MOST SUSTAINABLE METHOD TO ACHIEVE THE EVEN FINISH. WHEN CONCRETE FINISHING AVAILABLE, FINISHING METHODS TO ACHIEVE FINISH USING TECHNIQUES PROPER AND EXTERNAL SHUTTER VIBRATION SYSTEMS, ETC.			
REINFORCEMENT			
C1. ALL HIGH YIELD STEEL REINFORCEMENT SHALL BE GRADE 600K OR 800K RIBBED BARS WITH MINIMUM ESD 200S. C2. TYPED WIRE SHALL BE 12mm CANTER STAYLESS STEEL. WHERE FOR BRIDGE DECKS AND EXPOSED SURFACES AND OTHER NOTED LOCATIONS, IN OTHER AREAS 16mm SFT AND 18mm CANTER WIRE MAY BE USED.			

B	MINOR AMENDMENTS	19.10.18	js	SN
A	AMENDED TO SUIT REVISED MASTERPLAN	04.07.18	SAN	CD
Mark	Revision	Date	Drawn	Checked

Mark	Revision	Date	Drawn	Chk
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SCALING NOTE: Do not scale from this drawing. If in doubt, ask.
UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may be present.

be present but not shown. The Contractor is therefore advised to undertake their own investigation where the possibility of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status

FOR INFORMATION

FRASER RANGE, PORTSMOUTH

ROCK ARMOUR PROFILES

Client	
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INVESTIN

INVESTIN
PORTSMOUTH LTD

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Date of 1st Issue	Designed	Drawn
15.05.2010		RAM

11.05.2018	-	SAN	Offices throughout the UK and Europe
B1 Side	Checked	Approved	

AS SHOWN	CD	CD
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www.peterbrett.com

Drawing Number	Revision	© Peter Brett Associates LLP
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38045/4001/003 B READING
Tel 01189 500 761

Fig. 1. (a) 2005 base map of the study area showing the location of the study area in the state of Georgia.